



FEDERAL HOUSING FINANCE AGENCY
Office of the Director

February 16, 2010

The Honorable Christopher Dodd
Chairman
Committee on Banking, Housing,
and Urban Affairs
United States Senate
Washington, DC 20510

Dear Chairman Dodd:

I am transmitting the Federal Housing Finance Agency's (FHFA) Federal Property Manager's report in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA), titled *Assistance to Homeowners*. Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA) directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. FHFA is a designated FPM in its role as conservator for Fannie Mae and Freddie Mac. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

As you will read in the attached, preventing avoidable foreclosures through loan modification and mortgage refinances is a top priority at FHFA. We will continue to update, elaborate and expand FHFA's plan to maximize assistance for homeowners and minimize preventable foreclosures consistent with the intent of EESA.

Sincerely,

A handwritten signature in blue ink that reads 'Edward J. DeMarco'.

Edward J. DeMarco
Acting Director

Attachments



FEDERAL HOUSING FINANCE AGENCY
Office of the Director

February 16, 2010

The Honorable Spencer Bachus
Ranking Minority Member
Committee on Financial Services
United States House of Representatives
Washington, DC 20515

Dear Representative Bachus:

I am transmitting the Federal Housing Finance Agency's (FHFA) Federal Property Manager's report in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA), titled *Assistance to Homeowners*. Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA) directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. FHFA is a designated FPM in its role as conservator for Fannie Mae and Freddie Mac. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

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FEDERAL HOUSING FINANCE AGENCY
Office of the Director

February 16, 2010

The Honorable Richard C. Shelby
Ranking Minority Member
Committee on Banking, Housing,
and Urban Affairs
United States Senate
Washington, DC 20510

Dear Senator Shelby:

I am transmitting the Federal Housing Finance Agency's (FHFA) Federal Property Manager's report in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA), titled *Assistance to Homeowners*. Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA) directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. FHFA is a designated FPM in its role as conservator for Fannie Mae and Freddie Mac. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

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Edward J. DeMarco
Acting Director

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FEDERAL HOUSING FINANCE AGENCY
Office of the Director

February 16, 2010

The Honorable Barney Frank
Chairman
Committee on Financial Services
United States House of Representatives
Washington, DC 20515

Dear Chairman Frank:

I am transmitting the Federal Housing Finance Agency's (FHFA) Federal Property Manager's report in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA), titled *Assistance to Homeowners*. Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA) directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. FHFA is a designated FPM in its role as conservator for Fannie Mae and Freddie Mac. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

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Edward J. DeMarco
Acting Director

Attachments



Federal Housing Finance Agency
Federal Property Managers Report

February 16, 2010

New Activities

On February 2, 2010, FHFA Released a letter on the status of the conservatorship of Fannie Mae and Freddie Mac including loss mitigation and foreclosure prevention action to both the Chairman and Ranking Members of the Senate Committee on Banking, Housing, and Urban Affairs and the House Committee on Financial Services. For more information, see http://www.fhfa.gov/webfiles/15393/Conservatorhsip_Letter_2_2_10.pdf.

Federal Housing Finance Agency *Foreclosure Prevention & Refinance Report*

Attached is FHFA's most recent *Foreclosure Prevention & Refinance Report*, which we released on January 29, 2010, and reports on loan modifications, foreclosure activities and refinance activities of Fannie Mae and Freddie Mac as of October 2009. The most recent quarterly report is posted at www.fhfa.gov.

FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
January 29, 2010

Contact: Corinne Russell (202) 414-6921
Stefanie Mullin (202) 414-6376

Refinance Volumes and HAMP Modifications Increased in December

Washington, DC – Fannie Mae and Freddie Mac initiated more than 485,000 mortgage loan modifications through December 2009, under the Administration's Home Affordable Modification Program (HAMP). Total refinance volume increased in December, including those under the Home Affordable Refinance Program (HARP). The data were released by Edward J. DeMarco, Acting Director of the Federal Housing Finance Agency (FHFA), as part of the agency's monthly *Foreclosure Prevention Report*.

The report summarizes foreclosure prevention data for Fannie Mae and Freddie Mac through October, 2009, and includes HAMP modification data and refinance data through December, 2009.

The report shows:

Foreclosure Prevention Actions:

- As of December, 2009, the Enterprises had initiated nearly 43,000 HAMP permanent modifications and 442,500 active trials.
- Completed loan modifications declined to approximately 7,000 in October, from 12,500 in September
- Other completed home retention actions such as repayment plans and forbearance plans increased in October. Repayment plans increased 12 percent while forbearance plans increased 38 percent in October.

Refinance:

- Total refinance volume rose in December in response to a gradual June to November decline in rates. Refinance volume is sensitive to mortgage rates with the effect most visible after a one or more month lag.
- Fannie Mae and Freddie Mac refinanced over 4 million loans in 2009 and over 190 thousand through the HARP program.

Mortgage Performance:

- Loans that are only one month delinquent decreased by 29,000 loans or nearly 4 percent in October to 705,000.
- Loans 60-plus-days delinquent increased by 66,000 loans or more than 4 percent in October to 1.7 million.

Foreclosures:

- Foreclosure starts in October increased 5 percent compared with September to nearly 77,900.
- Completed foreclosure and third-party sales increased 20 percent to 29,200 in October, from 24,200 in September.

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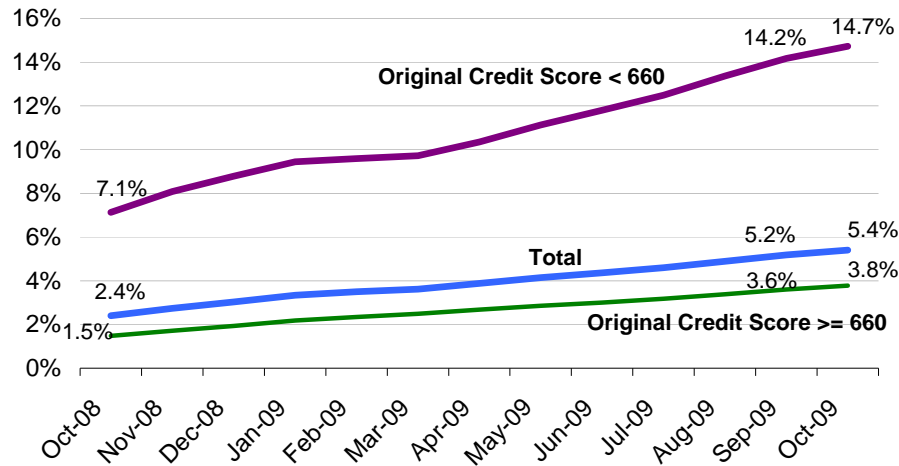
The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 12 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$6.3 trillion in funding for the U.S. mortgage markets and financial institutions.



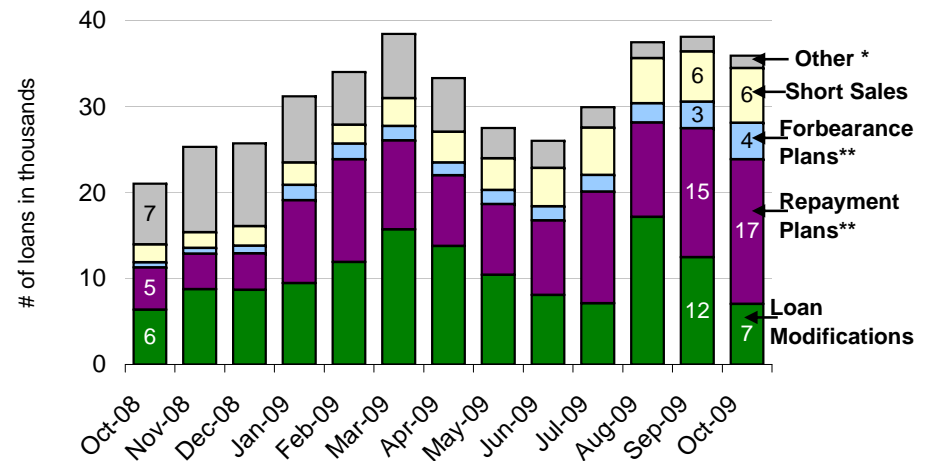
Federal Housing Finance Agency

Foreclosure Prevention & Refinance Report
October 2009

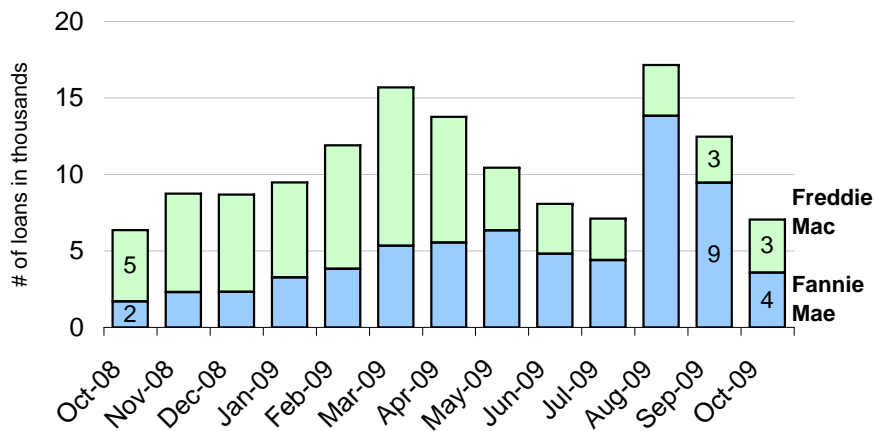
60-plus-days Delinquency Rates
Delinquency rates continue to rise.



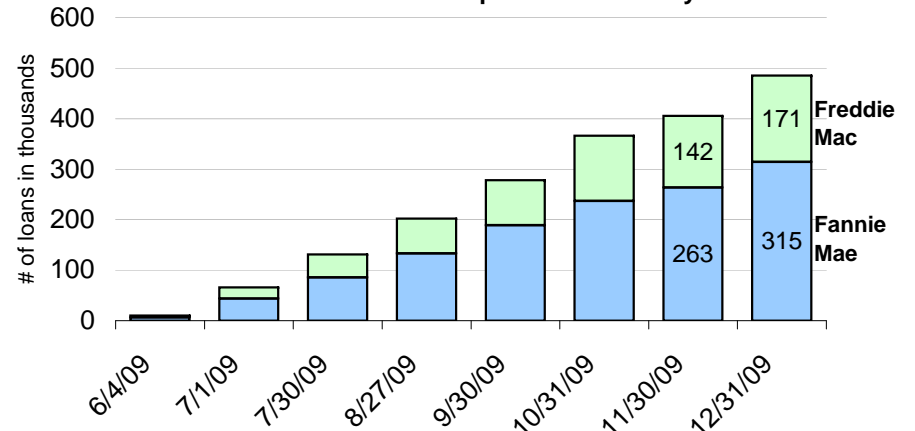
Foreclosure Prevention Actions Completed
Completed foreclosure prevention actions decreased in October primarily driven by loan modifications.



Loan Modifications Completed
Completed loan modifications decreased in October.



HAMP Active Trial and Permanent Modifications - Cumulative***
HAMP trial and permanent modifications currently represent the bulk of foreclosure prevention activity.



Source: Weekly Servicer Survey through September. IR2 (Making Home Affordable system of records) starting in October.

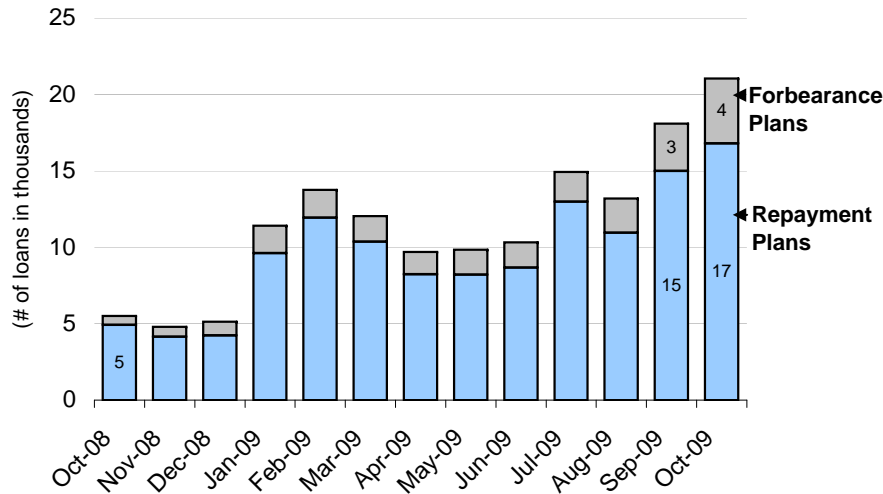
* Consists of HomeSaver Advance (Fannie Mae), Charge-offs in lieu and Deeds-in-lieu.

** In July 2009, Fannie Mae changed their definition of completed repayment and forbearance plans to include loans that were 30 days or more delinquent at initiation of the plan, consistent with the definition used by Freddie Mac for these items. Previously Fannie Mae's definition of completed repayment and forbearance plans included only repayment plans that were 60 days or more delinquent at initiation and forbearance plans for loans that were 90 days or more delinquent at initiation.

*** As of December, 2009, Fannie Mae had completed 23,500 HAMP permanent modifications while Freddie Mac had completed 19,500 HAMP permanent modifications.

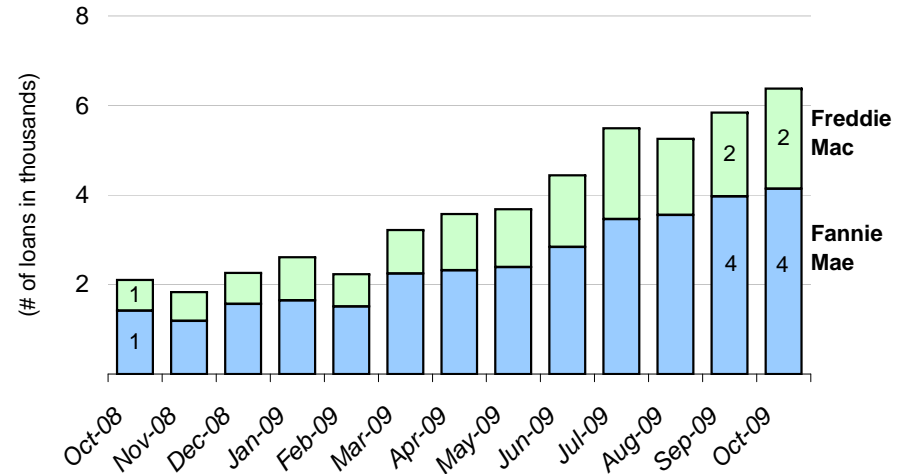
Repayment Plans and Forbearance Plans

Repayment plans and forbearance plans increased in October.



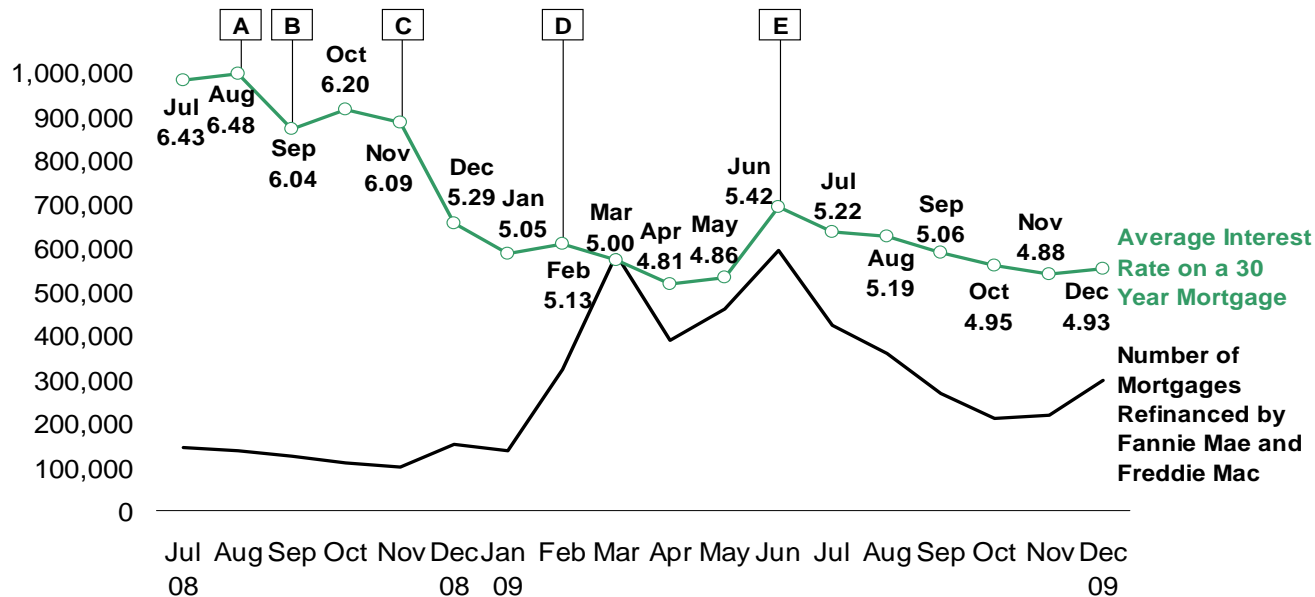
Short Sales

Completed short sales continued to increase in October.



Mortgage Rates and Refinance Volumes

Total refinance volume rose in December in response to a sustained June to November decline in rates. Refinance volume is sensitive to mortgage rates with the effect most visible after a one or more month lag.



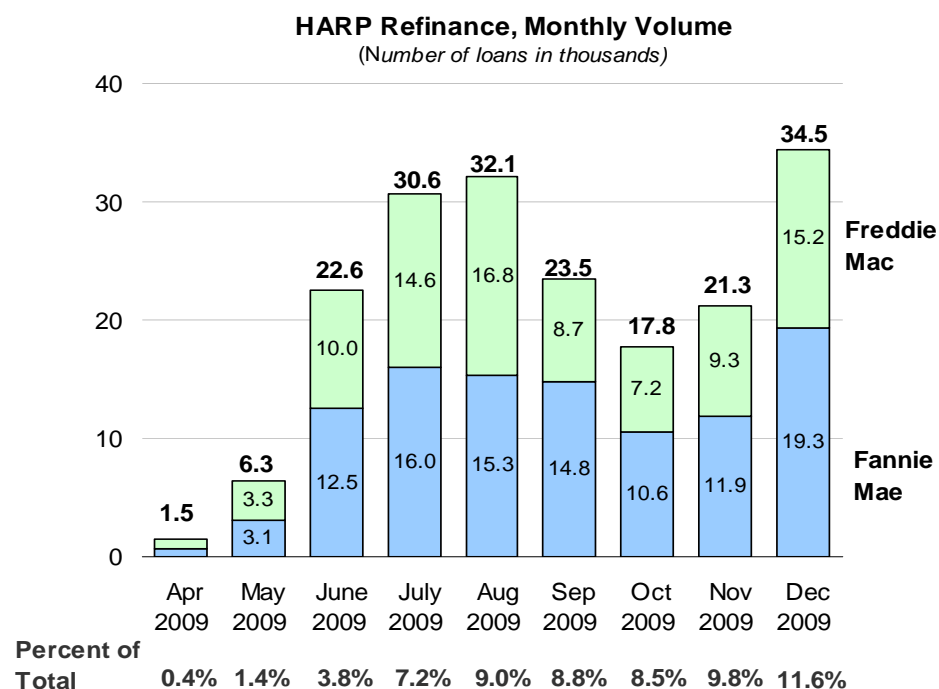
- A - Highest rate in 2008 for a 30 year mortgage
- B - GSEs placed into conservatorship on 09/07/08
- C - Fed announces MBS purchase program on 11/25/08
- D - Making Home Affordable announcement 02/20/09
- E - Treasury rates sharply rose and reached a 2009 high on a better than expected unemployment report in June.

Fannie Mae and Freddie Mac Refinance Volumes

Fannie Mae and Freddie Mac refinanced over 4 million loans to date through December 2009 of which over 190 thousand were through HARP.

	December 2009	Inception to Date ¹	Year to Date
Total Refinances			
Fannie Mae	170,612	1,887,485	2,491,167
Freddie Mac	126,134	1,323,763	1,757,500
Total	296,746	3,211,248	4,248,667
HARP LTV >80% -105%			
Fannie Mae	18,771	103,147	103,147
Freddie Mac	14,576	85,110	85,110
Total	33,347	188,257	188,257
HARP LTV >105% -125%			
Fannie Mae	521	970	970
Freddie Mac	590	953	953
Total	1,111	1,923	1,923
All Other Streamlined Refis			
Fannie Mae	30,901	224,904	224,904
Freddie Mac	19,616	83,155	83,155
Total	50,517	308,059	308,059

Fannie Mae and Freddie Mac HARP vs Total Refinance Comparison
Monthly HARP volume increased in December. The HARP percentage of total monthly refinance volume continued to rise as well.



Notes:

Fannie Mae: HARP Refinance Loans are defined as Fannie Mae to Fannie Mae refinance loans with limited and no cash out that are owner occupied with LTV's over 80 to 105. Fannie Mae began accepting deliveries of refinanced whole loans with LTVs over 105 percent up to 125 percent on September 1. Fannie Mae began accepting deliveries for mortgage-backed securities (MBS) for loans with LTVs over 105 percent up to 125 percent on October 1.

Freddie Mac: HARP Refinance Loans are defined as first lien Freddie Mac to Freddie Mac refinance loans with limited and no cash out that are owner occupied with LTV's over 80 to 105. On October 1, Freddie Mac began accepting HARP loans with LTVs greater than 105 and less than or equal to 125.

All Other Streamlined Refis are streamlined refinances that do not qualify as HARP >80% - 105% refinances. Fannie Mae implements streamlined refinances through the Refi Plus product for manual underwriting and DU Refi Plus product for loans underwritten through Desktop Underwriter. The product is available for refinances of existing Fannie Mae loans only. Freddie Mac implements streamlined refinances through the Relief Refinance Mortgage product. Loans may be originated by any Freddie Mac approved servicer.

¹Inception to Date - Since April 1, 2009

Monthly totals may change due to ongoing reconciliation.

1(i) Enterprises Combined - Mortgage Performance (at period end)

(# of loans in thousands)	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09
Total Loans Serviced	30,497	30,495	30,536	30,372	30,226	30,353	30,314	30,285	30,411	30,465	30,575	30,629	30,575
Original Credit Score >= 660	25,571	25,595	25,657	25,521	25,416	25,578	25,543	25,553	25,722	25,817	25,959	26,044	26,024
Original Credit Score < 660	4,926	4,900	4,879	4,851	4,810	4,775	4,771	4,731	4,689	4,648	4,616	4,586	4,552
Total Delinquent Loans				1,724	1,765	1,715	1,827	1,962	2,009	2,061	2,240	2,321	2,359
Original Credit Score >= 660				913	967	952	1,013	1,093	1,126	1,167	1,289	1,341	1,373
Original Credit Score < 660				810	797	763	814	869	882	894	951	980	986
30 - 59 Days Delinquent				708	708	615	650	706	682	660	746	734	705
Original Credit Score >= 660				356	372	316	330	363	353	346	412	404	389
Original Credit Score < 660				352	336	299	320	343	329	313	334	330	316
60 - 89 Days Delinquent				275	265	254	260	270	269	278	294	310	308
Original Credit Score >= 660				139	139	137	137	140	140	148	158	171	172
Original Credit Score < 660				137	126	117	123	130	129	130	135	139	136
60-plus-days Delinquent	731	835	926	1,015	1,056	1,100	1,176	1,257	1,327	1,401	1,494	1,587	1,653
Original Credit Score >= 660	380	439	497	557	595	636	683	731	774	821	877	937	983
Original Credit Score < 660	351	396	429	458	461	464	494	526	553	580	617	650	670
Percent of Total Loans Serviced													
Total Delinquent Loans				5.68%	5.84%	5.65%	6.03%	6.48%	6.61%	6.76%	7.33%	7.58%	7.71%
Original Credit Score >= 660				3.58%	3.81%	3.72%	3.96%	4.28%	4.38%	4.52%	4.97%	5.15%	5.27%
Original Credit Score < 660				16.70%	16.58%	15.98%	17.06%	18.37%	18.82%	19.23%	20.60%	21.37%	21.66%
30 - 59 Days Delinquent				2.33%	2.34%	2.03%	2.14%	2.33%	2.24%	2.17%	2.44%	2.40%	2.31%
Original Credit Score >= 660				1.40%	1.46%	1.24%	1.29%	1.42%	1.37%	1.34%	1.59%	1.55%	1.50%
Original Credit Score < 660				7.26%	6.99%	6.27%	6.71%	7.25%	7.02%	6.74%	7.23%	7.20%	6.94%
60 - 89 Days Delinquent				0.91%	0.88%	0.84%	0.86%	0.89%	0.88%	0.91%	0.96%	1.01%	1.01%
Original Credit Score >= 660				0.54%	0.55%	0.54%	0.54%	0.55%	0.55%	0.57%	0.61%	0.66%	0.66%
Original Credit Score < 660				2.82%	2.62%	2.46%	2.58%	2.75%	2.75%	2.80%	2.93%	3.04%	2.98%
60-plus-days Delinquent	2.40%	2.74%	3.03%	3.34%	3.49%	3.62%	3.88%	4.15%	4.36%	4.60%	4.89%	5.18%	5.41%
Original Credit Score >= 660	1.49%	1.71%	1.94%	2.18%	2.34%	2.48%	2.67%	2.86%	3.01%	3.18%	3.38%	3.60%	3.78%
Original Credit Score < 660	7.13%	8.09%	8.79%	9.44%	9.58%	9.71%	10.35%	11.12%	11.80%	12.49%	13.37%	14.17%	14.72%
Serious Delinquency Rate	1.67%	1.88%	2.14%	2.45%	2.63%	2.80%	3.03%	3.25%	3.48%	3.68%	3.92%	4.16%	4.40%
In Bankruptcy				0.26%	0.27%	0.29%	0.30%	0.31%	0.33%	0.33%	0.36%	0.36%	0.36%

1(ii) Fannie Mae - Mortgage Performance (at period end)

(# of loans in thousands)	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09
Total Loans Serviced	18,165	18,167	18,220	18,117	18,040	18,131	18,122	18,122	18,221	18,277	18,317	18,360	18,325
Original Credit Score >= 660	15,076	15,095	15,164	15,080	15,030	15,144	15,125	15,149	15,274	15,355	15,418	15,480	15,468
Original Credit Score < 660	3,089	3,071	3,056	3,037	3,010	2,987	2,997	2,973	2,947	2,921	2,899	2,879	2,857
Total Delinquent Loans				1,141	1,166	1,139	1,216	1,303	1,335	1,373	1,451	1,518	1,548
Original Credit Score >= 660				605	640	632	674	725	747	776	826	870	895
Original Credit Score < 660				536	526	507	543	578	588	597	625	648	654
30 - 59 Days Delinquent				455	456	397	423	455	438	426	444	452	437
Original Credit Score >= 660				228	238	203	213	232	225	222	236	242	236
Original Credit Score < 660				228	218	195	210	223	213	204	208	210	201
60 - 89 Days Delinquent				184	176	170	172	179	177	182	190	197	196
Original Credit Score >= 660				92	92	91	90	92	92	96	101	107	109
Original Credit Score < 660				92	84	79	82	87	85	86	88	90	88
60-plus-days Delinquent	494	565	625	686	710	742	793	848	897	946	1,007	1,066	1,111
Original Credit Score >= 660	258	298	336	377	401	429	460	493	522	553	590	628	659
Original Credit Score < 660	237	267	289	309	309	313	333	355	375	393	417	439	452

Percent of Total Loans Serviced

Total Delinquent Loans				6.30%	6.46%	6.28%	6.71%	7.19%	7.33%	7.51%	7.92%	8.27%	8.45%
Original Credit Score >= 660				4.01%	4.25%	4.17%	4.45%	4.79%	4.89%	5.05%	5.36%	5.62%	5.78%
Original Credit Score < 660				17.66%	17.49%	16.98%	18.10%	19.45%	19.96%	20.43%	21.57%	22.51%	22.88%
30 - 59 Days Delinquent				2.51%	2.53%	2.19%	2.33%	2.51%	2.40%	2.33%	2.42%	2.46%	2.39%
Original Credit Score >= 660				1.51%	1.59%	1.34%	1.41%	1.53%	1.47%	1.45%	1.53%	1.57%	1.53%
Original Credit Score < 660				7.50%	7.24%	6.51%	6.99%	7.50%	7.24%	6.97%	7.18%	7.28%	7.04%
60 - 89 Days Delinquent				1.01%	0.98%	0.94%	0.95%	0.99%	0.97%	1.00%	1.04%	1.07%	1.07%
Original Credit Score >= 660				0.61%	0.61%	0.60%	0.59%	0.61%	0.60%	0.62%	0.66%	0.69%	0.70%
Original Credit Score < 660				3.03%	2.79%	2.66%	2.74%	2.92%	2.90%	2.95%	3.05%	3.11%	3.07%
60-plus-days Delinquent	2.72%	3.11%	3.43%	3.78%	3.93%	4.09%	4.38%	4.68%	4.92%	5.18%	5.50%	5.81%	6.06%
Original Credit Score >= 660	1.71%	1.97%	2.22%	2.50%	2.67%	2.83%	3.04%	3.25%	3.42%	3.60%	3.83%	4.05%	4.26%
Original Credit Score < 660	7.66%	8.70%	9.44%	10.16%	10.26%	10.47%	11.11%	11.95%	12.72%	13.45%	14.39%	15.23%	15.83%
Serious Delinquency Rate	1.89%	2.13%	2.42%	2.77%	2.96%	3.15%	3.42%	3.68%	3.94%	4.17%	4.45%	4.72%	4.97%
In Bankruptcy				0.30%	0.31%	0.33%	0.34%	0.35%	0.38%	0.37%	0.41%	0.40%	0.40%

1(iii) Freddie Mac - Mortgage Performance (at period end)

(# of loans in thousands)	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09
Total Loans Serviced	12,332	12,328	12,316	12,255	12,186	12,222	12,191	12,163	12,191	12,189	12,258	12,269	12,250
Original Credit Score >= 660	10,495	10,500	10,494	10,441	10,385	10,434	10,417	10,404	10,448	10,462	10,541	10,563	10,556
Original Credit Score < 660	1,837	1,828	1,822	1,814	1,801	1,788	1,774	1,758	1,742	1,727	1,717	1,706	1,695
Total Delinquent Loans				583	599	576	610	659	674	688	789	803	810
Original Credit Score >= 660				309	328	320	339	368	379	391	464	471	478
Original Credit Score < 660				274	271	256	271	291	294	297	325	332	332
30 - 59 Days Delinquent				253	252	218	227	251	244	234	302	282	268
Original Credit Score >= 660				128	134	113	117	131	128	124	176	161	153
Original Credit Score < 660				124	119	105	110	120	116	110	126	120	115
60 - 89 Days Delinquent				92	89	84	88	91	92	96	104	114	112
Original Credit Score >= 660				47	47	46	47	48	49	52	57	64	64
Original Credit Score < 660				45	42	38	41	43	43	44	47	50	48
60-plus-days Delinquent	236	270	301	330	346	358	383	408	430	455	487	521	542
Original Credit Score >= 660	122	141	161	180	194	207	222	238	251	267	288	310	324
Original Credit Score < 660	115	129	140	149	152	151	161	171	178	187	200	211	218

Percent of Total Loans Serviced

Total Delinquent Loans				4.75%	4.91%	4.71%	5.01%	5.42%	5.53%	5.65%	6.44%	6.54%	6.61%
Original Credit Score >= 660				2.96%	3.16%	3.07%	3.26%	3.54%	3.63%	3.74%	4.40%	4.46%	4.53%
Original Credit Score < 660				15.10%	15.05%	14.31%	15.30%	16.53%	16.90%	17.20%	18.95%	19.44%	19.62%
30 - 59 Days Delinquent				2.06%	2.07%	1.78%	1.86%	2.06%	2.00%	1.92%	2.46%	2.30%	2.19%
Original Credit Score >= 660				1.23%	1.29%	1.09%	1.12%	1.26%	1.23%	1.19%	1.67%	1.53%	1.45%
Original Credit Score < 660				6.86%	6.59%	5.86%	6.23%	6.83%	6.65%	6.35%	7.31%	7.06%	6.77%
60 - 89 Days Delinquent				0.75%	0.73%	0.69%	0.72%	0.75%	0.76%	0.79%	0.85%	0.93%	0.91%
Original Credit Score >= 660				0.45%	0.45%	0.44%	0.45%	0.46%	0.47%	0.50%	0.54%	0.61%	0.60%
Original Credit Score < 660				2.46%	2.33%	2.14%	2.31%	2.45%	2.48%	2.56%	2.73%	2.91%	2.83%
60-plus-days Delinquent	1.92%	2.19%	2.44%	2.69%	2.84%	2.93%	3.14%	3.36%	3.52%	3.73%	3.98%	4.24%	4.43%
Original Credit Score >= 660	1.16%	1.34%	1.53%	1.73%	1.87%	1.98%	2.13%	2.28%	2.40%	2.55%	2.73%	2.93%	3.07%
Original Credit Score < 660	6.24%	7.05%	7.69%	8.24%	8.46%	8.46%	9.07%	9.71%	10.24%	10.85%	11.64%	12.38%	12.85%
Serious Delinquency Rate	1.34%	1.52%	1.72%	1.98%	2.13%	2.29%	2.44%	2.62%	2.78%	2.95%	3.13%	3.33%	3.54%
In Bankruptcy				0.20%	0.21%	0.22%	0.23%	0.25%	0.26%	0.27%	0.29%	0.30%	0.31%

2 Enterprises Combined - Foreclosure Prevention Actions (# of loans)*

	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	YTD 2009
Starts **														
HAMP Modifications Trials- Cumulative									66,201	131,227	202,189	278,139	366,045	366,045
Repayment Plans	29,482	26,288	29,106	37,036	31,258	32,623	42,718	37,415	60,508	48,608	70,326	63,786	59,533	483,811
Forbearance Plans				11,210	17,545	20,614	32,953	30,120	58,423	73,846	101,848	116,131	100,378	563,068
Completed														
Repayment Plans ***	4,927	4,147	4,235	9,605	11,937	10,359	8,230	8,216	8,668	12,981	10,957	15,001	16,795	112,749
Forbearance Plans ***	572	658	886	1,806	1,816	1,682	1,457	1,617	1,653	1,941	2,241	3,080	4,243	21,536
Charge-offs in Lieu	97	75	101	98	61	129	211	155	130	136	308	366	273	1,867
HomeSaver Advance (<i>Fannie</i>)	6,800	9,692	9,296	7,403	5,903	7,125	5,667	3,183	2,812	2,035	1,302	1,010	938	37,378
Loan Modifications	6,354	8,735	8,688	9,469	11,904	15,696	13,774	10,434	8,079	7,104	17,158	12,460	7,044	113,122
Home Retention Actions	18,750	23,307	23,206	28,381	31,621	34,991	29,339	23,605	21,342	24,197	31,966	31,917	29,293	286,652
Short Sales	2,103	1,828	2,261	2,608	2,228	3,218	3,578	3,684	4,443	5,492	5,256	5,838	6,377	42,722
Deeds in Lieu	156	150	234	188	161	229	385	219	231	242	238	363	232	2,488
Nonforeclosure - Home Forfeiture Actions	2,259	1,978	2,495	2,796	2,389	3,447	3,963	3,903	4,674	5,734	5,494	6,201	6,609	45,210
Total Foreclosure Prevention Actions	21,009	25,285	25,701	31,177	34,010	38,438	33,302	27,508	26,016	29,931	37,460	38,118	35,902	331,862

Percent of Total Foreclosure Prevention Actions

Repayment Plans	23%	16%	16%	31%	35%	27%	25%	30%	33%	43%	29%	39%	47%	34%
Forbearance Plans	3%	3%	3%	6%	5%	4%	4%	6%	6%	6%	6%	8%	12%	6%
Charge-offs in Lieu	0%	0%	0%	0%	0%	0%	1%	1%	0%	0%	1%	1%	1%	1%
HomeSaver Advance (<i>Fannie</i>)	32%	38%	36%	24%	17%	19%	17%	12%	11%	7%	3%	3%	3%	11%
Loan Modifications	30%	35%	34%	30%	35%	41%	41%	38%	31%	24%	46%	33%	20%	34%
Home Retention Actions	89%	92%	90%	91%	93%	91%	88%	86%	82%	81%	85%	84%	82%	86%
Short Sales	10%	7%	9%	8%	7%	8%	11%	13%	17%	18%	14%	15%	18%	13%
Deeds in Lieu	1%	1%	1%	1%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Nonforeclosure - Home Forfeiture Actions	11%	8%	10%	9%	7%	9%	12%	14%	18%	19%	15%	16%	18%	14%

*The number of foreclosure prevention actions reported in this table may not tie to the Enterprises' financial statements due to timing differences in reporting systems.

** Forbearance plans initiated include HAMP trials initiated by servicers under the MHA program. In addition, the forbearance plans initiated in August include Fannie Mae's HomeSaver forbearance plans. The number of loans in HAMP trial period for September has been revised to tie to the Enterprises' financial statements.

*** In July 2009, Fannie Mae changed their definition of completed repayment and forbearance plans to include loans that were 30 days or more delinquent at initiation, consistent with the definition used by Freddie Mac for these items. Previously Fannie Mae's definition of completed repayment and forbearance plans included only repayment plans that were 60 days or more delinquent at initiation and forbearance plans for loans that were 90 days or more delinquent at initiation. Fannie Mae's 2009 data has been revised.

3(i) Enterprises Combined - Loan Modifications

	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	YTD 2009
Loan Modifications (# of loans)	6,354	8,735	8,688	9,469	11,904	15,696	13,774	10,434	8,079	7,104	17,158	12,460	7,044	113,122
Type of Modifications (# of loans)														
Extend Term Only				1,732	2,120	2,413	2,326	2,220	1,719	1,802	3,179	1,800	1,016	20,327
Reduce Rate Only				531	493	450	409	263	319	221	1,498	1,601	967	6,752
Extend Term and Reduce Rate				6,366	8,440	11,430	10,280	6,444	5,405	4,642	11,143	7,927	4,498	76,575
Other				929	1,014	1,410	772	1,515	665	439	1,338	1,132	563	9,777
Type of Modifications (%)														
Extend Term Only				18%	18%	15%	17%	21%	21%	25%	19%	14%	14%	18%
Reduce Rate Only				6%	4%	3%	3%	3%	4%	3%	9%	13%	14%	6%
Extend Term and Reduce Rate				67%	70%	73%	75%	62%	67%	65%	65%	64%	64%	68%
Other				10%	8%	9%	6%	15%	8%	6%	8%	9%	8%	9%

3(ii) Fannie Mae - Loan Modifications

	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	YTD 2009
Loan Modifications (# of loans)	1,689	2,301	2,324	3,273	3,838	5,335	5,535	6,339	4,810	4,402	13,831	9,453	3,567	60,383
Type of Modifications (# of loans)														
Extend Term Only				489	560	607	627	1,004	450	539	1,704	627	250	6,857
Reduce Rate Only				363	428	443	319	259	283	215	1,438	1,448	621	5,817
Extend Term and Reduce Rate				2,170	2,638	3,514	4,418	3,941	3,818	3,573	9,808	6,597	2,517	42,994
Other				238	206	762	171	1,135	259	75	881	781	179	4,687
Type of Modifications (%)														
Extend Term Only				15%	15%	11%	11%	16%	9%	12%	12%	7%	7%	11%
Reduce Rate Only				11%	11%	8%	6%	4%	6%	5%	10%	15%	17%	10%
Extend Term and Reduce Rate				67%	69%	66%	80%	62%	79%	81%	71%	70%	71%	71%
Other				7%	5%	14%	3%	18%	5%	2%	6%	8%	5%	8%

3(iii) Freddie Mac - Loan Modifications

	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	YTD 2009
Loan Modifications (# of loans)	4,665	6,434	6,364	6,196	8,066	10,361	8,239	4,095	3,269	2,702	3,327	3,007	3,477	52,739
Type of Modifications (# of loans)														
Extend Term Only				1,243	1,560	1,806	1,699	1,216	1,269	1,263	1,475	1,173	766	13,470
Reduce Rate Only				168	65	7	90	4	36	6	60	153	346	935
Extend Term and Reduce Rate				4,196	5,802	7,916	5,862	2,503	1,587	1,069	1,335	1,330	1,981	33,581
Other				691	808	648	601	380	406	364	457	351	384	5,090
Type of Modifications (%)														
Extend Term Only				20%	19%	17%	21%	30%	38%	47%	44%	39%	22%	25%
Reduce Rate Only				3%	1%	0%	1%	0%	1%	0%	2%	5%	10%	2%
Extend Term and Reduce Rate				67%	70%	76%	71%	61%	48%	40%	40%	44%	57%	63%
Other				11%	10%	6%	7%	9%	12%	13%	14%	12%	11%	10%

4 Enterprises Combined- Home Forfeiture Actions (# of loans)

	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	YTD 2009
Short Sales	2,103	1,828	2,261	2,608	2,228	3,218	3,578	3,684	4,443	5,492	5,256	5,838	6,377	42,722
Deeds in Lieu	156	150	234	188	161	229	385	219	231	242	238	363	232	2,488
Nonforeclosure Home Forfeiture Actions *	2,259	1,978	2,495	2,796	2,389	3,447	3,963	3,903	4,674	5,734	5,494	6,201	6,609	45,210
Third-party Sales	775	515	281	169	917	381	694	1,007	1,088	1,355	1,312	1,596	1,844	10,363
Foreclosure Sales	16,556	14,130	3,335	3,079	28,336	8,898	13,342	18,099	23,563	23,599	20,506	22,604	27,309	189,335
Third-party & Foreclosure Sales	17,331	14,645	3,616	3,248	29,253	9,279	14,036	19,106	24,651	24,954	21,818	24,200	29,153	199,698
Foreclosure Starts	47,086	43,827	59,068	75,230	80,103	88,491	86,084	90,807	122,317	85,342	94,754	74,072	77,865	875,065
Top Five Reasons for Delinquency														
Curtailment of Income				34%	35%	36%	38%	40%	40%	40%	40%	41%	41%	
Excessive obligations				20%	19%	19%	18%	18%	17%	17%	16%	15%	14%	
Unemployment				8%	8%	8%	9%	9%	9%	9%	8%	8%	8%	
Illness of principal mortgagor or family member				6%	6%	6%	6%	6%	5%	5%	5%	5%	5%	
Marital Difficulties				4%	3%	3%	3%	3%	3%	3%	3%	3%	3%	

* Short sales and deeds in lieu of foreclosure completed

5 Fannie Mae and Freddie Mac - Refinance Volume

	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Inception to Date ¹	Year to date
Total Refinances														
Fannie Mae	71,045	188,886	343,751	213,110	273,622	356,927	264,802	193,814	167,957	121,996	124,645	170,612	1,887,485	2,491,167
Freddie Mac	64,708	130,885	238,144	175,069	185,343	236,818	158,182	164,875	98,048	86,796	92,498	126,134	1,323,763	1,757,500
Total	135,753	319,771	581,895	388,179	458,965	593,745	422,984	358,689	266,005	208,792	217,143	296,746	3,211,248	4,248,667
HARP LTV >80% -105%														
Fannie Mae				607	3,084	12,529	16,032	15,295	14,782	10,424	11,623	18,771	103,147	103,147
Freddie Mac				915	3,263	10,026	14,577	16,846	8,684	7,136	9,087	14,576	85,110	85,110
Total				1,522	6,347	22,555	30,609	32,141	23,466	17,560	20,710	33,347	188,257	188,257
HARP LTV >105% -125%														
Fannie Mae							1		36	129	283	521	970	970
Freddie Mac										106	257	590	953	953
Total							1		36	235	540	1,111	1,923	1,923
All Other Streamlined Refis														
Fannie Mae				7,904	18,572	41,760	38,624	27,847	23,419	16,536	19,341	30,901	224,904	224,904
Freddie Mac				1,172	3,812	9,343	9,543	11,927	7,563	7,965	12,214	19,616	83,155	83,155
Total				9,076	22,384	51,103	48,167	39,774	30,982	24,501	31,555	50,517	308,059	308,059

Notes:

Fannie Mae: HARP Refinance Loans are defined as Fannie Mae to Fannie Mae refinance loans with limited and no cash out that are owner occupied with LTV's over 80 to 105. Fannie Mae began accepting deliveries of refinanced whole loans with LTVs over 105 percent up to 125 percent on September 1. Fannie Mae began accepting deliveries for mortgage-backed securities (MBS) for loans with LTVs over 105 percent up to 125 percent on October 1.

Freddie Mac: HARP Refinance Loans are defined as first lien Freddie Mac to Freddie Mac refinance loans with limited and no cash out that are owner occupied with LTV's over 80 to 105. On October 1, Freddie Mac began accepting HARP loans with LTVs greater than 105 and less than or equal to 125.

All Other Streamlined Refis are streamlined refinances that do not qualify as HARP >80% - 105% refinances. Fannie Mae implements streamlined refinances through the Refi Plus product for manual underwriting and DU Refi Plus product for loans underwritten through Desktop Underwriter. The product is available for refinances of existing Fannie Mae loans only. Freddie Mac implements streamlined refinances through the Relief Refinance Mortgage product. Loans may be originated by any Freddie Mac approved servicer.

¹Inception to Date - Since April 1, 2009

Monthly totals may change due to ongoing reconciliation.

Glossary

Data and definitions in this report have been revised relative to prior versions of the report. FHFA continues to work with the Enterprises to improve the comparability of reported data.

Section 1: Mortgage Performance

Total Loans Serviced - Total conventional active book of business, excluding loans that were liquidated during the month.

Current and Performing - Loans that are making timely payments and are 0 months delinquent as of the reporting month.

Total Delinquent Loans - Loans that are at least one payment past due, i.e., total servicing *minus* current and performing.

30-59 Days Delinquent - Includes loans that are only one payment delinquent.

60-89 Days Delinquent - Includes loans that are only two payments delinquent.

60-plus-days Delinquent - Loans that are two or more payments delinquent, including loans in relief, in the process of foreclosure, or in the process of bankruptcy, i.e., total servicing *minus* current and performing, and 30 to 59 days delinquent loans. Our calculation may exclude loans in bankruptcy process that are less than 60 days delinquent.

Serious Delinquency - All loans in the process of foreclosure *plus* loans that are three or more payments delinquent (including loans in the process of bankruptcy).

In Bankruptcy - Loans in the process of bankruptcy; includes all delinquency status.

Section 2: Completed Foreclosure Prevention Actions

Home Retention Actions - Repayment plans, forbearance plans, charge-offs in lieu of foreclosure, Home Saver Advances, and loan modifications. Home retention actions allow borrowers to retain ownership/occupancy of their homes while attempting to return loans to current and performing status.

Repayment Plans - An agreement between the servicer and a borrower that gives the borrower a defined period of time to reinstate the mortgage by paying normal regular payments plus an additional agreed upon amount in repayment of the delinquency.

Forbearance Plans - An agreement between the servicer and the borrower (or estate) to reduce or suspend monthly payments for a defined period of time after which borrower resumes regular monthly payments and pays additional money toward the delinquency to bring the account current or works with the servicer to identify a permanent solution, such as loan modification or short sale, to address the delinquency.

Charge-offs in Lieu of Foreclosure - A delinquent loan for which collection efforts or legal actions against the borrower are agreed to be not in the Enterprises' best interests (because of reduced property value, a low outstanding mortgage balance, or presence of certain environmental hazards). The servicer charges off the mortgage debt rather than completing foreclosure and taking the property title. The borrower retains the property. The unpaid mortgage balance becomes a lien on the borrower's property, which must be satisfied when the borrower transfers ownership.

Home Saver Advance (Fannie Mae) - An unsecured personal loan to a qualified borrower to cure his or her payment defaults under a mortgage loan the Enterprises own or guarantee. The borrower must be able to resume regular monthly payments on his or her mortgage.

Loan Modifications - Number of modified, renegotiated, or restructured loans, regardless of performance-to-date under the plan during the month. Terms of the contract between the borrower and the lender are altered with the aim of curing the delinquency (30 days or more past due).

Nonforeclosure Home Forfeiture Actions - Short sales and deeds in lieu of foreclosure. These actions require borrowers to give up their homes. Although homes are forfeited, foreclosure alternatives generally have less adverse impact on borrowers and their credit reports than foreclosure.

Short Sales - A short sale (also called a preforeclosure sale) is the sale of a mortgaged property at a price that nets less than the total amount due on the mortgage (e.g., the sum of the unpaid principal balance, accrued interest, advanced escrows, late fees, and delinquency charges.) The servicer and borrower negotiate payment of the difference between the net sales price and the total amount due on the mortgage.

Deed(s) in Lieu of Foreclosure - A loan for which the borrower voluntarily conveys the property to the lender to avoid a foreclosure proceeding.

Section 3: Loan Modifications

Increase - Principal and interest after modification is higher than before the modification.

No Increase - Original principal and interest is unchanged after the modifications.

Decrease <=20% - Original principal and interest is decreased by 20 percent or less after modification.

Decrease >20% - Original principal and interest is decreased by more than 20 percent after modification.

Extend Term Only - Remaining term of the loan is longer after modification.

Reduce Rate Only - Loan's rate is lower after modification.

Extend Term and Reduce Rate - Loan's rate reduced and term extended.

Extend Term, Rate Reduction, and Forbear Principal - Modification includes term extension, rate reduction, and forbearance of principal.

Other - A modification that does not fit in any of the above categories. The majority of these loans are capitalized modifications.

Section 4: Third-party Sales and Foreclosures

Third-party Sales - A third party entity purchases the property at the foreclosure sale/auction above the initial bid set forth by Fannie Mae or Freddie Mac.

Foreclosure Starts - The total number of loans referred to an attorney to initiate the legal process of foreclosure during the month. These are loans measured as not being in foreclosure in the previous month but referred to foreclosure in the current month.

Foreclosure Sales - The number of loans that went to foreclosure (sheriff's) sale during the month.