



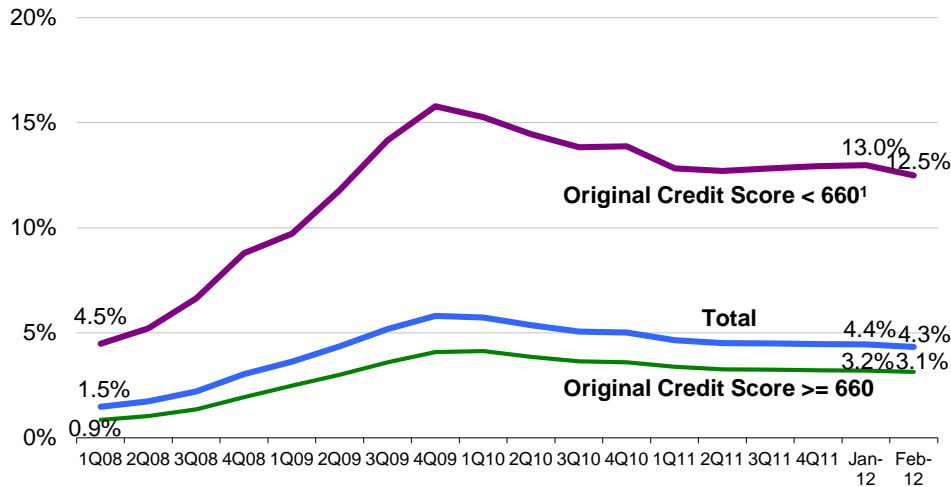
Federal Housing Finance Agency

Foreclosure Prevention & Refinance Report February 2012

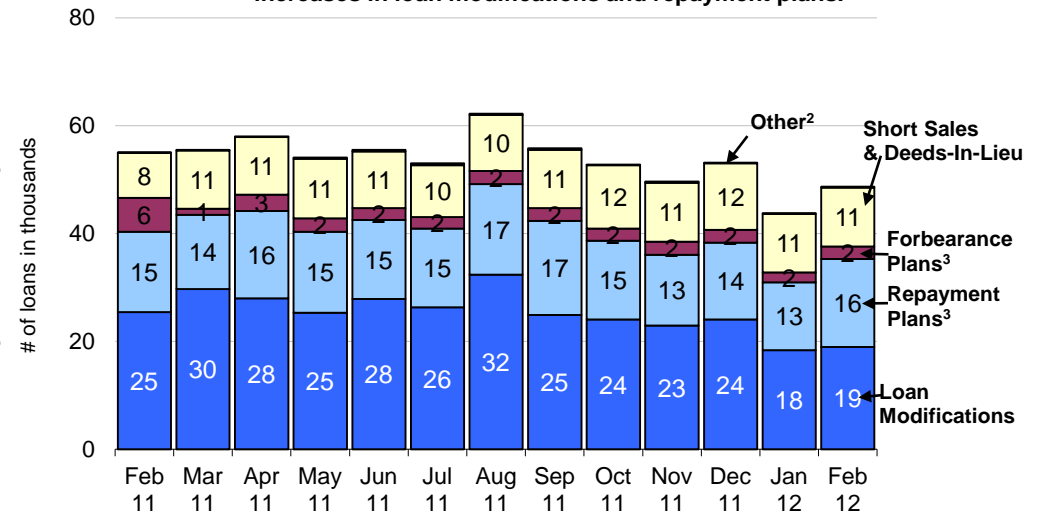
FHFA Federal Property Manager's Report

This report contains data on foreclosure prevention activity, refinance and MHA program activity of Fannie Mae and Freddie Mac (the Enterprises) through February 2012.

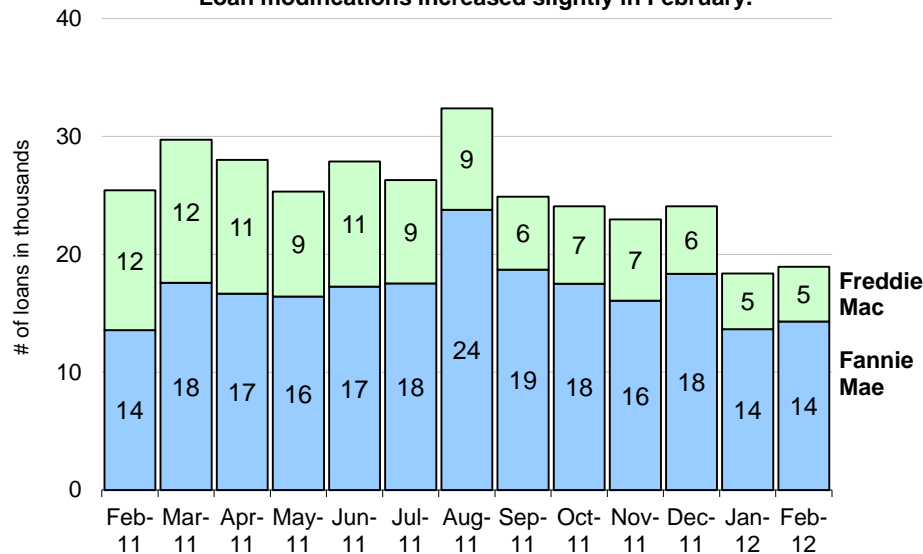
60-plus-days Delinquency Rates
Delinquency rates declined in February.



Foreclosure Prevention Actions Completed
Completed foreclosure prevention actions increased in February driven by increases in loan modifications and repayment plans.



Completed loan modifications
Loan modifications increased slightly in February.



HAMP Statistics

| Cumulative from April 2009 through | Jan-12 | Feb-12 |
|---------------------------------------|----------------|----------------|
| Trial Modifications Ever Started | 943,890 | 951,789 |
| Less: | | |
| Trials Disqualified | (97,695) | (98,169) |
| Trials Cancelled | (322,037) | (323,030) |
| Permanent Modifications | (490,120) | (499,372) |
| Trials Remaining Active | 34,038 | 31,218 |
| Permanent Modifications Started | 490,120 | 499,372 |
| Less: | | |
| Modifications Defaulted | (85,346) | (88,792) |
| Modifications Paid off | (2,147) | (2,286) |
| Active Permanent Modifications | 402,627 | 408,294 |

Source: HAMP system of record (IR2)

¹ Includes loans with missing original credit score.

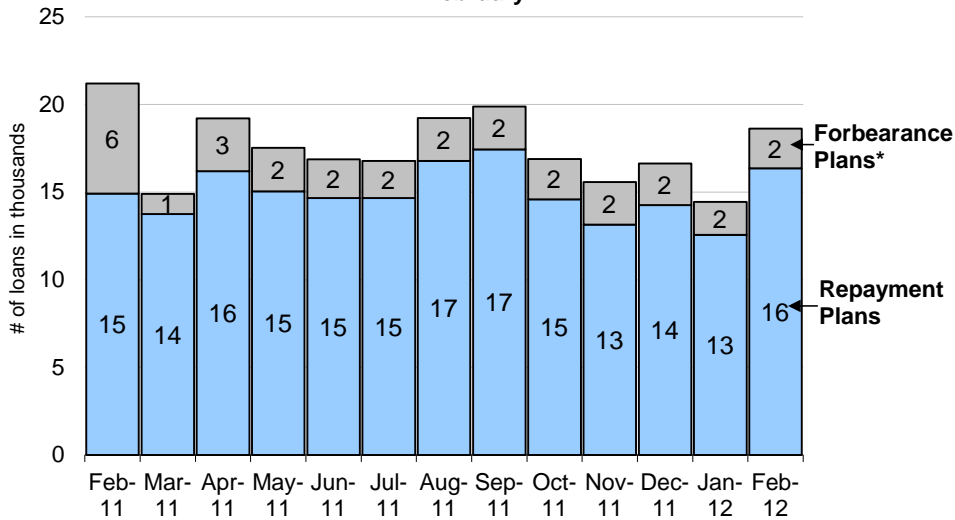
² Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu.

³ 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.

⁴ 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 February 29, 2012, Fannie Mae had completed 250,200 HAMP permanent modifications and Freddie Mac had completed nearly 158,100 HAMP permanent modifications.

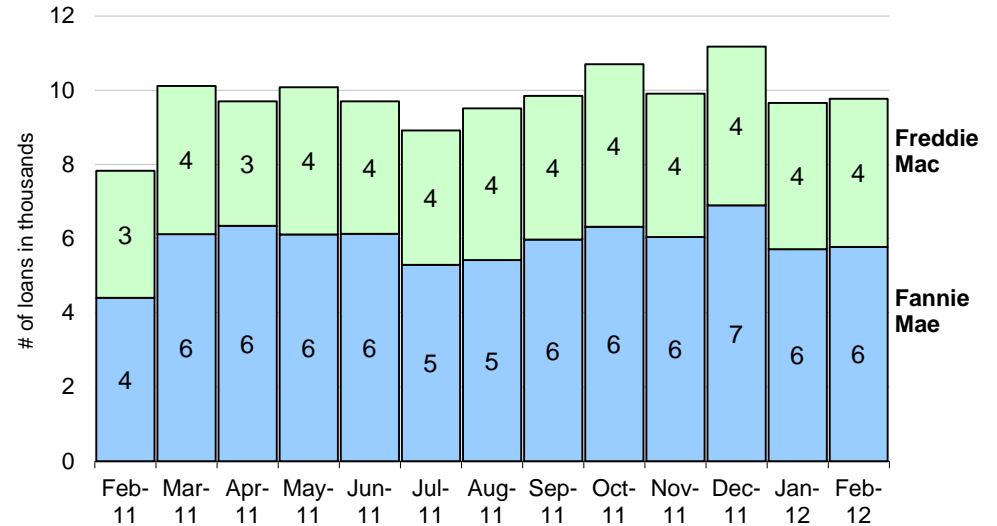
Repayment Plans and Forbearance Plans Completed

Repayment plans increased while forbearance plans remained steady in February.



Short Sales

Completed short sales remained relatively flat in February.



* Data have been revised to exclude HAMP.

Foreclosure Prevention Activity

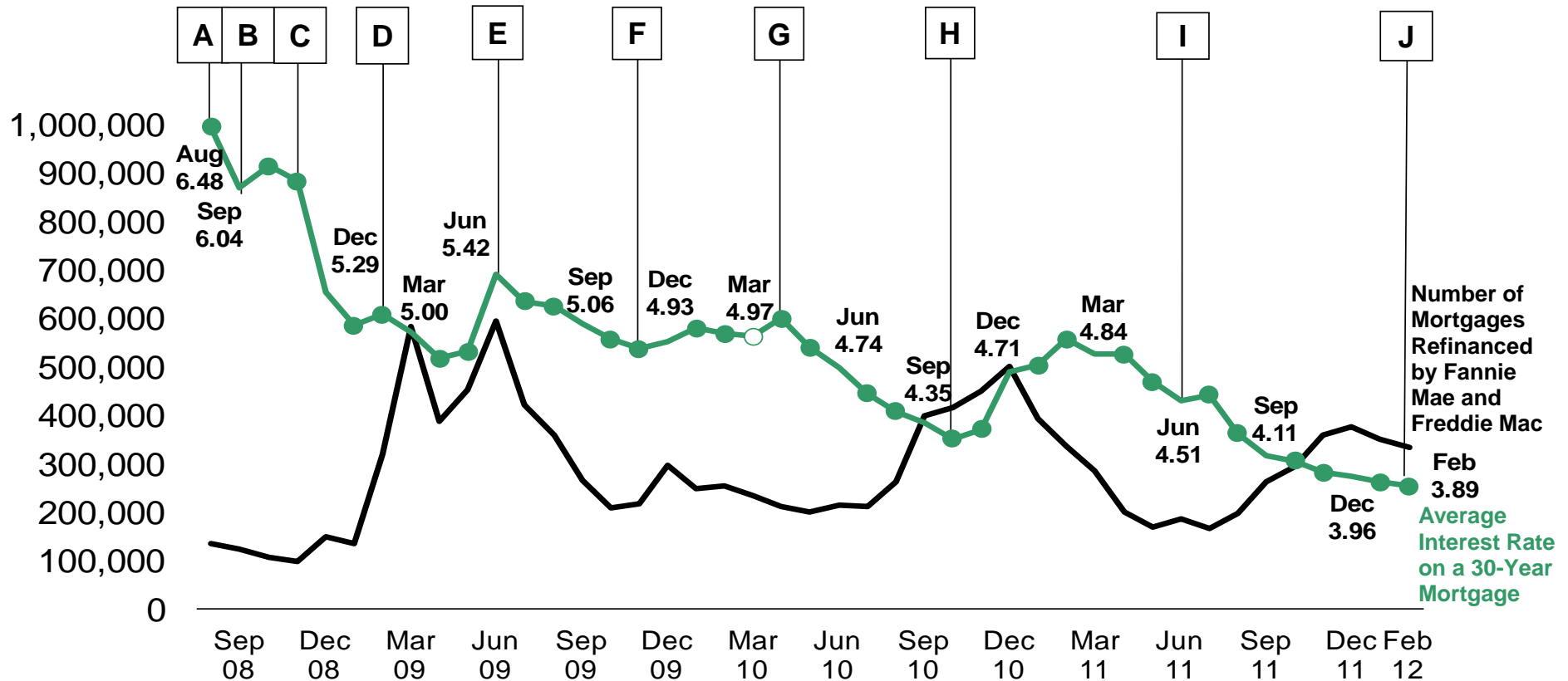
Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total over 2.2 million.

| <i>(Completed Actions)</i> | Full Year 2009 | Full Year 2010 | Full Year 2011 | YTD 2012 | Conservatorship to Date ¹ |
|---|-----------------------|-----------------------|-----------------------|----------------------|--------------------------------------|
| Home Retention Actions | | | | | |
| Repayment Plans | 142,360 | 185,954 | 181,558 | 28,910 | 552,091 |
| Forbearance Plans | 25,227 | 63,024 | 34,423 | 4,150 | 128,940 |
| Charge-offs-in-lieu | 2,247 | 3,118 | 2,263 | 334 | 8,235 |
| HomeSaver Advance (Fannie) | 39,199 | 5,191 | - | - | 70,178 |
| Loan Modifications | <u>163,647</u> | <u>575,022</u> | <u>322,108</u> | <u>37,337</u> | <u>1,121,891</u> |
| Total | 372,680 | 832,309 | 540,352 | 70,731 | 1,881,335 |
| Nonforeclosure - Home Forfeiture Actions | | | | | |
| Short Sales | 55,447 | 107,953 | 115,237 | 19,425 | 304,254 |
| Deeds-in-lieu | <u>2,971</u> | <u>6,043</u> | <u>10,231</u> | <u>2,310</u> | <u>22,095</u> |
| Total | 58,418 | 113,996 | 125,468 | 21,735 | 326,349 |
| Total Foreclosure Prevention Actions | <u>431,098</u> | <u>946,305</u> | <u>665,820</u> | <u>92,466</u> | <u>2,207,684</u> |

¹ Since the first full quarter in conservatorship (4Q08).

Mortgage Rates and Refinance Volumes

Refinance volume continued to edge down but remained strong in February as mortgage rates continued to fall 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 - 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 mortgage 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 February.

Fannie Mae and Freddie Mac Refinance Volumes

Fannie Mae and Freddie Mac have refinanced over 1.1 million loans through the HARP program since inception. The number of loans refinanced through HARP with LTV over 105% increased 22% in the first two months of 2012 due to HARP enhancements.

| | Feb 2012 | Year to Date | Inception to Date ¹ |
|------------------------------------|----------------|----------------|--------------------------------|
| Total Refinances | | | |
| Fannie Mae | 211,430 | 432,710 | 6,494,674 |
| Freddie Mac | <u>123,603</u> | <u>254,257</u> | <u>4,232,111</u> |
| Total | 335,033 | 686,967 | 10,726,785 |
| HARP LTV >80% -105% | | | |
| Fannie Mae | 19,425 | 44,584 | 549,416 |
| Freddie Mac | <u>15,179</u> | <u>36,432</u> | <u>462,837</u> |
| Total | 34,604 | 81,016 | 1,012,253 |
| HARP LTV >105% -125% | | | |
| Fannie Mae | 3,828 | 7,934 | 44,623 |
| Freddie Mac | <u>4,557</u> | <u>10,217</u> | <u>64,144</u> |
| Total | 8,385 | 18,151 | 108,767 |
| HARP LTV >125% | | | |
| Fannie Mae | 753 | 753 | 753 |
| Freddie Mac | <u>795</u> | <u>795</u> | <u>795</u> |
| Total | 1,548 | 1,548 | 1,548 |
| All Other Streamlined Refis | | | |
| Fannie Mae | 41,913 | 83,536 | 1,265,259 |
| Freddie Mac | <u>19,378</u> | <u>40,927</u> | <u>715,564</u> |
| Total | 61,291 | 124,463 | 1,980,823 |

Notes:

Initially HARP Refinance Loans 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.

HARP 2.0: 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.

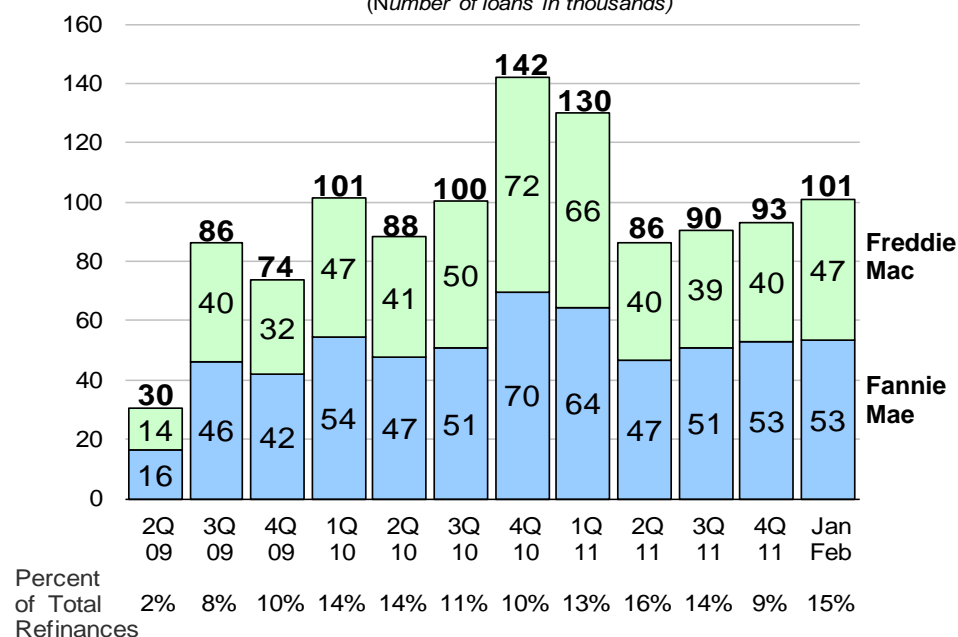
All Other Streamlined Refis are streamlined refinances that do not qualify as HARP refinances. Fannie Mae implements streamlined refinances through the Refi Plus product for manual underwriting and DU Refi Plus product for loans underwritten through Desktop Underwriter. The product is available for refinances 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.

¹Inception to Date - Since April 1, 2009

Fannie Mae and Freddie Mac HARP vs Total Refinance

HARP volume as a percentage of total refinance volume increased to 15% in January and February due to the enhancements made to HARP. The total HARP volume in the first two months of 2012 exceeded HARP volume of the entire 4Q11.

HARP Refinance, Quarterly Volume
(Number of loans in thousands)



Appendix: Data Tables

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

| (# of loans in thousands) | Feb-11 | Mar-11 | Apr-11 | May-11 | Jun-11 | Jul-11 | Aug-11 | Sep-11 | Oct-11 | Nov-11 | Dec-11 | Jan-12 | Feb-12 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Loans Serviced | 29,799 | 29,787 | 29,737 | 29,672 | 29,606 | 29,516 | 29,414 | 29,325 | 29,188 | 29,094 | 29,045 | 29,021 | 28,917 |
| Original Credit Score >= 660 | 25,780 | 25,802 | 25,781 | 25,744 | 25,707 | 25,644 | 25,573 | 25,509 | 25,399 | 25,335 | 25,320 | 25,322 | 25,248 |
| Original Credit Score < 660 | 4,019 | 3,985 | 3,957 | 3,928 | 3,899 | 3,872 | 3,841 | 3,817 | 3,788 | 3,759 | 3,725 | 3,699 | 3,670 |
| Total Delinquent Loans | 2,139 | 1,936 | 1,953 | 1,938 | 1,938 | 1,986 | 1,933 | 1,923 | 1,916 | 1,934 | 1,909 | 1,871 | 1,805 |
| Original Credit Score >= 660 | 1,300 | 1,178 | 1,184 | 1,173 | 1,169 | 1,196 | 1,164 | 1,163 | 1,160 | 1,170 | 1,150 | 1,131 | 1,107 |
| Original Credit Score < 660 | 839 | 758 | 769 | 765 | 769 | 790 | 770 | 761 | 756 | 764 | 758 | 740 | 698 |
| 30 - 59 Days Delinquent | 672 | 553 | 593 | 593 | 605 | 647 | 612 | 607 | 600 | 619 | 612 | 580 | 554 |
| Original Credit Score >= 660 | 384 | 307 | 327 | 327 | 331 | 356 | 335 | 336 | 333 | 343 | 336 | 320 | 314 |
| Original Credit Score < 660 | 288 | 246 | 266 | 266 | 274 | 291 | 277 | 271 | 267 | 276 | 277 | 260 | 240 |
| 60 - 89 Days Delinquent | 236 | 201 | 200 | 203 | 206 | 217 | 213 | 213 | 214 | 214 | 210 | 204 | 186 |
| Original Credit Score >= 660 | 133 | 116 | 113 | 114 | 115 | 120 | 118 | 119 | 120 | 119 | 116 | 112 | 105 |
| Original Credit Score < 660 | 103 | 85 | 87 | 89 | 92 | 97 | 95 | 94 | 94 | 95 | 94 | 92 | 81 |
| 60-plus-days Delinquent | 1,467 | 1,382 | 1,360 | 1,345 | 1,333 | 1,339 | 1,321 | 1,316 | 1,316 | 1,315 | 1,296 | 1,291 | 1,251 |
| Original Credit Score >= 660 | 916 | 871 | 857 | 847 | 838 | 840 | 829 | 827 | 828 | 827 | 814 | 811 | 793 |
| Original Credit Score < 660 | 551 | 511 | 503 | 498 | 495 | 499 | 492 | 489 | 488 | 488 | 482 | 480 | 458 |
| Percent of Total Loans Serviced | | | | | | | | | | | | | |
| Total Delinquent Loans | 7.18% | 6.50% | 6.57% | 6.53% | 6.54% | 6.73% | 6.57% | 6.56% | 6.56% | 6.65% | 6.57% | 6.45% | 6.24% |
| Original Credit Score >= 660 | 5.04% | 4.57% | 4.59% | 4.56% | 4.55% | 4.66% | 4.55% | 4.56% | 4.57% | 4.62% | 4.54% | 4.47% | 4.38% |
| Original Credit Score < 660 | 20.87% | 19.01% | 19.43% | 19.47% | 19.72% | 20.41% | 20.04% | 19.93% | 19.95% | 20.33% | 20.36% | 20.01% | 19.03% |
| 30 - 59 Days Delinquent | 2.25% | 1.86% | 1.99% | 2.00% | 2.04% | 2.19% | 2.08% | 2.07% | 2.06% | 2.13% | 2.11% | 2.00% | 1.92% |
| Original Credit Score >= 660 | 1.49% | 1.19% | 1.27% | 1.27% | 1.29% | 1.39% | 1.31% | 1.32% | 1.31% | 1.35% | 1.33% | 1.27% | 1.24% |
| Original Credit Score < 660 | 7.16% | 6.18% | 6.72% | 6.78% | 7.02% | 7.51% | 7.22% | 7.10% | 7.06% | 7.34% | 7.42% | 7.03% | 6.55% |
| 60 - 89 Days Delinquent | 0.79% | 0.67% | 0.67% | 0.68% | 0.70% | 0.73% | 0.72% | 0.73% | 0.73% | 0.74% | 0.72% | 0.70% | 0.64% |
| Original Credit Score >= 660 | 0.51% | 0.45% | 0.44% | 0.44% | 0.45% | 0.47% | 0.46% | 0.47% | 0.47% | 0.47% | 0.46% | 0.44% | 0.42% |
| Original Credit Score < 660 | 2.56% | 2.13% | 2.20% | 2.27% | 2.35% | 2.50% | 2.47% | 2.46% | 2.48% | 2.52% | 2.52% | 2.48% | 2.20% |
| 60-plus-days Delinquent | 4.92% | 4.64% | 4.57% | 4.53% | 4.50% | 4.54% | 4.49% | 4.49% | 4.51% | 4.52% | 4.46% | 4.45% | 4.33% |
| Original Credit Score >= 660 | 3.55% | 3.38% | 3.32% | 3.29% | 3.26% | 3.27% | 3.24% | 3.24% | 3.26% | 3.27% | 3.22% | 3.20% | 3.14% |
| Original Credit Score < 660 | 13.71% | 12.82% | 12.71% | 12.68% | 12.70% | 12.90% | 12.82% | 12.82% | 12.89% | 12.99% | 12.93% | 12.98% | 12.48% |
| Serious Delinquency Rate | 4.18% | 4.02% | 3.94% | 3.90% | 3.85% | 3.86% | 3.82% | 3.81% | 3.82% | 3.83% | 3.78% | 3.78% | 3.72% |
| In Bankruptcy | 0.50% | 0.51% | 0.52% | 0.53% | 0.54% | 0.54% | 0.54% | 0.54% | 0.54% | 0.56% | 0.58% | 0.58% | 0.60% |

Appendix: Data Tables

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

| (# of loans in thousands) | Feb-11 | Mar-11 | Apr-11 | May-11 | Jun-11 | Jul-11 | Aug-11 | Sep-11 | Oct-11 | Nov-11 | Dec-11 | Jan-12 | Feb-12 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Loans Serviced | 18,003 | 18,022 | 17,990 | 17,949 | 17,917 | 17,872 | 17,814 | 17,778 | 17,711 | 17,691 | 17,721 | 17,727 | 17,685 |
| Original Credit Score >= 660 | 15,489 | 15,529 | 15,515 | 15,494 | 15,480 | 15,452 | 15,413 | 15,392 | 15,343 | 15,340 | 15,391 | 15,413 | 15,389 |
| Original Credit Score < 660 | 2,514 | 2,493 | 2,474 | 2,456 | 2,437 | 2,420 | 2,401 | 2,386 | 2,368 | 2,351 | 2,330 | 2,314 | 2,296 |
| Total Delinquent Loans | 1,377 | 1,249 | 1,257 | 1,248 | 1,248 | 1,275 | 1,242 | 1,233 | 1,226 | 1,235 | 1,214 | 1,193 | 1,150 |
| Original Credit Score >= 660 | 833 | 756 | 758 | 751 | 748 | 763 | 743 | 741 | 738 | 743 | 727 | 717 | 702 |
| Original Credit Score < 660 | 544 | 492 | 499 | 497 | 500 | 512 | 499 | 492 | 488 | 492 | 487 | 476 | 448 |
| 30 - 59 Days Delinquent | 426 | 351 | 375 | 376 | 384 | 408 | 388 | 386 | 381 | 391 | 387 | 371 | 355 |
| Original Credit Score >= 660 | 240 | 191 | 203 | 203 | 207 | 221 | 209 | 211 | 208 | 214 | 209 | 202 | 199 |
| Original Credit Score < 660 | 186 | 160 | 172 | 172 | 177 | 187 | 179 | 175 | 173 | 177 | 178 | 169 | 156 |
| 60 - 89 Days Delinquent | 149 | 127 | 127 | 128 | 130 | 137 | 134 | 134 | 135 | 135 | 133 | 129 | 117 |
| Original Credit Score >= 660 | 83 | 72 | 71 | 71 | 71 | 75 | 74 | 74 | 75 | 74 | 72 | 70 | 66 |
| Original Credit Score < 660 | 66 | 54 | 56 | 57 | 59 | 62 | 61 | 60 | 60 | 60 | 60 | 59 | 52 |
| 60-plus-days Delinquent | 951 | 898 | 882 | 872 | 864 | 867 | 853 | 847 | 845 | 844 | 828 | 822 | 796 |
| Original Credit Score >= 660 | 593 | 565 | 555 | 548 | 541 | 542 | 534 | 531 | 530 | 530 | 518 | 515 | 503 |
| Original Credit Score < 660 | 358 | 333 | 327 | 325 | 323 | 325 | 319 | 316 | 315 | 315 | 309 | 307 | 292 |
| Percent of Total Loans Serviced | | | | | | | | | | | | | |
| Total Delinquent Loans | 7.65% | 6.93% | 6.99% | 6.95% | 6.96% | 7.14% | 6.97% | 6.94% | 6.92% | 6.98% | 6.85% | 6.73% | 6.50% |
| Original Credit Score >= 660 | 5.38% | 4.87% | 4.89% | 4.85% | 4.83% | 4.94% | 4.82% | 4.82% | 4.81% | 4.85% | 4.73% | 4.65% | 4.56% |
| Original Credit Score < 660 | 21.63% | 19.76% | 20.17% | 20.24% | 20.51% | 21.16% | 20.78% | 20.61% | 20.61% | 20.91% | 20.89% | 20.58% | 19.52% |
| 30 - 59 Days Delinquent | 2.37% | 1.95% | 2.08% | 2.09% | 2.14% | 2.28% | 2.18% | 2.17% | 2.15% | 2.21% | 2.18% | 2.09% | 2.01% |
| Original Credit Score >= 660 | 1.55% | 1.23% | 1.31% | 1.31% | 1.34% | 1.43% | 1.36% | 1.37% | 1.36% | 1.39% | 1.36% | 1.31% | 1.29% |
| Original Credit Score < 660 | 7.41% | 6.41% | 6.94% | 7.02% | 7.27% | 7.73% | 7.47% | 7.35% | 7.30% | 7.53% | 7.63% | 7.30% | 6.78% |
| 60 - 89 Days Delinquent | 0.83% | 0.70% | 0.70% | 0.71% | 0.73% | 0.76% | 0.75% | 0.75% | 0.76% | 0.76% | 0.75% | 0.73% | 0.66% |
| Original Credit Score >= 660 | 0.54% | 0.47% | 0.46% | 0.46% | 0.46% | 0.48% | 0.48% | 0.48% | 0.49% | 0.48% | 0.47% | 0.45% | 0.43% |
| Original Credit Score < 660 | 2.62% | 2.18% | 2.25% | 2.33% | 2.41% | 2.56% | 2.52% | 2.51% | 2.53% | 2.57% | 2.58% | 2.54% | 2.24% |
| 60-plus-days Delinquent | 5.28% | 4.98% | 4.90% | 4.86% | 4.82% | 4.85% | 4.79% | 4.76% | 4.77% | 4.77% | 4.67% | 4.64% | 4.50% |
| Original Credit Score >= 660 | 3.83% | 3.64% | 3.58% | 3.54% | 3.50% | 3.51% | 3.46% | 3.45% | 3.46% | 3.45% | 3.37% | 3.34% | 3.27% |
| Original Credit Score < 660 | 14.23% | 13.35% | 13.22% | 13.22% | 13.24% | 13.43% | 13.31% | 13.26% | 13.30% | 13.38% | 13.26% | 13.28% | 12.73% |
| Serious Delinquency Rate | 4.44% | 4.27% | 4.18% | 4.14% | 4.08% | 4.08% | 4.03% | 4.00% | 4.00% | 4.00% | 3.91% | 3.90% | 3.82% |
| In Bankruptcy | 0.53% | 0.54% | 0.56% | 0.56% | 0.57% | 0.57% | 0.57% | 0.56% | 0.57% | 0.58% | 0.62% | 0.62% | 0.65% |

Appendix: Data Tables

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

| (# of loans in thousands) | Feb-11 | Mar-11 | Apr-11 | May-11 | Jun-11 | Jul-11 | Aug-11 | Sep-11 | Oct-11 | Nov-11 | Dec-11 | Jan-12 | Feb-12 |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Loans Serviced | 11,796 | 11,765 | 11,748 | 11,723 | 11,689 | 11,644 | 11,600 | 11,547 | 11,476 | 11,403 | 11,324 | 11,294 | 11,232 |
| Original Credit Score >= 660 | 10,291 | 10,273 | 10,265 | 10,250 | 10,227 | 10,192 | 10,160 | 10,116 | 10,057 | 9,995 | 9,929 | 9,909 | 9,858 |
| Original Credit Score < 660 | 1,505 | 1,493 | 1,483 | 1,473 | 1,462 | 1,452 | 1,440 | 1,431 | 1,420 | 1,408 | 1,395 | 1,385 | 1,374 |
| Total Delinquent Loans | 762 | 687 | 696 | 690 | 690 | 710 | 691 | 690 | 689 | 699 | 694 | 678 | 655 |
| Original Credit Score >= 660 | 467 | 422 | 426 | 422 | 421 | 432 | 421 | 421 | 422 | 427 | 423 | 414 | 404 |
| Original Credit Score < 660 | 295 | 265 | 270 | 268 | 269 | 278 | 271 | 269 | 268 | 272 | 271 | 264 | 250 |
| 30 - 59 Days Delinquent | 246 | 202 | 218 | 218 | 221 | 238 | 223 | 221 | 219 | 228 | 226 | 209 | 200 |
| Original Credit Score >= 660 | 144 | 115 | 124 | 124 | 124 | 134 | 126 | 125 | 124 | 129 | 127 | 118 | 115 |
| Original Credit Score < 660 | 101 | 87 | 94 | 94 | 96 | 104 | 98 | 96 | 94 | 99 | 99 | 91 | 85 |
| 60 - 89 Days Delinquent | 87 | 74 | 74 | 75 | 76 | 80 | 79 | 79 | 79 | 79 | 78 | 75 | 69 |
| Original Credit Score >= 660 | 50 | 43 | 43 | 43 | 43 | 45 | 44 | 45 | 45 | 45 | 44 | 42 | 40 |
| Original Credit Score < 660 | 37 | 31 | 31 | 32 | 33 | 35 | 34 | 34 | 34 | 34 | 34 | 33 | 29 |
| 60-plus-days Delinquent | 516 | 485 | 477 | 472 | 469 | 472 | 468 | 469 | 471 | 471 | 469 | 468 | 455 |
| Original Credit Score >= 660 | 323 | 306 | 302 | 299 | 296 | 298 | 295 | 296 | 298 | 298 | 296 | 295 | 289 |
| Original Credit Score < 660 | 193 | 178 | 176 | 174 | 173 | 174 | 173 | 173 | 173 | 174 | 173 | 173 | 166 |

Percent of Total Loans Serviced

| | | | | | | | | | | | | | |
|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Delinquent Loans | 6.46% | 5.84% | 5.92% | 5.89% | 5.90% | 6.10% | 5.96% | 5.98% | 6.01% | 6.13% | 6.13% | 6.00% | 5.83% |
| Original Credit Score >= 660 | 4.54% | 4.11% | 4.15% | 4.12% | 4.11% | 4.24% | 4.14% | 4.16% | 4.19% | 4.27% | 4.26% | 4.18% | 4.10% |
| Original Credit Score < 660 | 19.59% | 17.75% | 18.19% | 18.18% | 18.40% | 19.17% | 18.79% | 18.78% | 18.84% | 19.34% | 19.46% | 19.06% | 18.23% |
| 30 - 59 Days Delinquent | 2.08% | 1.72% | 1.86% | 1.86% | 1.89% | 2.05% | 1.93% | 1.91% | 1.91% | 2.00% | 1.99% | 1.85% | 1.78% |
| Original Credit Score >= 660 | 1.40% | 1.12% | 1.21% | 1.21% | 1.22% | 1.32% | 1.24% | 1.24% | 1.23% | 1.29% | 1.28% | 1.19% | 1.17% |
| Original Credit Score < 660 | 6.74% | 5.80% | 6.35% | 6.39% | 6.59% | 7.16% | 6.79% | 6.70% | 6.65% | 7.01% | 7.08% | 6.58% | 6.16% |
| 60 - 89 Days Delinquent | 0.74% | 0.63% | 0.63% | 0.64% | 0.65% | 0.69% | 0.68% | 0.68% | 0.69% | 0.70% | 0.68% | 0.67% | 0.61% |
| Original Credit Score >= 660 | 0.48% | 0.42% | 0.41% | 0.42% | 0.42% | 0.44% | 0.44% | 0.44% | 0.45% | 0.45% | 0.44% | 0.43% | 0.40% |
| Original Credit Score < 660 | 2.46% | 2.05% | 2.11% | 2.17% | 2.25% | 2.40% | 2.39% | 2.38% | 2.40% | 2.45% | 2.43% | 2.39% | 2.12% |
| 60-plus-days Delinquent | 4.38% | 4.12% | 4.06% | 4.03% | 4.01% | 4.05% | 4.03% | 4.06% | 4.10% | 4.13% | 4.14% | 4.15% | 4.05% |
| Original Credit Score >= 660 | 3.14% | 2.98% | 2.94% | 2.91% | 2.90% | 2.92% | 2.90% | 2.93% | 2.96% | 2.98% | 2.98% | 2.98% | 2.93% |
| Original Credit Score < 660 | 12.85% | 11.95% | 11.84% | 11.79% | 11.81% | 12.01% | 12.01% | 12.08% | 12.19% | 12.33% | 12.38% | 12.48% | 12.07% |
| Serious Delinquency Rate | 3.78% | 3.63% | 3.57% | 3.53% | 3.50% | 3.51% | 3.49% | 3.51% | 3.54% | 3.57% | 3.58% | 3.59% | 3.57% |
| In Bankruptcy | 0.46% | 0.45% | 0.46% | 0.48% | 0.48% | 0.49% | 0.49% | 0.49% | 0.50% | 0.52% | 0.53% | 0.52% | 0.53% |

Appendix: Data Tables

2 Enterprises Combined - Foreclosure Prevention Actions (# of loans)¹

| | Feb-11 | Mar-11 | Apr-11 | May-11 | Jun-11 | Jul-11 | Aug-11 | Sep-11 | Oct-11 | Nov-11 | Dec-11 | Jan-12 | Feb-12 | YTD 2012 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Starts² | | | | | | | | | | | | | | |
| HAMP Active Trial & Perm. - Cum. | 373,825 | 384,449 | 394,307 | 403,040 | 408,633 | 413,123 | 418,180 | 422,591 | 426,324 | 431,772 | 436,199 | 436,665 | 439,512 | 439,512 |
| Repayment Plans | 16,576 | 50,194 | 39,417 | 40,776 | 41,973 | 44,262 | 45,758 | 38,131 | 34,444 | 33,233 | 32,222 | 35,599 | 31,564 | 67,163 |
| Forbearance Plans | 26,079 | 35,769 | 30,820 | 35,773 | 29,020 | 35,939 | 30,241 | 24,815 | 24,804 | 21,088 | 21,566 | 23,035 | 12,109 | 35,144 |
| Completed | | | | | | | | | | | | | | |
| Repayment Plans ³ | 14,914 | 13,737 | 16,185 | 15,047 | 14,658 | 14,648 | 16,780 | 17,441 | 14,580 | 13,134 | 14,258 | 12,557 | 16,353 | 28,910 |
| Forbearance Plans ³ | 6,279 | 1,150 | 3,026 | 2,482 | 2,205 | 2,133 | 2,443 | 2,430 | 2,310 | 2,430 | 2,363 | 1,877 | 2,273 | 4,150 |
| Charge-offs-in-lieu | 86 | 156 | 116 | 233 | 253 | 341 | 188 | 272 | 121 | 235 | 156 | 156 | 178 | 334 |
| HomeSaver Advance (Fannie) | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Loan Modifications | 25,424 | 29,717 | 28,020 | 25,310 | 27,884 | 26,308 | 32,387 | 24,887 | 24,069 | 22,956 | 24,086 | 18,385 | 18,952 | 37,337 |
| Home Retention Actions | 46,703 | 44,760 | 47,347 | 43,072 | 45,000 | 43,430 | 51,798 | 45,030 | 41,080 | 38,755 | 40,863 | 32,975 | 37,756 | 70,731 |
| Short Sales | 7,827 | 10,110 | 9,701 | 10,082 | 9,700 | 8,914 | 9,508 | 9,842 | 10,703 | 9,910 | 11,172 | 9,653 | 9,772 | 19,425 |
| Deeds-in-lieu | 540 | 679 | 948 | 976 | 803 | 687 | 900 | 958 | 997 | 965 | 1,148 | 1,159 | 1,151 | 2,310 |
| Nonforeclosure - Home Forfeiture Actions | 8,367 | 10,789 | 10,649 | 11,058 | 10,503 | 9,601 | 10,408 | 10,800 | 11,700 | 10,875 | 12,320 | 10,812 | 10,923 | 21,735 |
| Total Foreclosure Prevention Actions | 55,070 | 55,549 | 57,996 | 54,130 | 55,503 | 53,031 | 62,206 | 55,830 | 52,780 | 49,630 | 53,183 | 43,787 | 48,679 | 92,466 |
| Percent of Total Foreclosure Prevention Actions | | | | | | | | | | | | | | |
| Repayment Plans | 27% | 25% | 28% | 28% | 26% | 28% | 27% | 31% | 28% | 26% | 27% | 29% | 34% | 31% |
| Forbearance Plans | 11% | 2% | 5% | 5% | 4% | 4% | 4% | 4% | 4% | 5% | 4% | 4% | 5% | 4% |
| Charge-offs in Lieu | 0% | 0% | 0% | 0% | 0% | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| HomeSaver Advance (Fannie) | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Loan Modifications | 46% | 53% | 48% | 47% | 50% | 50% | 52% | 45% | 46% | 46% | 45% | 42% | 39% | 40% |
| Home Retention Actions | 85% | 81% | 82% | 80% | 81% | 82% | 83% | 81% | 78% | 78% | 77% | 75% | 78% | 76% |
| Short Sales | 14% | 18% | 17% | 19% | 17% | 17% | 15% | 18% | 20% | 20% | 21% | 22% | 20% | 21% |
| Deeds-in-lieu | 1% | 1% | 2% | 2% | 1% | 1% | 1% | 2% | 2% | 2% | 2% | 3% | 2% | 2% |
| Nonforeclosure - Home Forfeiture Actions | 15% | 19% | 18% | 20% | 19% | 18% | 17% | 19% | 22% | 22% | 23% | 25% | 22% | 24% |

¹ 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.² 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 February 29, 2012, Fannie Mae had completed 250,200 HAMP permanent modifications and Freddie Mac had completed nearly 158,100 HAMP permanent modifications.³ 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 *

| | Feb-11 | Mar-11 | Apr-11 | May-11 | Jun-11 | Jul-11 | Aug-11 | Sep-11 | Oct-11 | Nov-11 | Dec-11 | Jan-12 | Feb-12 | YTD 2012 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------------|
| Loan Modifications (# of loans) | 25,424 | 29,717 | 28,020 | 25,310 | 27,884 | 26,308 | 32,387 | 24,887 | 24,069 | 22,956 | 24,086 | 18,385 | 18,952 | 37,337 |
| Type of Modifications (%) | | | | | | | | | | | | | | |
| Extend Term Only | 9% | 8% | 8% | 8% | 10% | 11% | 12% | 13% | 12% | 13% | 11% | 13% | 12% | 12% |
| Reduce Rate Only | 30% | 32% | 31% | 31% | 30% | 27% | 24% | 21% | 22% | 20% | 18% | 20% | 19% | 19% |
| Reduce Rate and Extend Term | 38% | 37% | 36% | 38% | 36% | 34% | 34% | 35% | 34% | 34% | 37% | 35% | 35% | 35% |
| Reduce Rate, Extend Term and Forbear Principal | 19% | 21% | 22% | 22% | 23% | 27% | 29% | 31% | 31% | 31% | 34% | 31% | 33% | 32% |
| Other | 4% | 3% | 3% | 2% | 2% | 2% | 1% | 1% | 1% | 2% | 1% | 1% | 1% | 1% |

* January 2012 loan modifications data have been revised.

Appendix: Data Tables

3(ii) Fannie Mae - Loan Modifications *

| | Feb-11 | Mar-11 | Apr-11 | May-11 | Jun-11 | Jul-11 | Aug-11 | Sep-11 | Oct-11 | Nov-11 | Dec-11 | Jan-12 | Feb-12 | YTD 2012 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------------|
| Loan Modifications (# of loans) | 13,560 | 17,576 | 16,671 | 16,419 | 17,246 | 17,540 | 23,779 | 18,706 | 17,511 | 16,070 | 18,355 | 13,660 | 14,308 | 27,968 |
| Type of Modifications (%) | | | | | | | | | | | | | | |
| Extend Term Only | 3% | 2% | 3% | 5% | 7% | 9% | 10% | 11% | 11% | 11% | 9% | 12% | 14% | 13% |
| Reduce Rate Only | 33% | 35% | 33% | 33% | 29% | 26% | 22% | 19% | 19% | 17% | 15% | 17% | 15% | 16% |
| Reduce Rate and Extend Term | 37% | 37% | 36% | 38% | 38% | 34% | 34% | 35% | 35% | 36% | 38% | 36% | 36% | 36% |
| Reduce Rate, Extend Term and Forbear Principal | 22% | 24% | 26% | 24% | 25% | 31% | 33% | 35% | 34% | 35% | 38% | 35% | 36% | 35% |
| Other | 5% | 3% | 2% | 1% | 1% | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

* January 2012 loan modifications data have been revised.

Appendix: Data Tables

3(iii) Freddie Mac - Loan Modifications

| | Feb-11 | Mar-11 | Apr-11 | May-11 | Jun-11 | Jul-11 | Aug-11 | Sep-11 | Oct-11 | Nov-11 | Dec-11 | Jan-12 | Feb-12 | YTD 2012 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------------|
| Loan Modifications (# of loans) | 11,864 | 12,141 | 11,349 | 8,891 | 10,638 | 8,768 | 8,608 | 6,181 | 6,558 | 6,886 | 5,731 | 4,725 | 4,644 | 9,369 |
| Type of Modifications (%) | | | | | | | | | | | | | | |
| Extend Term Only | 16% | 16% | 14% | 15% | 14% | 15% | 16% | 18% | 14% | 15% | 15% | 13% | 7% | 10% |
| Reduce Rate Only | 26% | 27% | 27% | 27% | 31% | 28% | 30% | 26% | 28% | 28% | 27% | 27% | 32% | 30% |
| Reduce Rate and Extend Term | 39% | 37% | 37% | 38% | 33% | 34% | 32% | 33% | 31% | 31% | 33% | 34% | 34% | 34% |
| Reduce Rate, Extend Term and Forbear Principal | 15% | 16% | 17% | 17% | 19% | 19% | 19% | 17% | 22% | 21% | 20% | 21% | 24% | 23% |
| Other | 4% | 4% | 4% | 3% | 3% | 4% | 4% | 5% | 5% | 5% | 5% | 4% | 3% | 4% |

Appendix: Data Tables

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

| | Feb-11 | Mar-11 | Apr-11 | May-11 | Jun-11 | Jul-11 | Aug-11 | Sep-11 | Oct-11 | Nov-11 | Dec-11 | Jan-12 | Feb-12 | YTD 2012 |
|--|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------------|
| Short Sales | 7,827 | 10,110 | 9,701 | 10,082 | 9,700 | 8,914 | 9,508 | 9,842 | 10,703 | 9,910 | 11,172 | 9,653 | 9,772 | 19,425 |
| Deeds-in-lieu | 540 | 679 | 948 | 976 | 803 | 687 | 900 | 958 | 997 | 965 | 1,148 | 1,159 | 1,151 | 2,310 |
| Nonforeclosure - Home Forfeiture Actions* | 8,367 | 10,789 | 10,649 | 11,058 | 10,503 | 9,601 | 10,408 | 10,800 | 11,700 | 10,875 | 12,320 | 10,812 | 10,923 | 21,735 |
| Third-party Sales | 2,662 | 3,578 | 6,003 | 4,699 | 4,266 | 3,943 | 3,428 | 3,531 | 3,189 | 3,026 | 3,180 | 3,613 | 3,109 | 6,722 |
| Foreclosure Sales | 21,754 | 32,074 | 26,665 | 25,656 | 26,929 | 21,382 | 23,754 | 23,347 | 22,050 | 23,542 | 25,043 | 24,337 | 21,436 | 45,773 |
| Third-party & Foreclosure Sales | 24,416 | 35,652 | 32,668 | 30,355 | 31,195 | 25,325 | 27,182 | 26,878 | 25,239 | 26,568 | 28,223 | 27,950 | 24,545 | 52,495 |
| Foreclosure Starts | 66,477 | 101,962 | 78,216 | 91,143 | 81,499 | 76,361 | 73,287 | 74,214 | 78,536 | 66,206 | 73,607 | 90,123 | 66,174 | 156,297 |
| Top Five Reasons for Delinquency | | | | | | | | | | | | | | |
| Curtailment of Income | 45% | 43% | 43% | 43% | 42% | 42% | 41% | 40% | 40% | 40% | 40% | 41% | 40% | |
| Excessive obligations | 14% | 14% | 14% | 14% | 15% | 15% | 16% | 16% | 16% | 16% | 15% | 15% | 15% | |
| Unemployment | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | |
| Illness of principal mortgagor or family member | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | |
| Marital Difficulties | 3% | 3% | 3% | 3% | 3% | 4% | 4% | 4% | 4% | 4% | 4% | 4% | 4% | |

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

Appendix: Data Tables

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

| | Dec-10 | Jan-11 | Feb-11 | Mar-11 | Apr-11 | May-11 | Jun-11 | Jul-11 | Aug-11 | Sep-11 | Oct-11 | Nov-11 | Dec-11 | Jan-12 | Feb-12 |
|------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Total Refinances | | | | | | | | | | | | | | | |
| Fannie Mae | 306,967 | 247,542 | 188,303 | 190,574 | 118,274 | 103,144 | 118,098 | 108,870 | 120,694 | 169,066 | 183,052 | 233,837 | 264,305 | 221,280 | 211,430 |
| Freddie Mac | 194,252 | 146,602 | 147,719 | 95,687 | 81,663 | 65,297 | 67,525 | 59,316 | 76,377 | 94,703 | 111,822 | 124,544 | 112,050 | 130,654 | 123,603 |
| Total | 501,219 | 394,144 | 336,022 | 286,261 | 199,937 | 168,441 | 185,623 | 168,186 | 197,071 | 263,769 | 294,874 | 358,381 | 376,355 | 351,934 | 335,033 |
| HARP LTV >80% -105% | | | | | | | | | | | | | | | |
| Fannie Mae | 25,179 | 19,074 | 17,826 | 21,441 | 14,513 | 12,363 | 14,266 | 12,756 | 15,073 | 17,140 | 15,507 | 18,959 | 12,463 | 25,159 | 19,425 |
| Freddie Mac | 26,421 | 18,019 | 22,896 | 14,059 | 12,581 | 8,944 | 8,830 | 9,291 | 8,969 | 11,900 | 12,822 | 12,192 | 8,142 | 21,253 | 15,179 |
| Total | 51,600 | 37,093 | 40,722 | 35,500 | 27,094 | 21,307 | 23,096 | 22,047 | 24,042 | 29,040 | 28,329 | 31,151 | 20,605 | 46,412 | 34,604 |
| HARP LTV >105% -125% | | | | | | | | | | | | | | | |
| Fannie Mae | 1,762 | 1,816 | 1,932 | 2,399 | 1,976 | 1,656 | 1,956 | 1,685 | 1,938 | 2,459 | 2,256 | 2,251 | 1,360 | 4,106 | 3,828 |
| Freddie Mac | 3,611 | 2,431 | 4,104 | 4,212 | 3,508 | 2,512 | 3,305 | 2,779 | 2,902 | 3,316 | 2,978 | 2,902 | 1,358 | 5,660 | 4,557 |
| Total | 5,373 | 4,247 | 6,036 | 6,611 | 5,484 | 4,168 | 5,261 | 4,464 | 4,840 | 5,775 | 5,234 | 5,153 | 2,718 | 9,766 | 8,385 |
| HARP LTV >125% | | | | | | | | | | | | | | | |
| Fannie Mae | | | | | | | | | | | | | | | 753 |
| Freddie Mac | | | | | | | | | | | | | | | 795 |
| Total | | | | | | | | | | | | | | | 1,548 |
| All Other Streamlined Refis | | | | | | | | | | | | | | | |
| Fannie Mae | 62,514 | 45,074 | 40,919 | 54,424 | 36,440 | 35,370 | 40,710 | 32,895 | 38,963 | 50,236 | 39,297 | 50,879 | 52,010 | 41,623 | 41,913 |
| Freddie Mac | 50,576 | 29,757 | 35,215 | 22,054 | 19,304 | 16,174 | 14,549 | 13,168 | 15,701 | 22,479 | 25,490 | 23,931 | 29,809 | 21,549 | 19,378 |
| Total | 113,090 | 74,831 | 76,134 | 76,478 | 55,744 | 51,544 | 55,259 | 46,063 | 54,664 | 72,715 | 64,787 | 74,810 | 81,819 | 63,172 | 61,291 |

Notes:

Initially HARP Refinance Loans 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.

HARP 2.0: 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.

All Other Streamlined Refis 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

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.

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

Reduce Rate, Extend Term, 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.