



# Federal Housing Finance Agency

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## Foreclosure Prevention & Refinance Report Third Quarter 2011

### FHFA Federal Property Manager's Report

This report contains data on foreclosure prevention activity, refinance and MHA program activity of Fannie Mae and Freddie Mac (the Enterprises) through September 2011.

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## Third Quarter 2011 Highlights

### The Enterprises' Completed Foreclosure Prevention Actions:

- The Enterprises have completed nearly 2 million foreclosure prevention actions since the start of conservatorship. Nearly 1.7 million of these actions have allowed borrowers to retain homeownership, with more than one million being permanent loan modifications.
- Completed foreclosure prevention activity increased slightly in the third quarter, driven primarily by increases in completed loan modifications and repayment plans.
- About two-thirds of all borrowers who received loan modifications in the third quarter had their monthly payments reduced by over 20 percent.
- Loans modified since the start of HAMP are performing substantially better compared to loans modified in earlier periods. The majority of borrowers who received loan modifications during this period had their monthly mortgage payments reduced substantially, and most of these borrowers were also required to successfully complete a trial period prior to permanent modifications.

### The Enterprises' Mortgage Performance:

- Serious delinquency rates continued to decline. However, the percentage of loans that have missed one payment increased during the third quarter.
- The Enterprises' delinquency rates remain below industry levels.

### The Enterprises' Foreclosures:

- Third-party and foreclosure sales decreased 16 percent while foreclosure starts continued to trend downward in the third quarter.
- REO inventory declined for the fourth consecutive quarter as property dispositions continued to outpace acquisitions in the third quarter.

### Foreclosure Prevention & Refinance Activities

	2Q11	3Q11
HAMP Active Trials	50,923	42,279
HAMP Permanent - Cumulative	357,710	380,312
HARP - Cumulative	838,360	928,570
<b>Completed Foreclosure Prevention Actions</b>		
Loan Modifications *	81,214	83,582
Repayment Plans	45,890	48,869
Forbearance Plans	7,713	7,006
Charge-offs In Lieu	602	801
<b>Home Retention Actions</b>	<b>135,419</b>	<b>140,258</b>
Short Sales	29,483	28,264
Deeds-in-lieu	2,727	2,545
<b>Home Forfeiture Actions</b>	<b>32,210</b>	<b>30,809</b>
<b>TOTAL</b>	<b>167,629</b>	<b>171,067</b>

\* Includes HAMP permanent modifications

### Mortgage Performance (at period end)

(# of loans in thousands)	2Q11	3Q11
30-59 Days Delinquent	605	607
60-plus-days Delinquent	1,333	1,316
Serious Delinquent*	1,140	1,116
Foreclosure Starts	251	224
Third-party & Foreclosure Sales	94	79
REO Inventory	196	182
<b>(Percent of total loans serviced)</b>		
30-59 Days Delinquent	2.04%	2.07%
60-plus-days Delinquent	4.50%	4.49%
Serious Delinquent*	3.85%	3.81%

\* 90 days or more delinquent, or in the process of foreclosure.

# Making Home Affordable Program - Status Update

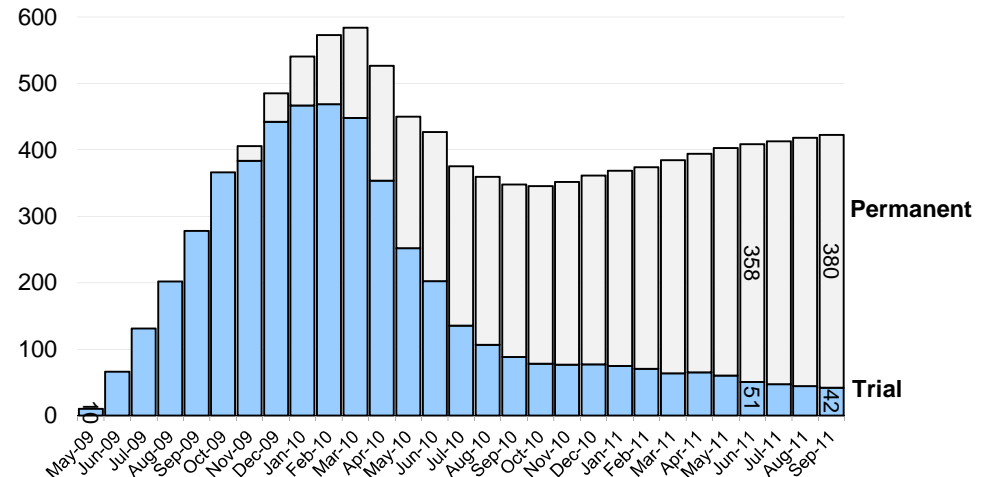
## Home Affordable Modification Program (HAMP)

- Announced March 4, 2009.
- Allows a borrower's payment to be reduced to an affordable amount through an interest rate reduction (down to 2 percent), a term extension (up to 480 months), or principal forbearance. Incentives are being offered to borrowers, servicers, and investors for program participation and a successful payment history.
- Approximately 22,600 HAMP trials became permanent modifications in the third quarter, bringing the total number of active HAMP permanent modifications to about 380,300.
- Nearly 42,300 borrowers were in a HAMP trial period at the end of the quarter, down from 51,000 at the end of the second quarter. The decline was due to conversions to permanent modifications.

## Home Affordable Refinance Program (HARP)

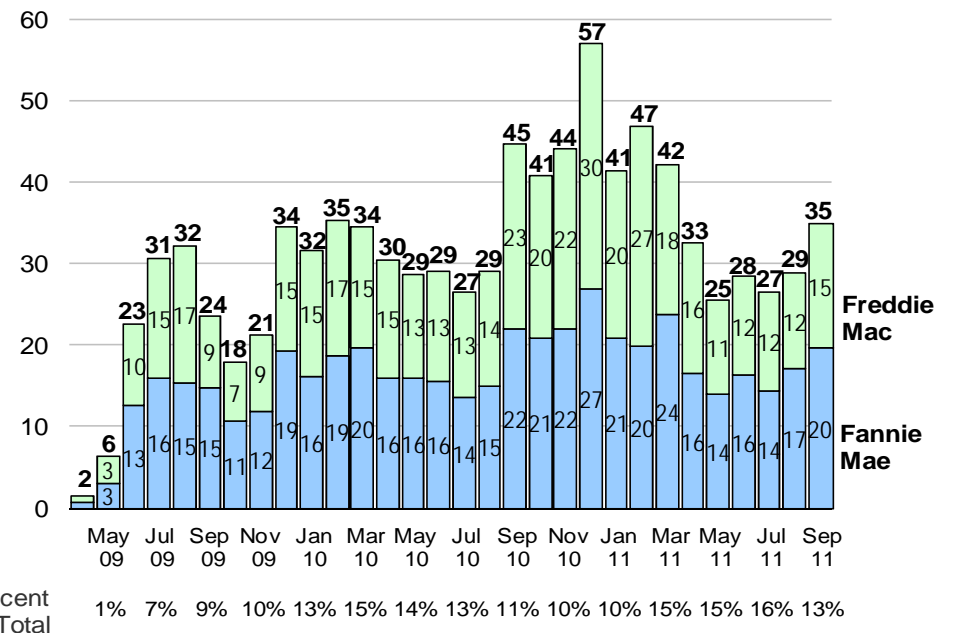
- Initial HARP announced March 4, 2009.
- Allows borrowers with loans sold to the Enterprises on or before May 31, 2009 with loan-to-value (LTV) ratios over 80 percent up to 125 percent who are current on their mortgage payments, to refinance and reduce their monthly mortgage payments without new mortgage insurance.
- HARP Phase II announced October 24, 2011: [www.fhfa.gov/webfiles/22721/HARP\\_release\\_102411\\_Final.pdf](http://www.fhfa.gov/webfiles/22721/HARP_release_102411_Final.pdf)
- Program enhancements to attract more eligible homeowners and remove potential impediments. Among other changes, the program end date is extended until Dec. 31, 2013, and there is no longer a maximum LTV limit for borrower eligibility.
- The Enterprises' cumulative HARP refinancings increased 11 percent during the third quarter to nearly 928,600 loans.
- Monthly HARP volume grew in the third quarter as interest rates decreased to new historic lows. However, the HARP percentage of total refinance volume was slightly lower than the previous quarter.

**HAMP Active Trial and Permanent - Cumulative\***  
(Number of loans in thousands)

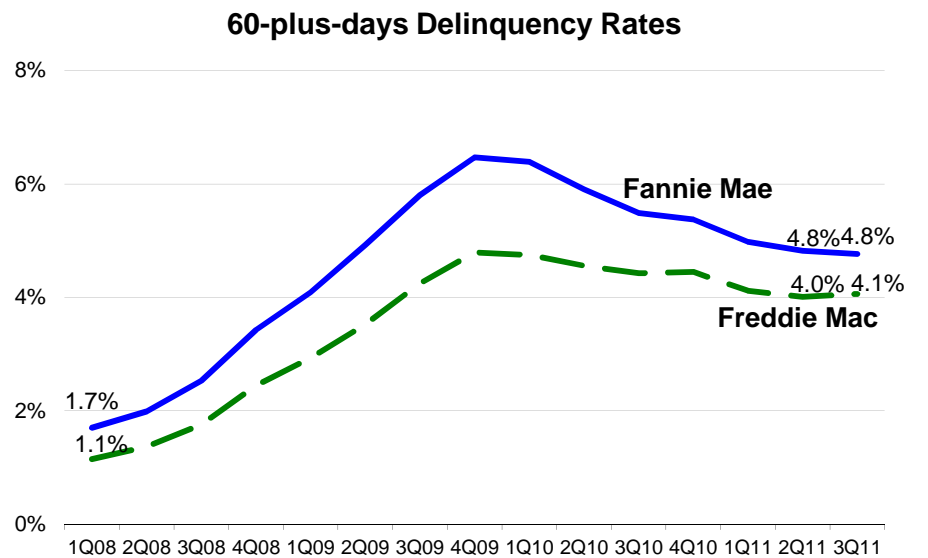
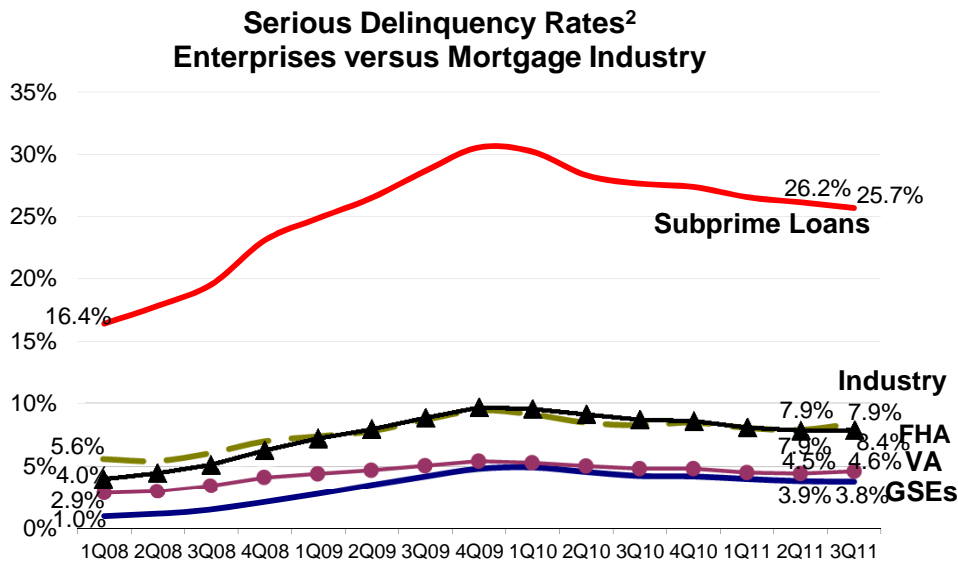
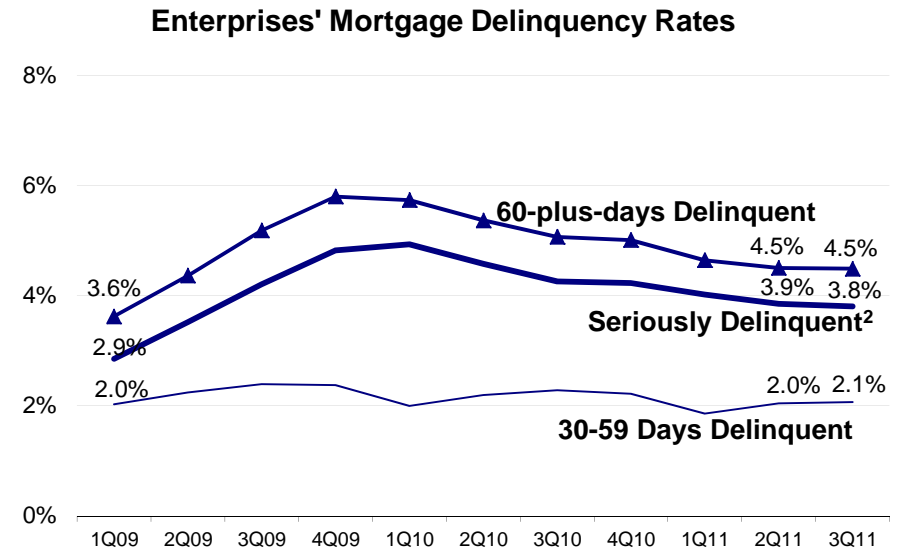
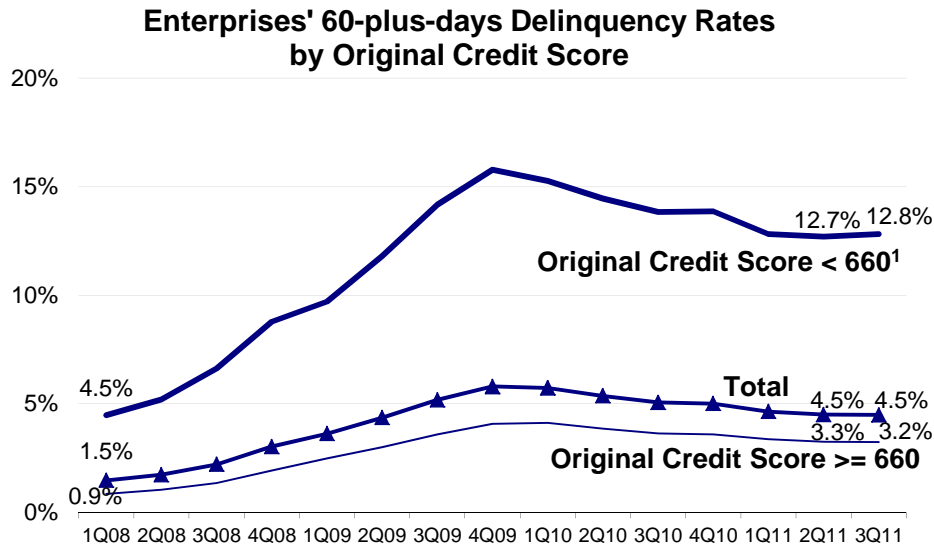


Source: Weekly Servicer Survey through September 2009. IR2 (Making Home Affordable system of records) starting in October 2009.

**HARP Refinance, Monthly Volume**  
(Number of loans in thousands)



# Mortgage Performance



Source: Fannie Mae and Freddie Mac; National Delinquency Survey from MBA - Third Quarter 2011

<sup>1</sup> Includes loans with missing original credit score.  
<sup>2</sup> 90 days or more delinquent, or in the process of foreclosure.

## Foreclosure Prevention Activity: All Actions Completed

Since conservatorship, the Enterprises have completed nearly 2 million foreclosure prevention actions. More than one million of these actions have been permanent loan modifications and another 676,500 have been other forms of assistance that have allowed homeowners to retain homeownership. Approximately 269,700 of the actions have been short sales and deeds-in-lieu, which resulted in households leaving their homes without going through the foreclosure process.

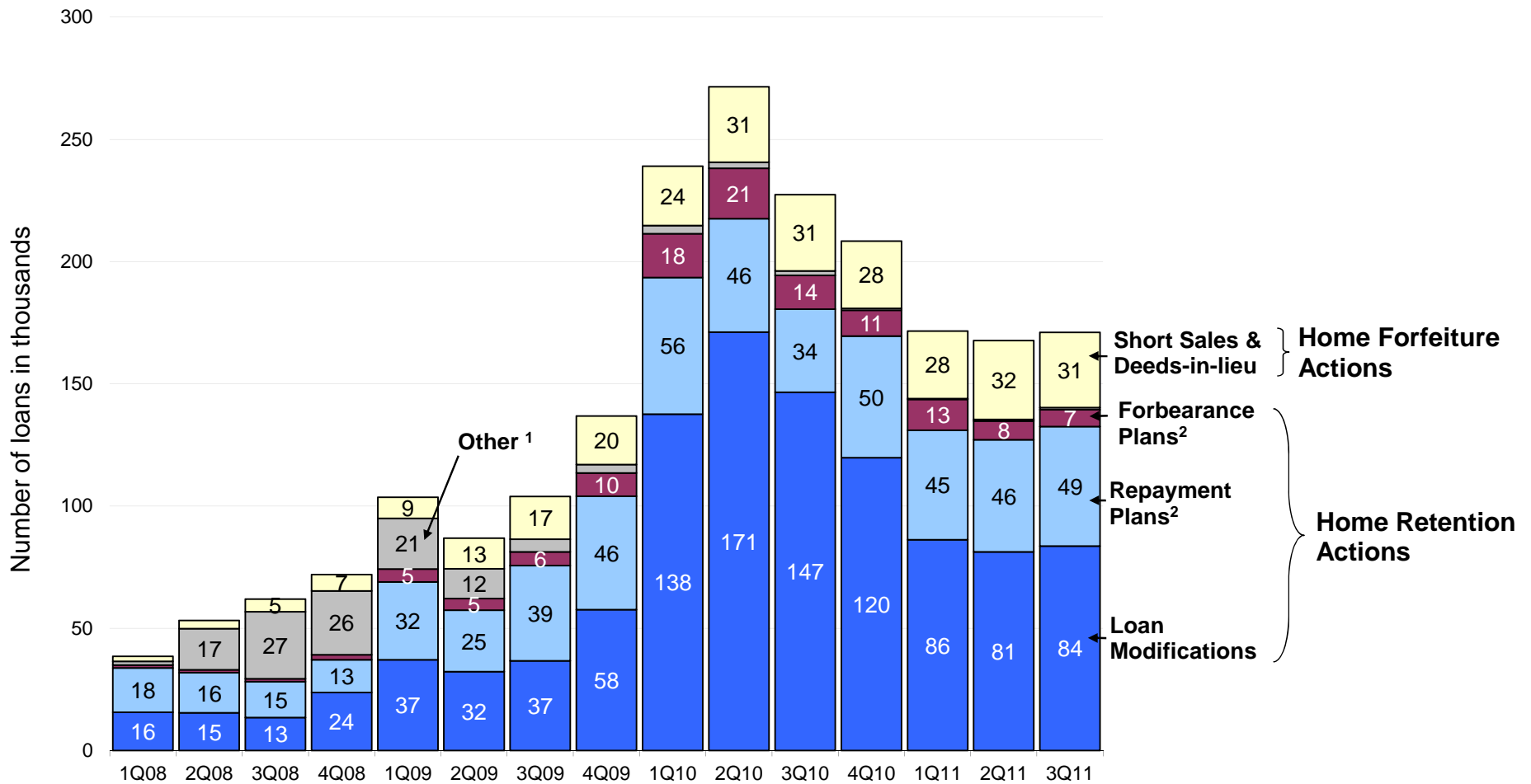
### Completed Foreclosure Prevention Actions

	Full Year 2008	Full Year 2009	Full Year 2010	YTD Sep-11	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>					
Repayment Plans	62,560	142,360	185,954	139,586	481,209
Forbearance Plans	5,692	25,227	63,024	27,320	117,687
Charge-offs in Lieu	799	2,247	3,118	1,751	7,389
HomeSaver Advance ( <i>Fannie</i> )	70,967	39,199	5,191	-	70,178
Loan Modifications	<u>68,307</u>	<u>163,647</u>	<u>575,022</u>	<u>250,997</u>	<u>1,013,443</u>
<b>Total</b>	<b>208,325</b>	<b>372,680</b>	<b>832,309</b>	<b>419,654</b>	<b>1,689,906</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales	15,704	55,447	107,953	83,452	253,044
Deeds-in-lieu	<u>1,511</u>	<u>2,971</u>	<u>6,043</u>	<u>7,121</u>	<u>16,675</u>
<b>Total</b>	<b><u>17,215</u></b>	<b><u>58,418</u></b>	<b><u>113,996</u></b>	<b><u>90,573</u></b>	<b><u>269,719</u></b>
<b>Total Foreclosure Prevention Actions</b>	<b><u>225,540</u></b>	<b><u>431,098</u></b>	<b><u>946,305</u></b>	<b><u>510,227</u></b>	<b><u>1,959,625</u></b>

<sup>1</sup> Since the first full quarter in conservatorship (4Q08).

## Foreclosure Prevention Activity: All Actions Completed

The Enterprises' completed foreclosure prevention actions increased slightly in the third quarter, driven primarily by increases in completed loan modifications and repayment plans. Home retention actions accounted for about 82 percent of all actions completed during the quarter. Since the start of conservatorship in September 2008, Fannie Mae and Freddie Mac have completed nearly 2 million foreclosure prevention actions. Nearly 1.7 million of these actions have allowed troubled homeowners to save their homes.



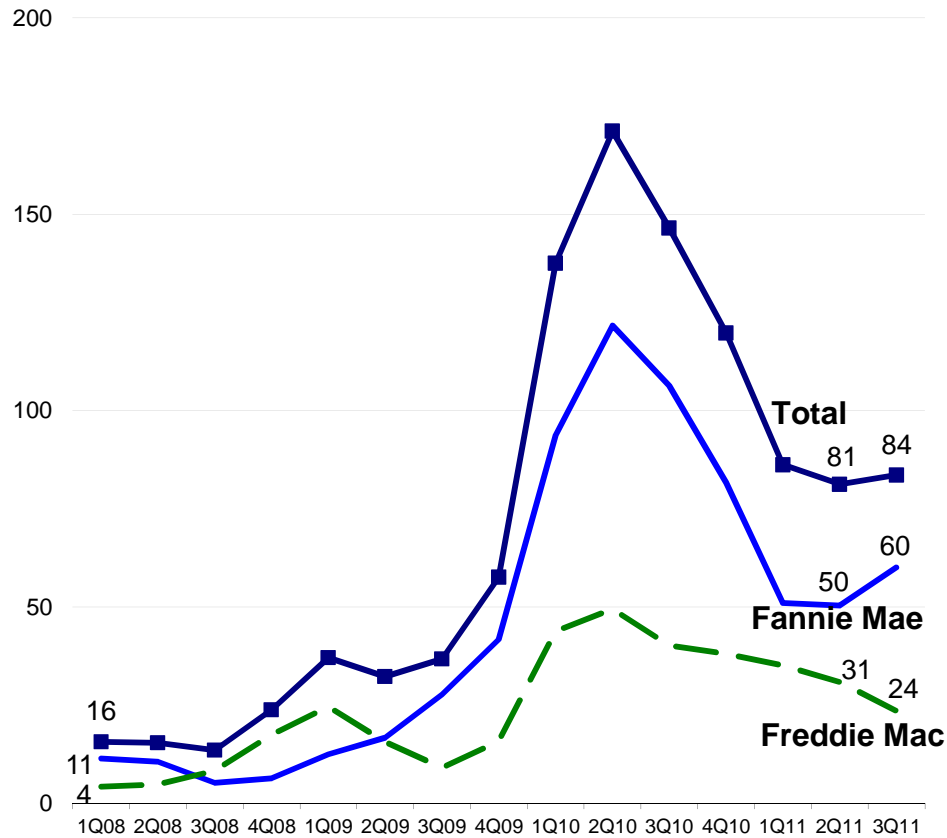
<sup>1</sup> Consists of HomeSaver Advance (Fannie Mae) and Charge-offs in lieu.

<sup>2</sup> Include loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data has been revised to exclude HAMP.

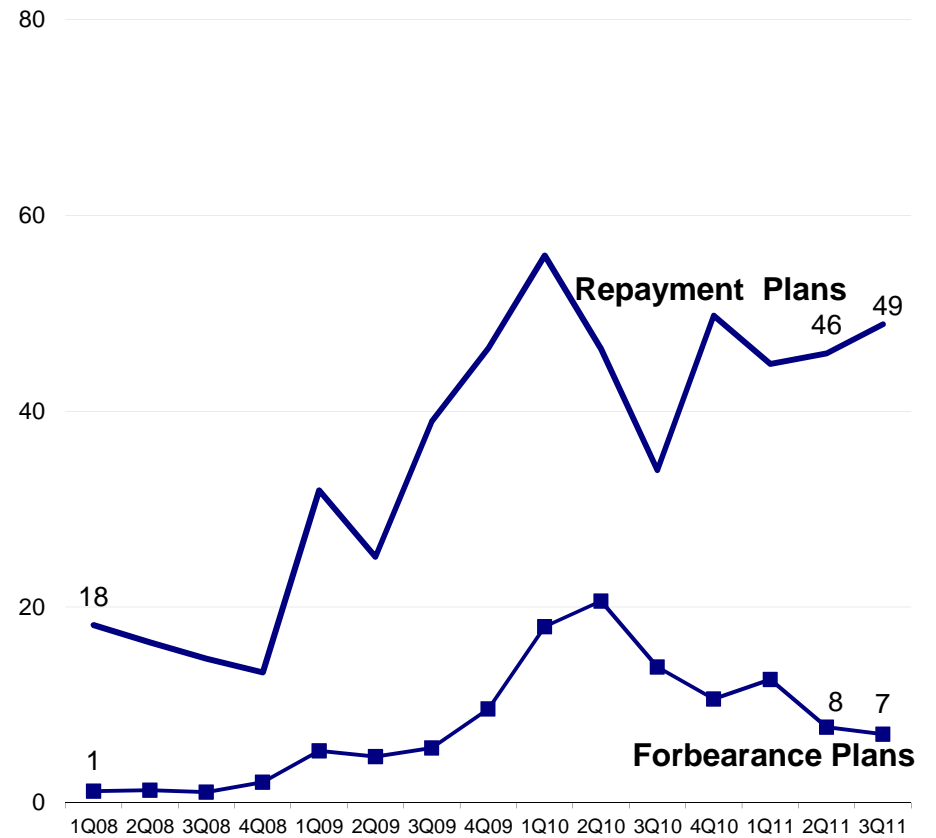
# Foreclosure Prevention Activity: Home Retention Actions

Nearly 83,600 loan modifications were completed in the third quarter, a 3 percent increase over the prior quarter. In addition, the Enterprises completed nearly 48,900 repayment plans and approximately 7,000 forbearance plans during the quarter.

**Loan Modifications Completed**  
(Number of loans in thousands)



**Repayment and Forbearance Plans Completed**  
(Number of loans in thousands)

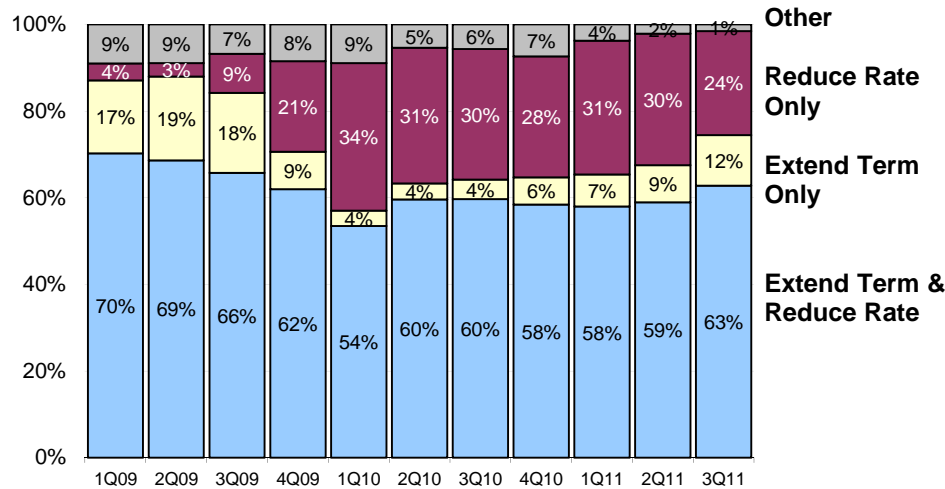




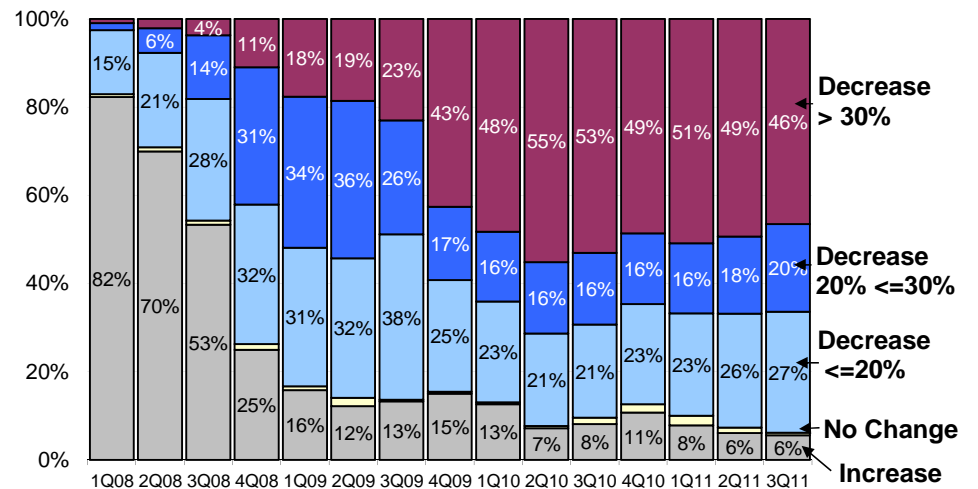
# Enterprises' Loan Modifications

Loans modified since the start of HAMP continued to perform substantially better than loans modified in earlier periods. More of these borrowers successfully completed trial periods before permanent modifications, and a majority of them received substantially reduced mortgage payments, compared with loans modified prior to HAMP implementation.

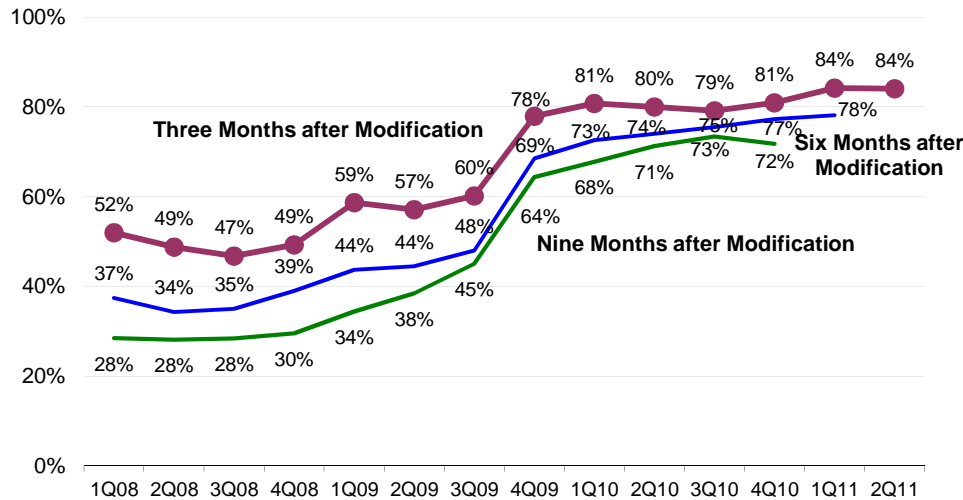
**Type of Modification**



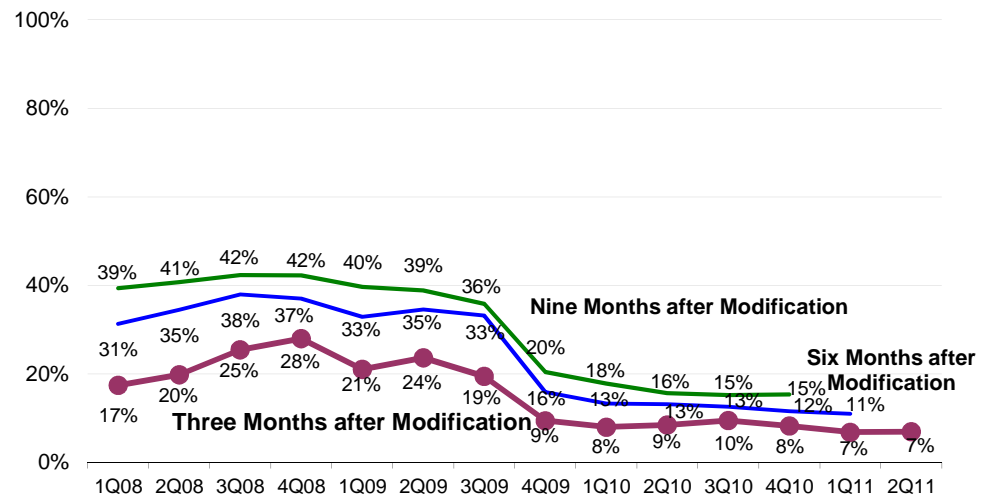
**Size of Payment Change**



**Modified Loans - Current and Performing**

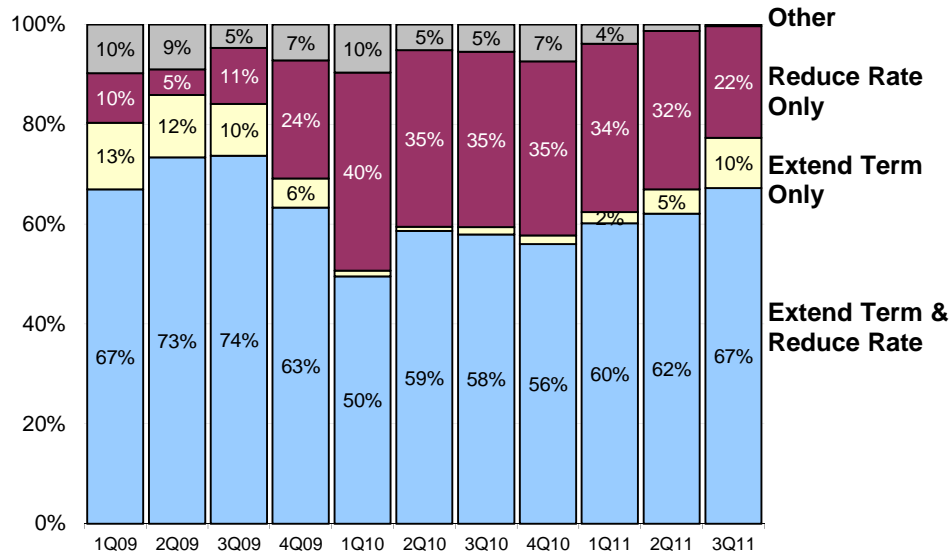


**Modified Loans - 60-plus-days Re-Delinquency Rates**

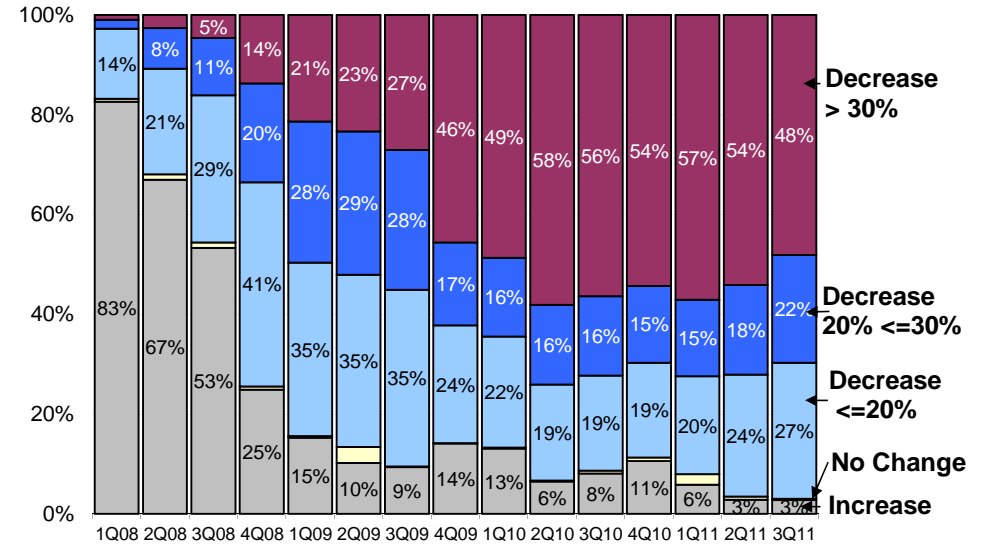


# Fannie Mae's Loan Modifications\*

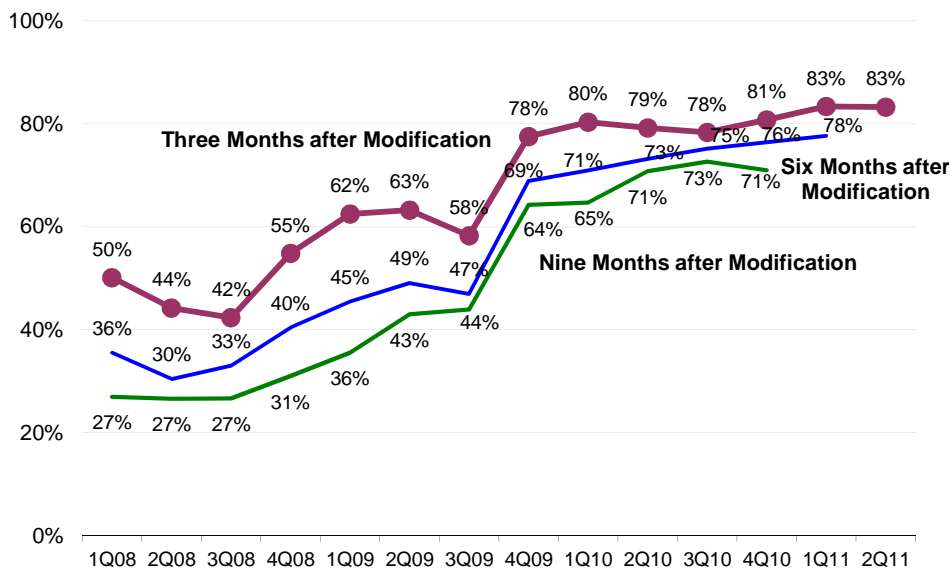
**Type of Modification**



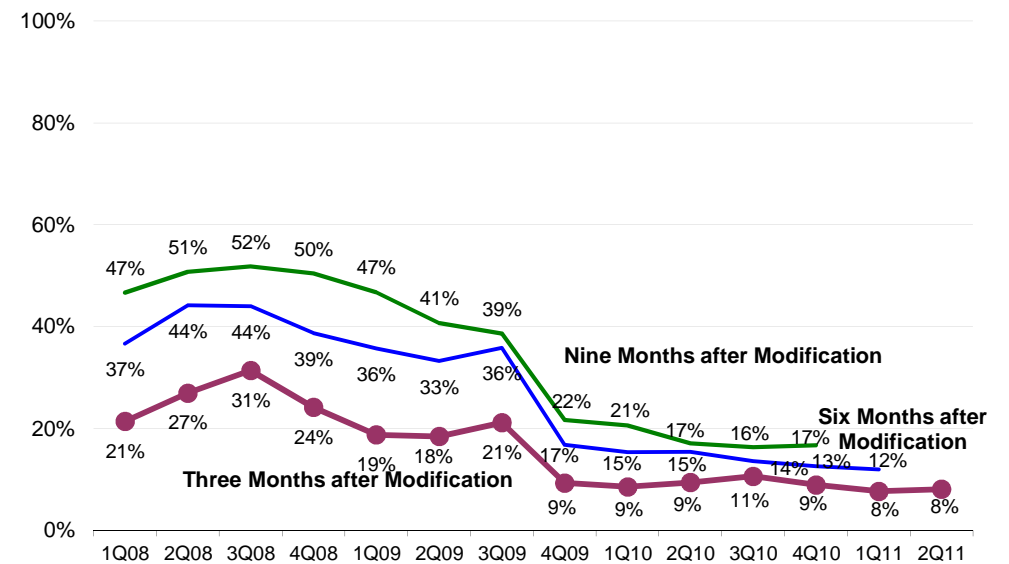
**Size of Payment Change**



**Modified Loans - Current and Performing**



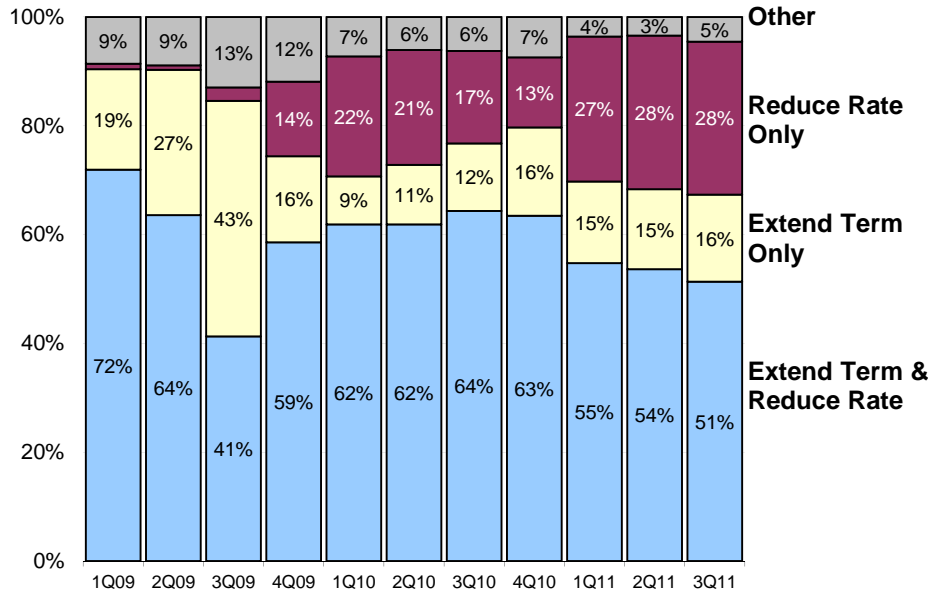
**Modified Loans - 60-plus-days Re-Delinquency Rates**



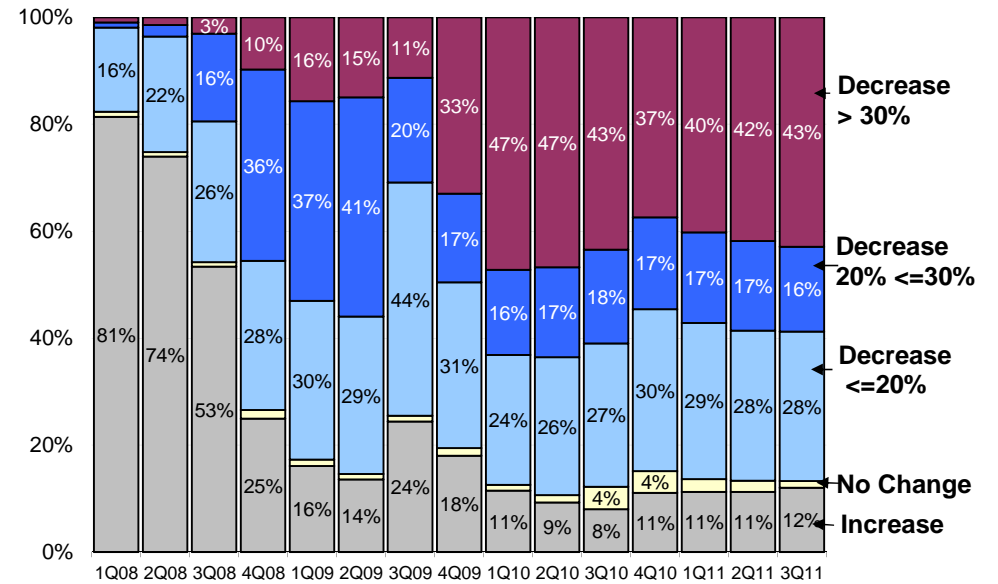
\* Modified loans data may not tie to Fannie Mae's financial statements due to timing differences in reporting systems.

# Freddie Mac's Loan Modifications\*

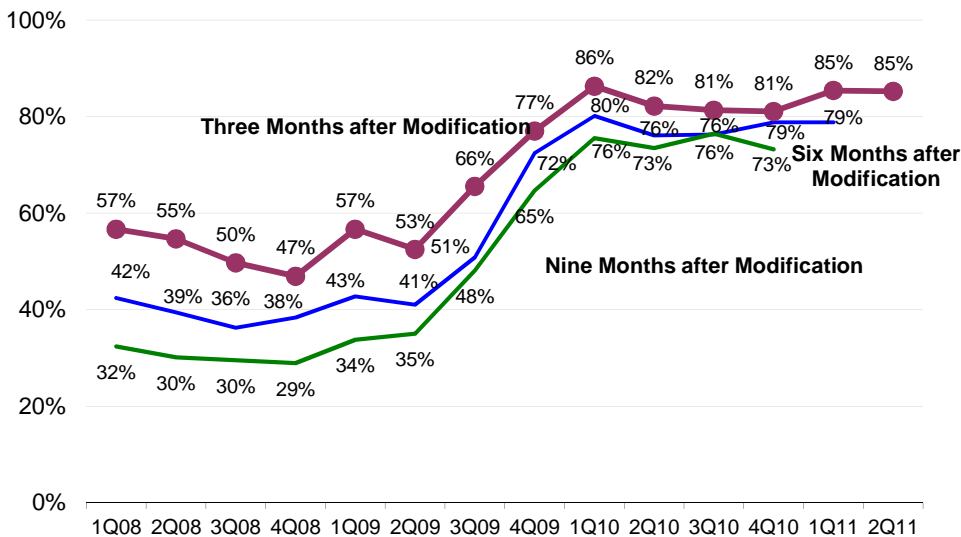
**Type of Modification**



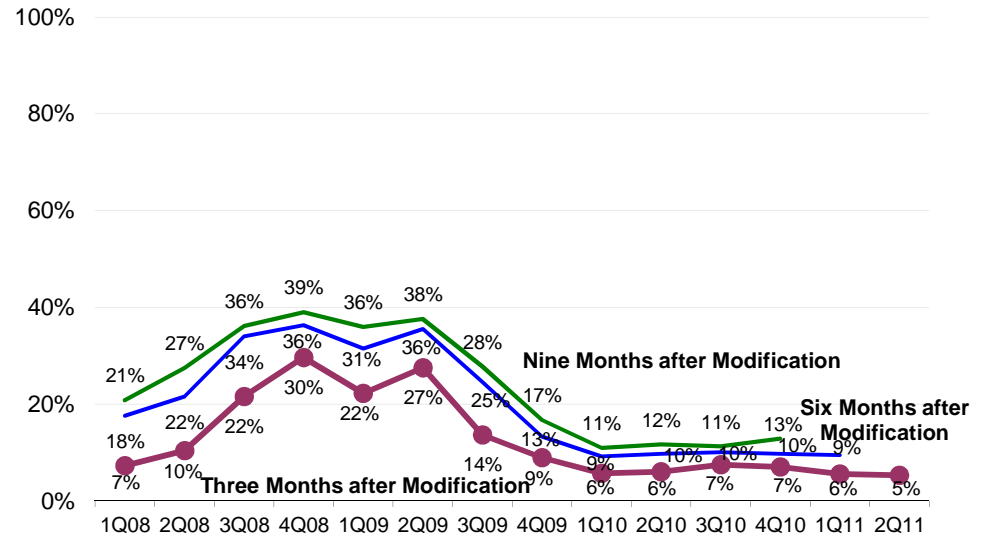
**Size of Payment Change**



**Modified Loans - Current and Performing**



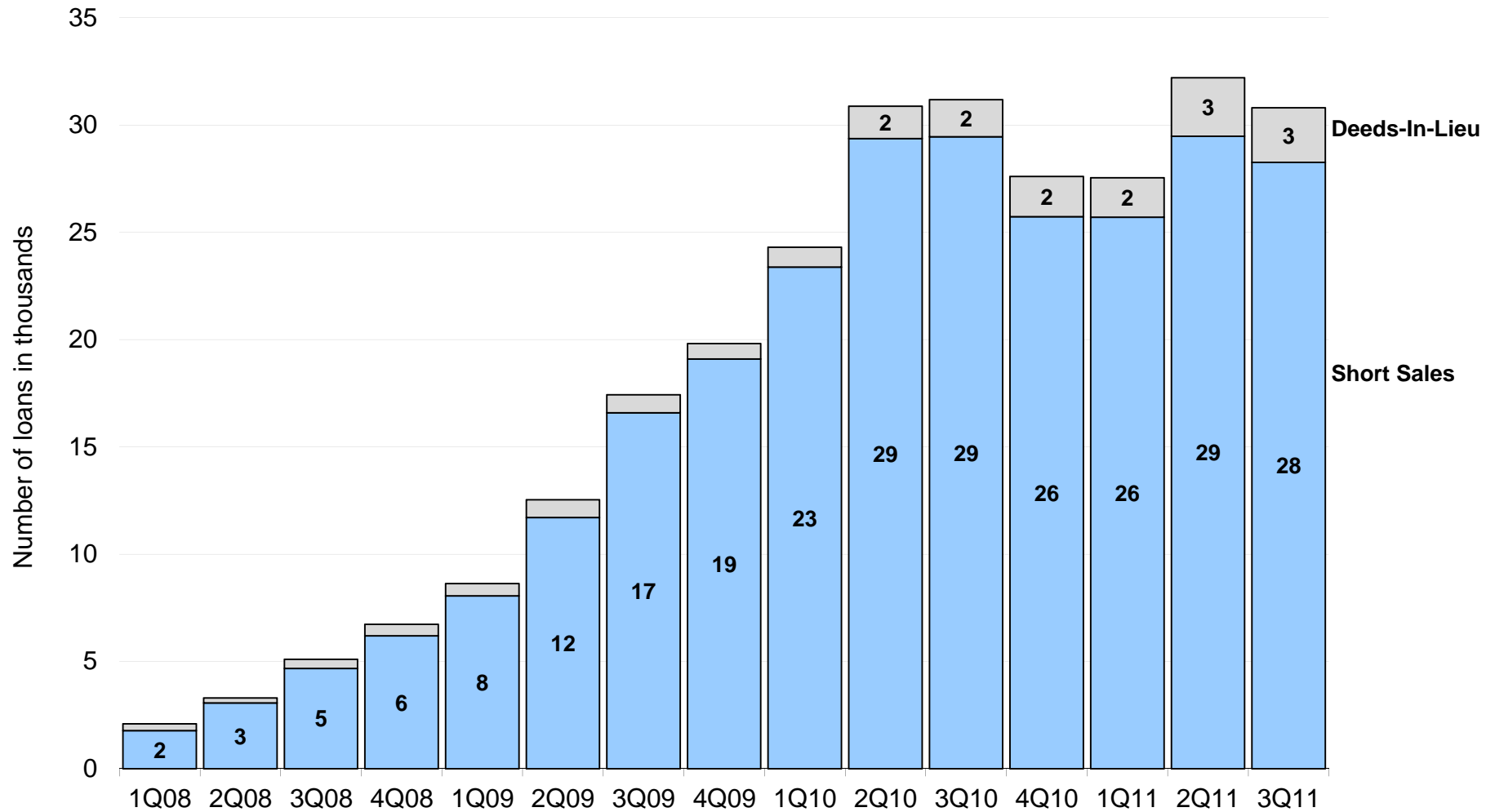
**Modified Loans - 60-plus-days Re-Delinquency Rates**



\* Modified loans data may not tie to Freddie Mac's financial statements due to timing differences in reporting systems.

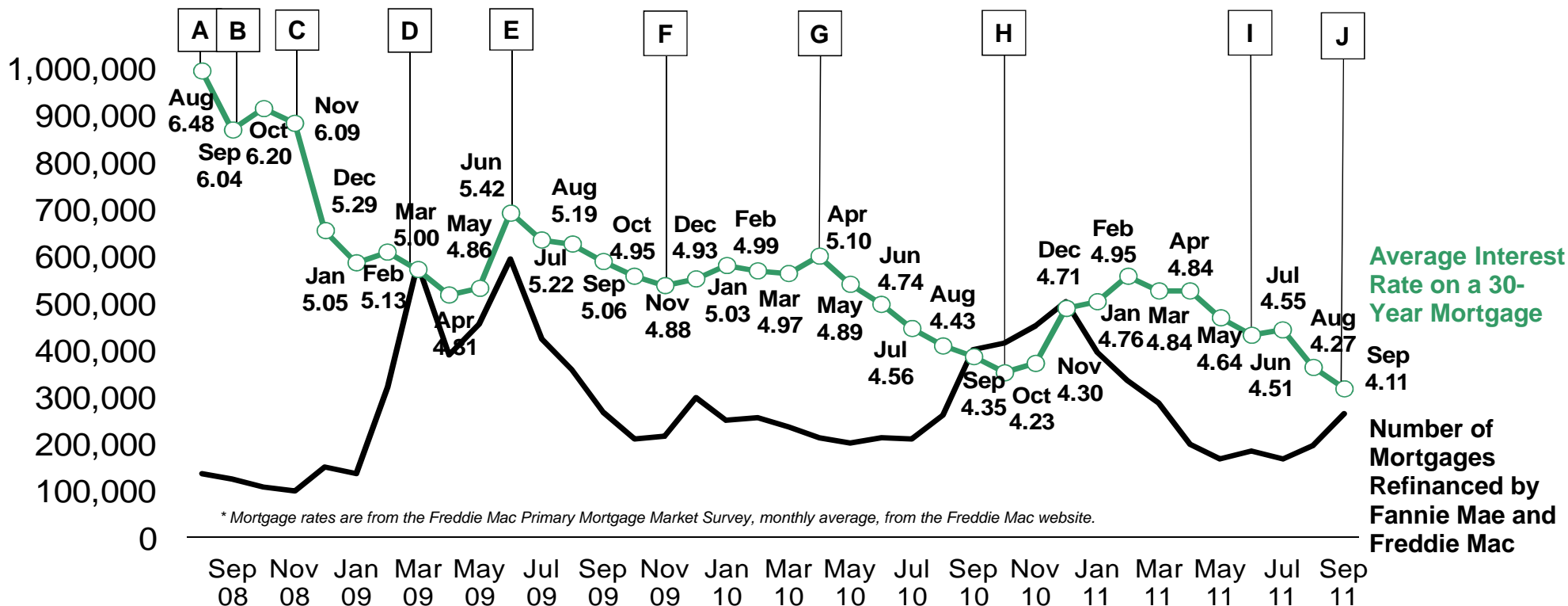
## Foreclosure Prevention Activity: Home Forfeiture Actions

Short sales and deeds-in-lieu of foreclosure declined 4 percent in the third quarter. The Enterprises continue to offer short sales and deeds-in-lieu as options for borrowers who can no longer afford their mortgages to give back their homes without going through the foreclosure process. These foreclosure alternatives help to reduce the severity of losses resulting from a borrower's default and minimize the impact of foreclosures on borrowers, communities, and neighborhoods.



# Refinance Activity

Refinance volume continued to grow in September as mortgage rates steadily fell to new historic lows.



A - Highest rate in 2008 for a 30-year mortgage.

B - GSEs placed into conservatorship on 09/06/08.

C - Fed announces MBS purchase program on 11/25/08.

D - Obama Administration's 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.

F - Treasury rates fell sharply after Dubai sought to delay sovereign debt payments.

G - Treasury rates rose on optimism of a recovering U.S. economy and a temporary lull in news of a developing debt crisis in Europe.

H - 30-year mortgage rates reached 4.17% in early November, marking the lowest level observed since Freddie Mac began tracking rates in 1971.

I - Treasury rates fell amid ongoing concerns of a growing debt crisis in Europe.

J - 30-year mortgage rates declined to new historic lows in September.

## Refinance Activity

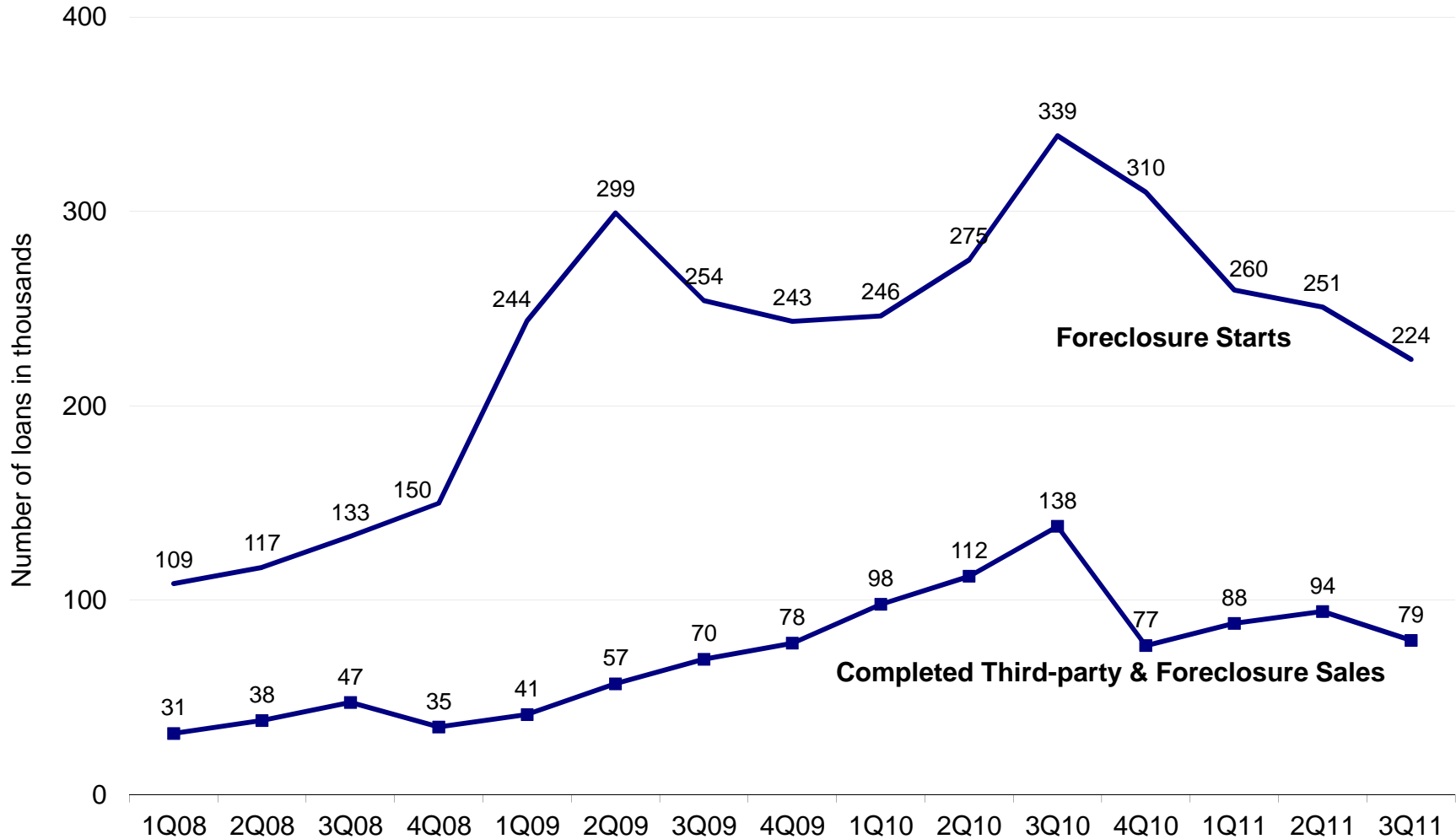
Fannie Mae and Freddie Mac refinanced nearly 928,600 loans through the HARP program through September 2011.

	Sep 2011	Year to Date	Inception to Date <sup>1</sup>	
<b>Total Refinances</b>				
Fannie Mae	169,077	1,364,588	5,380,789	<b>Initially HARP Refinance Loans</b> were defined as Fannie Mae to Fannie Mae and Freddie Mac to Freddie Mac first-lien refinance loans with limited and no cash out that are owner-occupied with loan-to-value ratios over 80 percent up to 125 percent.
Freddie Mac	<u>94,703</u>	<u>834,889</u>	<u>3,629,438</u>	
Total	263,780	2,199,477	9,010,227	
<b>HARP LTV &gt;80% -105%</b>				<b>HARP Phase II:</b> On October 24, 2011, FHFA, Fannie Mae and Freddie Mac announced HARP changes to reach more borrowers. Effective December 1, 2011, existing Enterprise borrowers who are current on their mortgage payments can refinance and reduce their monthly mortgage payments at loan-to-value ratios above 80 percent without any maximum loan-to-value limit.
Fannie Mae	17,140	144,381	457,822	
Freddie Mac	<u>11,900</u>	<u>115,489</u>	<u>393,249</u>	
Total	29,040	259,870	851,071	
<b>HARP LTV &gt;105% -125%</b>				<b>All Other Streamlined Refis</b> are streamlined refinances that do not qualify as HARP 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.
Fannie Mae	2,459	17,805	30,810	
Freddie Mac	<u>3,316</u>	<u>29,069</u>	<u>46,689</u>	
Total	5,775	46,874	77,499	
<b>All Other Streamlined Refis</b>				
Fannie Mae	50,235	374,276	1,038,774	
Freddie Mac	<u>22,479</u>	<u>188,401</u>	<u>595,407</u>	
Total	72,714	562,677	1,634,181	

<sup>1</sup>Inception to Date - Since April 1, 2009

# Foreclosures

The Enterprises' third-party and foreclosure sales decreased while foreclosure starts continued to trend downward in the third quarter.

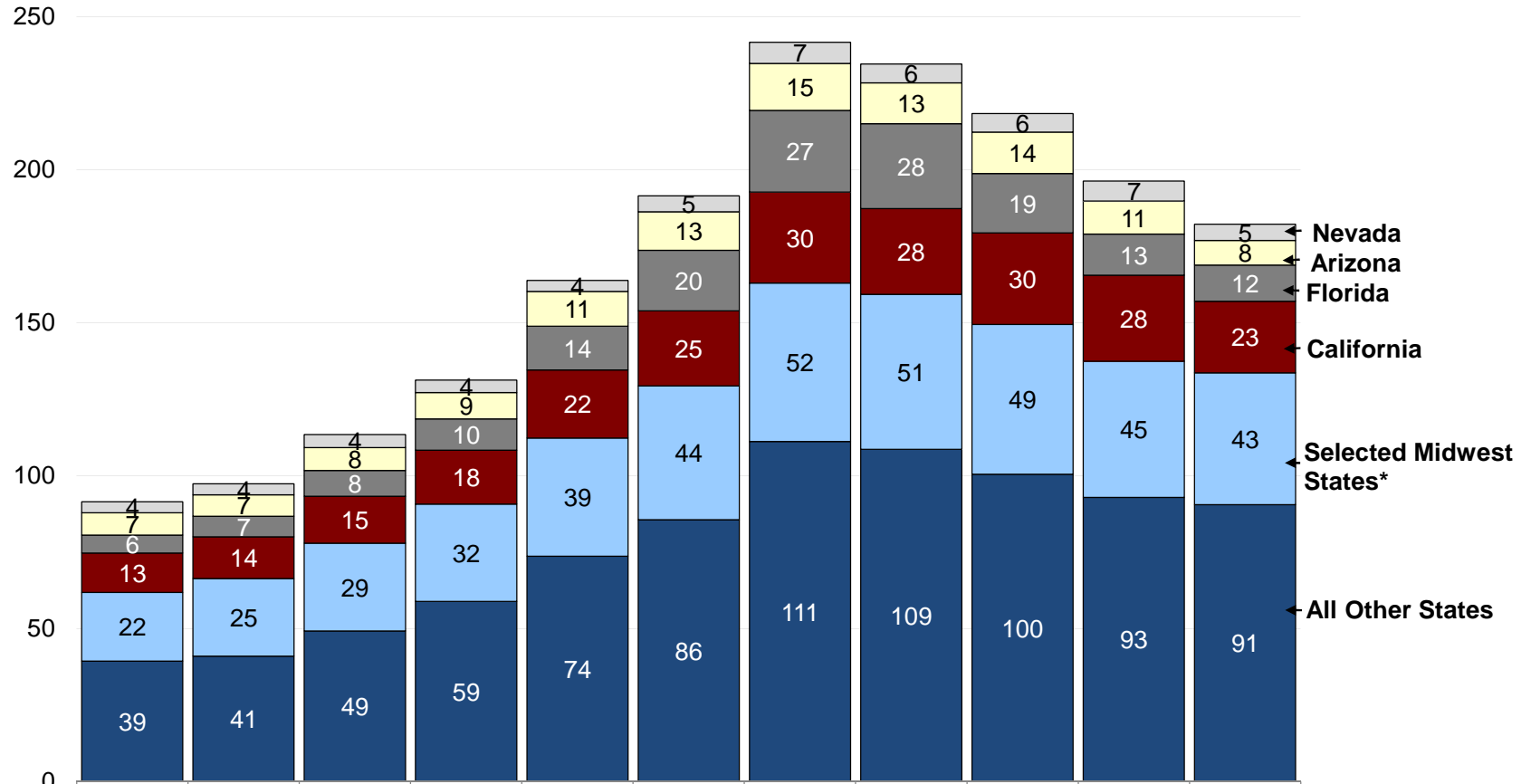


## Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO properties declined for the fourth consecutive quarter as property dispositions continue to outpace acquisitions in the third quarter.

### REO Inventory by State

(Number in thousands)



REO Activity	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11
Acquisitions	39,362	54,092	65,332	71,938	91,341	103,500	124,402	69,733	78,256	78,485	69,572
Dispositions	(40,724)	(48,294)	(49,238)	(54,144)	(58,723)	(75,832)	(74,206)	(76,849)	(94,441)	(100,550)	(83,678)
Inventory (at period end)	91,516	97,314	113,408	131,202	163,820	191,488	241,684	234,568	218,383	196,318	182,212

\* Select Midwest states are Illinois, Indiana, Michigan and Ohio



## Appendix: Data Tables

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

(# of loans in thousands)	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11
<b>Total Loans Serviced</b>	30,190	30,459	30,626	30,536	30,353	30,411	30,629	30,509	30,454	30,265	29,896	29,717	29,787	29,606	29,325
Original Credit Score >= 660	25,036	25,369	25,608	25,657	25,578	25,722	26,044	26,022	26,052	25,963	25,711	25,641	25,802	25,707	25,509
Original Credit Score < 660	5,153	5,090	5,018	4,879	4,775	4,689	4,586	4,487	4,401	4,302	4,185	4,076	3,985	3,899	3,817
<b>Total Delinquent Loans</b>					1,715	2,009	2,321	2,494	2,355	2,288	2,196	2,148	1,936	1,938	1,923
Original Credit Score >= 660					952	1,126	1,341	1,468	1,419	1,372	1,313	1,284	1,178	1,169	1,163
Original Credit Score < 660					763	882	980	1,026	936	916	882	863	758	769	761
<b>30 - 59 Days Delinquent</b>					615	682	734	725	609	664	682	659	553	605	607
Original Credit Score >= 660					316	353	404	406	345	370	378	362	307	331	336
Original Credit Score < 660					299	329	330	318	264	294	303	298	246	274	271
<b>60 - 89 Days Delinquent</b>					254	269	310	310	259	255	258	247	201	206	213
Original Credit Score >= 660					137	140	171	176	154	145	144	136	116	115	119
Original Credit Score < 660					117	129	139	135	105	110	114	111	85	92	94
<b>60-plus-days Delinquent</b>	445	529	678	926	1,100	1,327	1,587	1,769	1,746	1,624	1,514	1,488	1,382	1,333	1,316
Original Credit Score >= 660	214	264	345	497	636	774	937	1,061	1,074	1,001	935	923	871	838	827
Original Credit Score < 660	231	265	333	429	464	553	650	708	672	622	579	565	511	495	489

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>					5.65%	6.61%	7.58%	8.17%	7.73%	7.56%	7.34%	7.23%	6.50%	6.54%	6.56%
Original Credit Score >= 660					3.72%	4.38%	5.15%	5.64%	5.45%	5.28%	5.11%	5.01%	4.57%	4.55%	4.56%
Original Credit Score < 660					15.98%	18.82%	21.37%	22.87%	21.26%	21.30%	21.09%	21.18%	19.01%	19.72%	19.93%
<b>30 - 59 Days Delinquent</b>					2.03%	2.24%	2.40%	2.38%	2.00%	2.19%	2.28%	2.22%	1.86%	2.04%	2.07%
Original Credit Score >= 660					1.24%	1.37%	1.55%	1.56%	1.32%	1.43%	1.47%	1.41%	1.19%	1.29%	1.32%
Original Credit Score < 660					6.27%	7.02%	7.20%	7.09%	6.00%	6.84%	7.25%	7.31%	6.18%	7.02%	7.10%
<b>60 - 89 Days Delinquent</b>					0.84%	0.88%	1.01%	1.02%	0.85%	0.84%	0.86%	0.83%	0.67%	0.70%	0.73%
Original Credit Score >= 660					0.54%	0.55%	0.66%	0.68%	0.59%	0.56%	0.56%	0.53%	0.45%	0.45%	0.47%
Original Credit Score < 660					2.46%	2.75%	3.04%	3.00%	2.39%	2.55%	2.73%	2.72%	2.13%	2.35%	2.46%
<b>60-plus-days Delinquent</b>	1.47%	1.74%	2.22%	3.03%	3.62%	4.36%	5.18%	5.80%	5.73%	5.36%	5.06%	5.01%	4.64%	4.50%	4.49%
Original Credit Score >= 660	0.86%	1.04%	1.35%	1.94%	2.48%	3.01%	3.60%	4.08%	4.12%	3.86%	3.64%	3.60%	3.38%	3.26%	3.24%
Original Credit Score < 660	4.48%	5.21%	6.64%	8.79%	9.71%	11.80%	14.17%	15.78%	15.26%	14.46%	13.83%	13.87%	12.82%	12.70%	12.82%
<b>Serious Delinquency Rate</b>	0.99%	1.18%	1.52%	2.14%	2.85%	3.52%	4.20%	4.82%	4.93%	4.58%	4.26%	4.23%	4.02%	3.85%	3.81%
<b>In Bankruptcy</b>					0.29%	0.33%	0.36%	0.37%	0.39%	0.42%	0.47%	0.50%	0.51%	0.54%	0.54%

## Appendix: Data Tables

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

(# of loans in thousands)	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11
<b>Total Loans Serviced</b>	17,793	18,041	18,167	18,220	18,131	18,221	18,360	18,284	18,234	18,109	17,946	17,933	18,022	17,917	17,778
Original Credit Score >= 660	14,601	14,884	15,055	15,164	15,144	15,274	15,480	15,469	15,475	15,419	15,331	15,383	15,529	15,480	15,392
Original Credit Score < 660	3,192	3,157	3,112	3,056	2,987	2,947	2,879	2,816	2,759	2,691	2,615	2,550	2,493	2,437	2,386
<b>Total Delinquent Loans</b>					1,139	1,335	1,518	1,636	1,549	1,493	1,419	1,382	1,249	1,248	1,233
Original Credit Score >= 660					632	747	870	957	930	892	844	822	756	748	741
Original Credit Score < 660					507	588	648	679	620	602	575	560	492	500	492
<b>30 - 59 Days Delinquent</b>					397	438	452	453	384	424	434	419	351	384	386
Original Credit Score >= 660					203	225	242	250	214	233	237	225	191	207	211
Original Credit Score < 660					195	213	210	203	170	191	197	194	160	177	175
<b>60 - 89 Days Delinquent</b>					170	177	197	196	166	164	165	158	127	130	134
Original Credit Score >= 660					91	92	107	110	98	93	91	86	72	71	74
Original Credit Score < 660					79	85	90	86	68	71	74	72	54	59	60
<b>60-plus-days Delinquent</b>	303	359	460	625	742	897	1,066	1,183	1,166	1,070	985	964	898	864	847
Original Credit Score >= 660	146	180	236	336	429	522	628	707	715	659	607	597	565	541	531
Original Credit Score < 660	156	179	224	289	313	375	439	476	450	411	377	367	333	323	316

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>					6.28%	7.33%	8.27%	8.95%	8.50%	8.25%	7.91%	7.71%	6.93%	6.96%	6.94%
Original Credit Score >= 660					4.17%	4.89%	5.62%	6.19%	6.01%	5.78%	5.51%	5.34%	4.87%	4.83%	4.82%
Original Credit Score < 660					16.98%	19.96%	22.51%	24.12%	22.47%	22.36%	21.97%	21.97%	19.76%	20.51%	20.61%
<b>30 - 59 Days Delinquent</b>					2.19%	2.40%	2.46%	2.48%	2.10%	2.34%	2.42%	2.34%	1.95%	2.14%	2.17%
Original Credit Score >= 660					1.34%	1.47%	1.57%	1.61%	1.38%	1.51%	1.54%	1.46%	1.23%	1.34%	1.37%
Original Credit Score < 660					6.51%	7.24%	7.28%	7.22%	6.15%	7.09%	7.54%	7.59%	6.41%	7.27%	7.35%
<b>60 - 89 Days Delinquent</b>					0.94%	0.97%	1.07%	1.07%	0.91%	0.91%	0.92%	0.88%	0.70%	0.73%	0.75%
Original Credit Score >= 660					0.60%	0.60%	0.69%	0.71%	0.63%	0.60%	0.60%	0.56%	0.47%	0.46%	0.48%
Original Credit Score < 660					2.66%	2.90%	3.11%	3.06%	2.47%	2.66%	2.82%	2.82%	2.18%	2.41%	2.51%
<b>60-plus-days Delinquent</b>	1.70%	1.99%	2.53%	3.43%	4.09%	4.92%	5.81%	6.47%	6.39%	5.91%	5.49%	5.37%	4.98%	4.82%	4.76%
Original Credit Score >= 660	1.00%	1.21%	1.57%	2.22%	2.83%	3.42%	4.05%	4.57%	4.62%	4.27%	3.96%	3.88%	3.64%	3.50%	3.45%
Original Credit Score < 660	4.90%	5.66%	7.20%	9.44%	10.47%	12.72%	15.23%	16.90%	16.32%	15.27%	14.43%	14.38%	13.35%	13.24%	13.26%
<b>Serious Delinquency Rate</b>	1.15%	1.36%	1.72%	2.42%	3.15%	3.94%	4.72%	5.38%	5.47%	4.99%	4.56%	4.48%	4.27%	4.08%	4.00%
<b>In Bankruptcy</b>					0.33%	0.38%	0.40%	0.41%	0.42%	0.46%	0.51%	0.54%	0.54%	0.57%	0.56%

## Appendix: Data Tables

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

(# of loans in thousands)	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11
<b>Total Loans Serviced</b>	12,397	12,418	12,458	12,316	12,222	12,191	12,269	12,225	12,220	12,156	11,950	11,784	11,765	11,689	11,547
Original Credit Score >= 660	10,436	10,484	10,553	10,494	10,434	10,448	10,563	10,553	10,577	10,544	10,381	10,258	10,273	10,227	10,116
Original Credit Score < 660	1,961	1,933	1,906	1,822	1,788	1,742	1,706	1,672	1,642	1,612	1,569	1,526	1,493	1,462	1,431
<b>Total Delinquent Loans</b>					576	674	803	858	805	795	777	765	687	690	690
Original Credit Score >= 660					320	379	471	511	489	480	469	462	422	421	421
Original Credit Score < 660					256	294	332	347	316	315	308	303	265	269	269
<b>30 - 59 Days Delinquent</b>					218	244	282	272	225	241	248	240	202	221	221
Original Credit Score >= 660					113	128	161	157	131	138	142	136	115	124	125
Original Credit Score < 660					105	116	120	115	94	103	106	104	87	96	96
<b>60 - 89 Days Delinquent</b>					84	92	114	114	93	90	93	90	74	76	79
Original Credit Score >= 660					46	49	64	66	56	52	53	51	43	43	45
Original Credit Score < 660					38	43	50	48	37	38	40	39	31	33	34
<b>60-plus-days Delinquent</b>	142	170	219	301	358	430	521	586	580	554	529	525	485	469	469
Original Credit Score >= 660	68	84	110	161	207	251	310	354	358	343	327	326	306	296	296
Original Credit Score < 660	74	87	109	140	151	178	211	232	222	211	201	199	178	173	173

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>					4.71%	5.53%	6.54%	7.02%	6.59%	6.54%	6.50%	6.49%	5.84%	5.90%	5.98%
Original Credit Score >= 660					3.07%	3.63%	4.46%	4.84%	4.63%	4.55%	4.52%	4.51%	4.11%	4.11%	4.16%
Original Credit Score < 660					14.31%	16.90%	19.44%	20.77%	19.24%	19.52%	19.61%	19.85%	17.75%	18.40%	18.78%
<b>30 - 59 Days Delinquent</b>					1.78%	2.00%	2.30%	2.22%	1.84%	1.98%	2.08%	2.04%	1.72%	1.89%	1.91%
Original Credit Score >= 660					1.09%	1.23%	1.53%	1.48%	1.24%	1.30%	1.37%	1.33%	1.12%	1.22%	1.24%
Original Credit Score < 660					5.86%	6.65%	7.06%	6.87%	5.75%	6.40%	6.78%	6.83%	5.80%	6.59%	6.70%
<b>60 - 89 Days Delinquent</b>					0.69%	0.76%	0.93%	0.93%	0.76%	0.74%	0.78%	0.76%	0.63%	0.65%	0.68%
Original Credit Score >= 660					0.44%	0.47%	0.61%	0.62%	0.53%	0.49%	0.51%	0.49%	0.42%	0.42%	0.44%
Original Credit Score < 660					2.14%	2.48%	2.91%	2.89%	2.27%	2.38%	2.58%	2.56%	2.05%	2.25%	2.38%
<b>60-plus-days Delinquent</b>	1.15%	1.37%	1.75%	2.44%	2.93%	3.52%	4.24%	4.80%	4.75%	4.56%	4.43%	4.45%	4.12%	4.01%	4.06%
Original Credit Score >= 660	0.65%	0.80%	1.04%	1.53%	1.98%	2.40%	2.93%	3.35%	3.39%	3.25%	3.15%	3.18%	2.98%	2.90%	2.93%
Original Credit Score < 660	3.79%	4.48%	5.71%	7.69%	8.46%	10.24%	12.38%	13.90%	13.49%	13.12%	12.83%	13.02%	11.95%	11.81%	12.08%
<b>Serious Delinquency Rate</b>	0.77%	0.93%	1.22%	1.72%	2.41%	2.89%	3.43%	3.98%	4.13%	3.96%	3.80%	3.84%	3.63%	3.50%	3.51%
<b>In Bankruptcy</b>					0.22%	0.26%	0.30%	0.33%	0.33%	0.36%	0.41%	0.44%	0.45%	0.48%	0.49%

## Appendix: Data Tables

2 Enterprises Combined - Foreclosure Prevention Actions (# of loans)<sup>1</sup>

	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	YTD Sep-11
<b>Starts<sup>2</sup></b>																
HAMP Active Trial & Perm. - Cum.						66,200	278,139	485,418	584,086	426,978	348,171	361,510	384,449	408,633	422,591	422,591
Repayment Plans	63,756	66,443	85,771	84,876	100,917	140,641	182,720	170,109	159,073	121,253	159,238	152,371	89,354	122,166	128,151	339,671
Forbearance Plans					49,369	121,496	291,825	335,090	221,592	110,771	77,344	92,627	127,982	95,613	90,995	314,590
<b>Completed</b>																
Repayment Plans <sup>3</sup>	18,148	16,393	14,710	13,309	31,901	25,114	38,939	46,406	55,884	46,353	33,964	49,753	44,827	45,890	48,869	139,586
Forbearance Plans <sup>3</sup>	1,198	1,279	1,099	2,116	5,304	4,727	5,607	9,589	17,991	20,585	13,863	10,585	12,601	7,713	7,006	27,320
Charge-offs in Lieu	168	156	202	273	288	496	810	653	705	756	992	665	348	602	801	1,751
HomeSaver Advance ( <i>Fannie</i> )	1,244	16,658	27,277	25,788	20,431	11,662	4,347	2,759	2,588	1,783	794	26	-	-	-	-
Loan Modifications	15,655	15,387	13,488	23,777	37,069	32,287	36,722	57,569	137,561	171,176	146,507	119,778	86,201	81,214	83,582	250,997
<b>Home Retention Actions</b>	<b>36,413</b>	<b>49,873</b>	<b>56,776</b>	<b>65,263</b>	<b>94,993</b>	<b>74,286</b>	<b>86,425</b>	<b>116,976</b>	<b>214,729</b>	<b>240,653</b>	<b>196,120</b>	<b>180,807</b>	<b>143,977</b>	<b>135,419</b>	<b>140,258</b>	<b>419,654</b>
Short Sales	1,776	3,062	4,674	6,192	8,054	11,705	16,586	19,102	23,379	29,375	29,465	25,734	25,705	29,483	28,264	83,452
Deeds-in-lieu	308	236	427	540	578	835	843	715	934	1,506	1,728	1,875	1,849	2,727	2,545	7,121
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>2,084</b>	<b>3,298</b>	<b>5,101</b>	<b>6,732</b>	<b>8,632</b>	<b>12,540</b>	<b>17,429</b>	<b>19,817</b>	<b>24,313</b>	<b>30,881</b>	<b>31,193</b>	<b>27,609</b>	<b>27,554</b>	<b>32,210</b>	<b>30,809</b>	<b>90,573</b>
<b>Total Foreclosure Prevention Actions</b>	<b>38,497</b>	<b>53,171</b>	<b>61,877</b>	<b>71,995</b>	<b>103,625</b>	<b>86,826</b>	<b>103,854</b>	<b>136,793</b>	<b>239,042</b>	<b>271,534</b>	<b>227,313</b>	<b>208,416</b>	<b>171,531</b>	<b>167,629</b>	<b>171,067</b>	<b>510,227</b>

## Percent of Total Foreclosure Prevention Actions

Repayment Plans	47%	31%	24%	18%	31%	29%	37%	34%	23%	17%	15%	24%	26%	27%	29%	27%
Forbearance Plans	3%	2%	2%	3%	5%	5%	5%	7%	8%	8%	6%	5%	7%	5%	4%	5%
Charge-offs in Lieu	0%	0%	0%	0%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
HomeSaver Advance ( <i>Fannie</i> )	3%	31%	44%	36%	20%	13%	4%	2%	1%	1%	0%	0%	0%	0%	0%	0%
Loan Modifications	41%	29%	22%	33%	36%	37%	35%	42%	58%	63%	64%	57%	50%	48%	49%	49%
<b>Home Retention Actions</b>	<b>95%</b>	<b>94%</b>	<b>92%</b>	<b>91%</b>	<b>92%</b>	<b>86%</b>	<b>83%</b>	<b>86%</b>	<b>90%</b>	<b>89%</b>	<b>86%</b>	<b>87%</b>	<b>84%</b>	<b>81%</b>	<b>82%</b>	<b>82%</b>
Short Sales	5%	6%	8%	9%	8%	13%	16%	14%	10%	11%	13%	12%	15%	18%	17%	16%
Deeds-in-lieu	1%	0%	1%	1%	1%	1%	1%	1%	0%	1%	1%	1%	1%	2%	1%	1%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>5%</b>	<b>6%</b>	<b>8%</b>	<b>9%</b>	<b>8%</b>	<b>14%</b>	<b>17%</b>	<b>14%</b>	<b>10%</b>	<b>11%</b>	<b>14%</b>	<b>13%</b>	<b>16%</b>	<b>19%</b>	<b>18%</b>	<b>18%</b>

<sup>1</sup> 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.<sup>2</sup> Forbearance plans initiated include HAMP trials initiated by servicers under the MHA program. In addition, starting in August, forbearance plans initiated include Fannie Mae's HomeSaver forbearance plans. HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification. As of September 30, 2011, Fannie Mae had completed more than 234,500 HAMP permanent modifications and Freddie Mac had completed nearly 145,800 HAMP permanent modifications.<sup>3</sup> Includes loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data have been revised to exclude HAMP.

## Appendix: Data Tables

## 3(i) Enterprises Combined - Loan Modifications

	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	YTD Sep-11
<b>Loan Modifications (# of loans)</b>	15,655	15,387	13,488	23,777	37,069	32,287	36,722	57,569	137,561	171,176	146,507	119,778	86,201	81,214	83,582	250,997
<b>Principal and Interest Change (%)</b>																
Increase	82%	70%	53%	25%	16%	12%	13%	15%	13%	7%	8%	11%	8%	6%	6%	6%
No Change	1%	1%	1%	1%	1%	2%	0%	0%	0%	1%	1%	2%	2%	1%	1%	1%
Decrease <=20%	15%	21%	28%	32%	31%	32%	38%	25%	23%	21%	21%	23%	23%	26%	27%	26%
Decrease 20% <=30%	2%	6%	14%	31%	34%	36%	26%	17%	16%	16%	16%	16%	16%	18%	20%	18%
Decrease > 30%	1%	2%	4%	11%	18%	19%	23%	43%	48%	55%	53%	49%	51%	49%	46%	49%
<b>Type of Modifications (%)</b>																
Extend Term Only					17%	19%	18%	9%	4%	4%	4%	6%	7%	9%	12%	9%
Reduce Rate Only					4%	3%	9%	21%	34%	31%	30%	28%	31%	30%	24%	28%
Extend Term and Reduce Rate*					70%	69%	66%	62%	54%	60%	60%	58%	58%	59%	63%	60%
Other					9%	9%	7%	8%	9%	5%	6%	7%	4%	2%	1%	2%
<b>60+ Days Re-Delinquency (%)</b>																
3 Months after Modification	17%	20%	25%	28%	21%	24%	19%	9%	8%	9%	10%	8%	7%	7%		
6 Months after Modification	31%	35%	38%	37%	33%	35%	33%	16%	13%	13%	13%	12%	11%			
9 Months after Modification	39%	41%	42%	42%	40%	39%	36%	20%	18%	16%	15%	15%				

\* Includes extend term, reduce rate and forbear principal.

## Appendix: Data Tables

## 3(ii) Fannie Mae - Loan Modifications

	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	YTD Sep-11
<b>Loan Modifications (# of loans)</b>	11,409	10,560	5,173	6,314	12,446	16,684	27,686	41,753	93,756	121,693	106,365	81,692	51,043	50,336	60,025	161,404
<b>Principal and Interest Change (%)</b>																
Increase	83%	67%	53%	25%	15%	10%	9%	14%	13%	6%	8%	11%	6%	3%	3%	4%
No Change	1%	1%	1%	1%	0%	3%	0%	0%	0%	0%	1%	1%	2%	1%	0%	1%
Decrease <=20%	14%	21%	29%	41%	35%	35%	35%	24%	22%	19%	19%	19%	20%	24%	27%	24%
Decrease 20% <=30%	2%	8%	11%	20%	28%	29%	28%	17%	16%	16%	16%	15%	15%	18%	22%	18%
Decrease > 30%	1%	3%	5%	14%	21%	23%	27%	46%	49%	58%	56%	54%	57%	54%	48%	53%
<b>Type of Modifications (%)</b>																
Extend Term Only					13%	12%	10%	6%	1%	1%	1%	2%	2%	5%	10%	6%
Reduce Rate Only					10%	5%	11%	24%	40%	35%	35%	35%	34%	32%	22%	29%
Extend Term and Reduce Rate*					67%	73%	74%	63%	50%	59%	58%	56%	60%	62%	67%	63%
Other					10%	9%	5%	7%	10%	5%	5%	7%	4%	1%	0%	2%
<b>60+ Days Re-Delinquency (%)</b>																
3 Months after Modification	21%	27%	31%	24%	19%	18%	21%	9%	9%	9%	11%	9%	8%	8%		
6 Months after Modification	37%	44%	44%	39%	36%	33%	36%	17%	15%	15%	14%	13%	12%			
9 Months after Modification	47%	51%	52%	50%	47%	41%	39%	22%	21%	17%	16%	17%				

\* Includes extend term, reduce rate and forbear principal.

## Appendix: Data Tables

## 3(iii) Freddie Mac - Loan Modifications

	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	YTD Sep-11
<b>Loan Modifications (# of loans)</b>	4,246	4,827	8,315	17,463	24,623	15,603	9,036	15,816	43,805	49,483	40,142	38,086	35,158	30,878	23,557	89,593
<b>Principal and Interest Change (%)</b>																
Increase	81%	74%	53%	25%	16%	14%	24%	18%	11%	9%	8%	11%	11%	11%	12%	11%
No Change	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%	4%	4%	2%	2%	1%	2%
Decrease <=20%	16%	22%	26%	28%	30%	29%	44%	31%	24%	26%	27%	30%	29%	28%	28%	28%
Decrease 20% <=30%	1%	2%	16%	36%	37%	41%	20%	17%	16%	17%	18%	17%	17%	17%	16%	17%
Decrease > 30%	1%	1%	3%	10%	16%	15%	11%	33%	47%	47%	43%	37%	40%	42%	43%	42%
<b>Type of Modifications (%)</b>																
Extend Term Only					19%	27%	43%	16%	9%	11%	12%	16%	15%	15%	16%	15%
Reduce Rate Only					1%	1%	2%	14%	22%	21%	17%	13%	27%	28%	28%	28%
Extend Term and Reduce Rate*					72%	64%	41%	59%	62%	62%	64%	63%	55%	54%	51%	53%
Other					9%	9%	13%	12%	7%	6%	6%	7%	4%	3%	5%	4%
<b>60+ Days Re-Delinquency (%)</b>																
3 Months after Modification	7%	10%	22%	30%	22%	27%	14%	9%	6%	6%	7%	7%	6%	5%		
6 Months after Modification	18%	22%	34%	36%	31%	36%	25%	13%	9%	10%	10%	10%	9%			
9 Months after Modification	21%	27%	36%	39%	36%	38%	28%	17%	11%	12%	11%	13%				

\* Includes extend term, reduce rate and forbear principal.

## Appendix: Data Tables

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

	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	YTD Sep-11
Short Sales	1,776	3,062	4,674	6,192	8,054	11,705	16,586	19,102	23,379	29,375	29,465	25,734	25,705	29,483	28,264	83,452
Deeds-in-lieu	308	236	427	540	578	835	843	715	934	1,506	1,728	1,875	1,849	2,727	2,545	7,121
Nonforeclosure - Home Forfeiture Actions*	2,084	3,298	5,101	6,732	8,632	12,540	17,429	19,817	24,313	30,881	31,193	27,609	27,554	32,210	30,809	90,573
Third-party Sales	1,939	2,052	2,170	1,571	1,467	2,789	4,263	4,908	5,171	7,856	11,999	7,886	8,982	14,968	10,902	34,852
Foreclosure Sales	29,548	36,093	45,277	33,233	39,733	54,236	65,375	72,989	92,760	104,497	126,058	68,759	79,123	79,250	68,483	226,856
Third-party & Foreclosure Sales	31,487	38,145	47,447	34,804	41,200	57,025	69,638	77,897	97,931	112,353	138,057	76,645	88,105	94,218	79,385	261,708
Foreclosure Starts	108,520	116,843	132,909	149,981	243,824	299,208	254,168	243,485	246,273	275,095	338,957	309,976	259,643	250,858	223,862	734,363
<b>Top Five Reasons for Delinquency</b>																
Curtailment of Income					35%	40%	40%	41%	47%	48%	48%	46%	44%	43%	41%	
Excessive obligations					19%	18%	16%	13%	13%	14%	14%	14%	14%	14%	15%	
Unemployment					8%	9%	8%	8%	8%	8%	8%	8%	8%	8%	8%	
Illness of principal mortgagor or family member					6%	6%	5%	5%	5%	5%	5%	5%	5%	5%	5%	
Marital Difficulties					3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	4%	

\* Short sales and deeds in lieu of foreclosure completed.



## Appendix: Data Tables

## 5(i) Enterprises Combined - Real Estate Owned (# of loans)

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	YTD Sep-11
Acquisitions	39,362	54,092	65,332	71,938	91,341	103,500	124,402	69,733	78,256	78,485	69,572	226,313
Dispositions	(40,724)	(48,294)	(49,238)	(54,144)	(58,723)	(75,832)	(74,206)	(76,849)	(94,441)	(100,550)	(83,678)	(278,669)
Inventory (at period end)	91,516	97,314	113,408	131,202	163,820	191,488	241,684	234,568	218,383	196,318	182,212	
<b>Acquisitions by State</b>												
Arizona	4,212	4,807	5,296	6,136	7,795	8,212	9,012	5,936	8,484	6,621	4,375	19,480
California	5,561	8,253	9,465	10,434	12,767	12,455	14,920	9,459	13,380	11,527	7,752	32,659
Florida	3,117	4,891	6,219	7,226	10,309	13,517	15,710	7,244	4,136	4,875	5,479	14,490
Nevada	1,939	2,248	3,086	2,462	2,071	3,897	4,177	2,587	3,286	4,032	2,132	9,450
Subtotal	14,829	20,199	24,066	26,258	32,942	38,081	43,819	25,226	29,286	27,055	19,738	76,079
Selected Midwest States*	6,642	12,032	12,251	13,062	17,645	18,555	20,912	10,534	13,642	11,854	12,209	37,705
All other States	17,891	21,861	29,015	32,618	40,754	46,864	59,671	33,973	35,328	39,576	37,625	112,529
<b>Total Acquisitions</b>	<b>39,362</b>	<b>54,092</b>	<b>65,332</b>	<b>71,938</b>	<b>91,341</b>	<b>103,500</b>	<b>124,402</b>	<b>69,733</b>	<b>78,256</b>	<b>78,485</b>	<b>69,572</b>	<b>226,313</b>
<b>Inventory by State</b>												
Arizona	7,344	6,992	7,504	8,675	11,305	12,596	15,384	13,332	13,595	10,847	8,063	
California	12,839	13,568	15,325	17,585	22,302	24,546	29,722	28,049	29,939	28,116	23,407	
Florida	5,891	6,796	8,445	10,203	14,305	19,788	26,679	27,746	19,380	13,452	11,793	
Nevada	3,603	3,540	4,230	4,004	3,631	5,218	6,937	6,164	6,064	6,536	5,307	
Subtotal	29,677	30,896	35,504	40,467	51,543	62,148	78,722	75,291	68,978	58,951	48,570	
Selected Midwest States*	22,434	25,454	28,694	31,875	38,596	43,727	51,829	50,677	48,918	44,506	43,082	
All other States	39,405	40,964	49,210	58,860	73,681	85,613	111,133	108,600	100,487	92,861	90,560	
<b>Total Inventory</b>	<b>91,516</b>	<b>97,314</b>	<b>113,408</b>	<b>131,202</b>	<b>163,820</b>	<b>191,488</b>	<b>241,684</b>	<b>234,568</b>	<b>218,383</b>	<b>196,318</b>	<b>182,212</b>	

\* Select Midwest states are Illinois, Indiana, Michigan and Ohio

## Appendix: Data Tables

## 5(ii) Fannie Mae - Real Estate Owned (# of loans)

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	YTD Sep-11
Acquisitions	25,374	32,095	40,959	47,189	61,929	68,838	85,349	45,962	53,549	53,697	45,194	152,440
Dispositions	(26,541)	(31,851)	(31,299)	(33,309)	(38,095)	(49,517)	(47,872)	(50,260)	(62,814)	(71,202)	(58,297)	(192,313)
Inventory (at period end)	62,371	62,615	72,275	86,155	109,989	129,310	166,787	162,489	153,224	135,719	122,616	
<b>Acquisitions by State</b>												
Arizona	2,526	2,879	3,172	4,277	5,374	5,256	6,023	4,038	5,971	4,858	3,052	13,881
California	3,719	4,444	5,304	6,098	8,700	8,256	10,434	6,661	9,571	8,179	5,197	22,947
Florida	1,680	2,876	4,053	4,673	6,556	8,712	10,048	4,312	2,919	3,154	3,405	9,478
Nevada	1,210	1,337	1,885	1,643	1,451	2,686	3,278	2,003	2,678	3,099	1,467	7,244
Subtotal	9,135	11,536	14,414	16,691	22,081	24,910	29,783	17,014	21,139	19,290	13,121	53,550
Selected Midwest States*	4,643	6,930	7,834	9,057	12,058	12,356	14,314	6,683	8,962	7,316	7,484	23,762
All other States	11,596	13,629	18,711	21,441	27,790	31,572	41,252	22,265	23,448	27,091	24,589	75,128
Total Acquisitions	25,374	32,095	40,959	47,189	61,929	68,838	85,349	45,962	53,549	53,697	45,194	152,440
<b>Inventory by State</b>												
Arizona	4,826	4,354	4,586	5,857	7,779	8,427	10,550	9,400	9,703	7,738	5,703	
California	8,207	8,078	8,954	10,472	14,476	16,630	20,992	20,164	21,800	20,224	16,759	
Florida	3,840	4,251	5,537	6,812	9,304	13,179	18,051	18,621	13,871	9,510	8,083	
Nevada	2,405	2,254	2,659	2,685	2,550	3,668	5,368	4,895	4,858	5,035	3,872	
Subtotal	19,278	18,937	21,736	25,826	34,109	41,904	54,961	53,080	50,232	42,507	34,417	
Selected Midwest States*	16,127	16,915	18,680	21,512	26,389	29,945	36,060	35,354	34,311	30,266	28,333	
All other States	26,966	26,763	31,859	38,817	49,491	57,461	75,766	74,055	68,681	62,946	59,866	
Total Inventory	62,371	62,615	72,275	86,155	109,989	129,310	166,787	162,489	153,224	135,719	122,616	

\* Select Midwest states are Illinois, Indiana, Michigan and Ohio

## Appendix: Data Tables

## 5(iii) Freddie Mac - Real Estate Owned (# of loans)

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	YTD Sep-11
Acquisitions	13,988	21,997	24,373	24,749	29,412	34,662	39,053	23,771	24,707	24,788	24,378	73,873
Dispositions	(14,183)	(16,443)	(17,939)	(20,835)	(20,628)	(26,315)	(26,334)	(26,589)	(31,627)	(29,348)	(25,381)	(86,356)
Inventory (at period end)	29,145	34,699	41,133	45,047	53,831	62,178	74,897	72,079	65,159	60,599	59,596	
<b>Acquisitions by State</b>												
Arizona	1,686	1,928	2,124	1,859	2,421	2,956	2,989	1,898	2,513	1,763	1,323	5,599
California	1,842	3,809	4,161	4,336	4,067	4,199	4,486	2,798	3,809	3,348	2,555	9,712
Florida	1,437	2,015	2,166	2,553	3,753	4,805	5,662	2,932	1,217	1,721	2,074	5,012
Nevada	729	911	1,201	819	620	1,211	899	584	608	933	665	2,206
Subtotal	5,694	8,663	9,652	9,567	10,861	13,171	14,036	8,212	8,147	7,765	6,617	22,529
Selected Midwest States*	1,999	5,102	4,417	4,005	5,587	6,199	6,598	3,851	4,680	4,538	4,725	13,943
All other States	6,295	8,232	10,304	11,177	12,964	15,292	18,419	11,708	11,880	12,485	13,036	37,401
<b>Total Acquisitions</b>	<b>13,988</b>	<b>21,997</b>	<b>24,373</b>	<b>24,749</b>	<b>29,412</b>	<b>34,662</b>	<b>39,053</b>	<b>23,771</b>	<b>24,707</b>	<b>24,788</b>	<b>24,378</b>	<b>73,873</b>
<b>Inventory by State</b>												
Arizona	2,518	2,638	2,918	2,818	3,526	4,169	4,834	3,932	3,892	3,109	2,360	
California	4,632	5,490	6,371	7,113	7,826	7,916	8,730	7,885	8,139	7,892	6,648	
Florida	2,051	2,545	2,908	3,391	5,001	6,609	8,628	9,125	5,509	3,942	3,710	
Nevada	1,198	1,286	1,571	1,319	1,081	1,550	1,569	1,269	1,206	1,501	1,435	
Subtotal	10,399	11,959	13,768	14,641	17,434	20,244	23,761	22,211	18,746	16,444	14,153	
Selected Midwest States*	6,307	8,539	10,014	10,363	12,207	13,782	15,769	15,323	14,607	14,240	14,749	
All other States	12,439	14,201	17,351	20,043	24,190	28,152	35,367	34,545	31,806	29,915	30,694	
<b>Total Inventory</b>	<b>29,145</b>	<b>34,699</b>	<b>41,133</b>	<b>45,047</b>	<b>53,831</b>	<b>62,178</b>	<b>74,897</b>	<b>72,079</b>	<b>65,159</b>	<b>60,599</b>	<b>59,596</b>	

\* Select Midwest states are Illinois, Indiana, Michigan and Ohio

## Appendix: Data Tables

## 6 Fannie Mae and Freddie Mac - Refinance Volume (# of loans)

	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11
<b>Total Refinances</b>															
Fannie Mae	123,949	156,735	248,579	255,024	268,991	306,967	247,542	188,305	190,574	118,277	103,144	118,098	108,872	120,699	169,077
Freddie Mac	86,925	105,079	150,536	159,872	182,190	194,252	146,602	147,719	95,687	81,663	65,297	67,525	59,316	76,377	94,703
Total	210,874	261,814	399,115	414,896	451,181	501,219	394,144	336,024	286,261	199,940	168,441	185,623	168,188	197,076	263,780
<b>HARP LTV &gt;80% -105%</b>															
Fannie Mae	12,772	14,147	20,674	19,639	20,554	25,179	19,074	17,826	21,370	14,511	12,363	14,266	12,758	15,073	17,140
Freddie Mac	11,859	12,670	20,447	18,552	20,801	26,421	18,019	22,896	14,059	12,581	8,944	8,830	9,291	8,969	11,900
Total	24,631	26,817	41,121	38,191	41,355	51,600	37,093	40,722	35,429	27,092	21,307	23,096	22,049	24,042	29,040
<b>HARP LTV &gt;105% -125%</b>															
Fannie Mae	800	891	1,326	1,266	1,404	1,762	1,816	1,932	2,387	1,976	1,656	1,956	1,685	1,938	2,459
Freddie Mac	1,143	1,222	2,232	1,388	1,335	3,611	2,431	4,104	4,212	3,508	2,512	3,305	2,779	2,902	3,316
Total	1,943	2,113	3,558	2,654	2,739	5,373	4,247	6,036	6,599	5,484	4,168	5,261	4,464	4,840	5,775
<b>All Other Streamlined Refis</b>															
Fannie Mae	25,463	31,369	51,693	49,240	53,346	62,512	45,009	40,815	53,854	36,435	35,366	40,706	32,894	38,962	50,235
Freddie Mac	19,713	22,805	38,139	38,214	43,773	50,576	29,757	35,215	22,054	19,304	16,174	14,549	13,168	15,701	22,479
Total	45,176	54,174	89,832	87,454	97,119	113,088	74,766	76,030	75,908	55,739	51,540	55,255	46,062	54,663	72,714

## Notes:

**HARP Refinance Loans** are defined as Fannie Mae to Fannie Mae and Freddie Mac to Freddie Mac first lien refinance loans with limited and no cash out that are owner-occupied with loan-to-value ratios over 80% up to 125%.

**All Other Streamlined Refis** are streamlined refinances that do not qualify as HARP (LTVs between 80% and 125%) 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.

FHFA produces monthly and quarterly versions of the Foreclosure Prevention & Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: MHA program updates; benchmarking of the Enterprises' delinquency rates; the type and depth of loan modifications; and the performance of modified loans.

## 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.

**HomeSaver 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.