FANNIE MAE

2013 ANNUAL HOUSING ACTIVITIES REPORT

and

ANNUAL MORTGAGE REPORT

SUBMITTED TO:

THE FEDERAL HOUSING FINANCE AGENCY (FHFA)

THE COMMITTEE ON FINANCIAL SERVICES
OF THE
UNITED STATES HOUSE OF REPRESENTATIVES

THE COMMITTEE ON BANKING, HOUSING AND URBAN AFFAIRS
OF THE
UNITED STATES SENATE

PURSUANT TO

The Federal National Mortgage Association
Charter Act

MARCH 13, 2014

INTRODUCTION

Under Section 309(n) of the Federal National Mortgage Association Charter Act ("Charter Act"),[1] Fannie Mae is required to submit a report on its annual housing activities to the Director of the Federal Housing Finance Agency ("FHFA") and to its oversight committees in the United States House of Representatives and the United States Senate. This report responds to this requirement and is made available to the public.

Since 1993, Fannie Mae has been subject by statute and regulation to the achievement of certain housing goals. The structure of our housing goals changed in 2010 as a result of the passage of the Housing and Economic Recovery Act of 2008[2] and goals for 2010 and 2011 were set at that time.[3] In 2012, FHFA issued a rule revising our housing goals.[4] The new rule established single family and multifamily goals for 2012-2014.

The following single family home purchase and refinance housing goal benchmarks were established for 2012–2014. A home purchase mortgage may be counted towards more than one home purchase benchmark.

- *Low-Income Families Home Purchase Goal:* At least 23 percent of our acquisitions of mortgage loans financing single family owner occupied home purchases must be affordable to low-income families (defined as families with income no higher than 80 percent of area median income).
- *Very Low-Income Families Home Purchase Goal:* At least 7 percent of our acquisitions of mortgage loans financing single family owner occupied home purchases must be affordable to very low-income families (defined as families with income no higher than 50 percent of area median income).
- *Low-Income Areas Home Purchase Goal:* At least 21 percent of our acquisitions of mortgage loans financing single family owner occupied home purchases must be for families who reside in low-income census tracts and for moderate-income families (defined as families with income no higher than 100 percent of area median income) who reside in minority census tracts or designated disaster areas.
- *Low-Income Areas Home Purchase Subgoal:* At least 11 percent of our acquisitions of mortgage loans financing single family owner occupied home purchases must be for families who reside in low-income census tracts or for moderate-income families who reside in minority census tracts.
- *Low-Income Families Refinancing Goal:* At least 20 percent of our acquisitions of refinance loans for single family owner occupied housing must be affordable to low-income families. Permanent modifications of mortgages under the Home Affordable Modification Program completed during the year may count toward this refinance goal.

If we do not meet these benchmarks, we may still meet our goals. Single family housing goals performance is measured against both the FHFA-set benchmarks and against goals-qualifying originations in the primary mortgage market. We will be in compliance with the housing goals if we meet either the benchmarks or market share measures. If our performance against any of our 2013 single family housing goals is below the benchmark level, Fannie Mae and FHFA will compare our performance with that of goals-qualifying originations in the primary mortgage market after the release of data

[1] 12 U.S.C. § 1716 et seq.

[2] 12 U.S.C. § 4501 et seq.

[3] 12 C.F.R. Part 1282

[4] 2012-2014 Enterprise Housing Goals, 77 Fed. Reg. 67535 (Nov. 13, 2012).

reported under the Home Mortgage Disclosure Act (“HMDA”).[5] This release will be made in the fall of 2014. At that time it will be determined whether Fannie Mae met any additional goals based on the HMDA market data.

FHFA also established multifamily goals and subgoals for 2012-2014 as follows. For 2012, we were required to finance at least 285,000 units affordable to low-income families and 80,000 units affordable to very low-income families. For 2013, we were required to finance at least 265,000 units affordable to low-income families and 70,000 units affordable to very low- income families. For 2014 we must finance at least 250,000 units affordable to low-income families and 60,000 units affordable to very low-income families. There is no market-based alternative measurement for the multifamily goals.

In adopting the rule establishing our housing goals in 2010, FHFA stated, “FHFA does not intend for [Fannie Mae] to undertake uneconomic or high-risk activities in support of the [housing] goals. However, the fact that [Fannie Mae is] in conservatorship should not be a justification for withdrawing support from these market segments.”[6] If our efforts to meet our goals prove to be insufficient, FHFA determines whether the goals were feasible. If FHFA finds that our goals were feasible, we may become subject to a housing plan that could require us to take additional steps, including describing the actions we would take to meet the goal in the next calendar year. The potential penalties for failure to comply with housing plan requirements include a cease-and-desist order and civil money penalties.

For 2012, FHFA determined that we met all of our single family goals and subgoal as well as our multifamily goal and subgoal.

[5] 12 U.S.C. § 2801 et seq.

[6] 2010-2011 Enterprise Housing Goals; Enterprise Book-Entry Procedures, 75 Fed. Reg. 55892, 55896-55897 (Sept. 14, 2010).

The following table sets forth Fannie Mae's housing goals performance against our 2013 single family housing benchmarks and multifamily housing goals, as calculated by Fannie Mae.[7] We believe we met four out of five of our single family benchmarks for 2013, as well as both 2013 multifamily goals. Final performance results will be calculated and published by FHFA.[8]

Housing Goals	2013 Benchmark	2013 Result
Single Family		
Low-Income Home Purchase	23%	23.79%
Very Low-Income Home Purchase	7%	6.00%
Low-Income Areas Home Purchase	21%	21.64%
Low-Income Areas Home Purchase Subgoal	11%	13.99%
Low-Income Refinance	20%	24.31%
Multifamily (in units)		
Low-Income	265,000	326,597
Very Low-Income Subgoal	70,000	78,071

[7] Our single family results and benchmarks are expressed as a percentage of the total number of eligible mortgages acquired during the period.

[8] Our 2013 results have not been validated by FHFA. After validation they may differ from the results reported above. Loans financed through the Housing Finance Agency Initiative are not included. We estimate the inclusion of such loans would not change the goals performance for the Low-Income Home Purchase Goal, Very Low-Income Home Purchase Goal, and the Low-Income Areas Home Purchase Goal.

Charter Act Requirements

Fannie Mae's Charter Act specifies the information that must be included in the Annual Housing Activities Report.[9] Each statutory requirement is set forth below, followed by Fannie Mae's response for 2013.

1. Include, in aggregate form and by appropriate category, statements of the dollar volume and number of mortgages on owner occupied and rental properties purchased which relate to each of the annual housing goals.

The dollar volume and number of mortgages on owner occupied properties that relate to each of the housing goals are set forth on Table 1A of the Annual Mortgage Report ("AMR") attached hereto.

The dollar volume and number of mortgages on rental properties that relate to each of the housing goals are set forth on AMR Table 1A (Single Family Owner Occupied 2-4 Unit Properties/Mortgages) and AMR Table 1B (Multifamily) attached hereto. In 2013, Fannie Mae mortgage purchases financed 20,645 units affordable to families earning 80 percent or less of the area median income living in owner occupied 2-4 unit properties.[10]

2. Include, in aggregate form and by appropriate category, statements of the number of families served by the corporation, the income class, race, and gender of homebuyers served, the income class of tenants of rental housing (to the extent such information is available), the characteristics of the census tracts, and the geographic distribution of the housing financed.

In 2013, Fannie Mae's purchases of mortgages served 4,120,811 families, as measured by the number of units financed. The income class, race, and gender of homebuyers served, the characteristics of the census tracts, and the geographic distribution of the housing financed are set forth on AMR Tables 2, 3, 4, 5A, 6, 7, 8, 9, 10A, and 10B attached hereto.

3. Include a statement of the extent to which the mortgages purchased by the corporation have been used in conjunction with public subsidy programs under Federal law.

In 2013, Fannie Mae purchased 5,469 single family mortgages and 367 multifamily mortgages with an aggregate unpaid principal balance of approximately $0.73 billion and $2.3 billion, respectively, that were originated in conjunction with public subsidy programs.[11]

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[9] Charter Act, § 309(n)(2)(A-L).

[10] In addition, Fannie Mae purchased 2,532 units where affordability data was not provided by the seller. Because that data was not provided, we have not included these units in our calculation.

[11] For purposes of this AHAR, Fannie Mae defined programs originated in conjunction with public subsidy programs to include: certain single family and multifamily HUD-related and Rural Housing Service-related programs and other government insured and/or related programs; Fannie Mae's Multifamily Affordable Housing execution; mortgage purchases from housing finance agencies that benefit from federal tax exemption; bond credit enhancements; and mortgages that benefit from low-income housing tax credits. Because some loans may have been made in conjunction with more than one public subsidy program, there may be a small amount of overlap.

4. Include statements of the proportion of mortgages on housing consisting of 1 to 4 dwelling units purchased by the corporation that have been made to first-time homebuyers, as soon as providing such data is practicable, and identifying any special programs (or revisions to conventional practices) facilitating homeownership opportunities for first-time homebuyers.

In 2013, 42.80 percent of single family owner occupied home purchase mortgages acquired by Fannie Mae financed mortgage loans to first-time homebuyers.[12] Set forth in the following table are certain Fannie Mae products that assist first-time homebuyers and the proportion of first-time homebuyers that utilized the program in 2013 as compared to all homebuyers that utilized the program.

Products and Initiatives	**Percentage of Mortgages Made to First-Time Homebuyers**
MyCommunityMortgage®	89.61%
HFA Preferred™	92.75%
HFA Preferred Risk Sharing™	85.11%
HomePath®	63.11%
Non-HFA Community Seconds	91.85%

5. Include, in aggregate form and by appropriate category, the data provided to the [Director] under subsection (m)(1)(B) [*i.e.*, the loan-to-value ratios of purchased mortgages at the time of origination].

AMR Table 11 provides the loan-to-value ("LTV") ratio of single family owner occupied mortgages purchased by Fannie Mae.

6. Compare the level of securitization versus portfolio activity.

In 2013, Fannie Mae securitized $764.5 billion in mortgages and its portfolio decreased by $142.4 billion. Our portfolio acquisitions included approximately $27.9 billion of delinquent loans purchased from our single family MBS trusts. The purchases of delinquent loans from MBS trusts help facilitate modifications of delinquent loans.

7. Assess underwriting standards, business practices, repurchase requirements, pricing, fees, and procedures, that affect the purchase of mortgages for low- and moderate-income families, or that may yield disparate results based on the race of the borrower, including revisions thereto to promote affordable housing or fair lending.

Fannie Mae has an ongoing comprehensive fair lending risk assessment program that is designed to ensure that its underwriting standards, business practices, repurchase requirements, pricing policies, fee structures, and procedures comply with the fair lending laws and promote fair and responsible lending.

[12] Exclusions from this calculation include: loans exempt from housing goals reporting (*e.g.,* loan restructures, convertible adjustable rate mortgages, and real estate owned properties), long-term standby commitments, refinance mortgages, home equity conversion mortgages, government loans, and Making Home Affordable modifications. Fannie Mae has relied on information provided by its customers to identify units occupied by first-time homebuyers. Fannie Mae's Single Family Selling Guide defines a first-time homebuyer as "an individual who: (1) is purchasing the security property; (2) will reside in the security property as a principal residence; and (3) had no ownership interest (sole or joint) in a residential property during the three-year period preceding the date of the purchase of the security property. In addition, an individual who is a displaced homemaker or single parent also will be considered a first-time homebuyer if he or she had no ownership interest in a principal residence (other than a joint ownership interest with a spouse) during the preceding three-year time period."

Fannie Mae considers service to low- and moderate-income families to be an important part of its mission. Fannie Mae designs its underwriting standards, business practices, repurchase requirements, and procedures to balance the company's multiple objectives of serving low- and moderate-income families, meeting its liquidity mission, and appropriately addressing credit risk.

2013 Changes

Fannie Mae implemented certain changes to its single family mortgage underwriting and business practices in 2013, including the following:

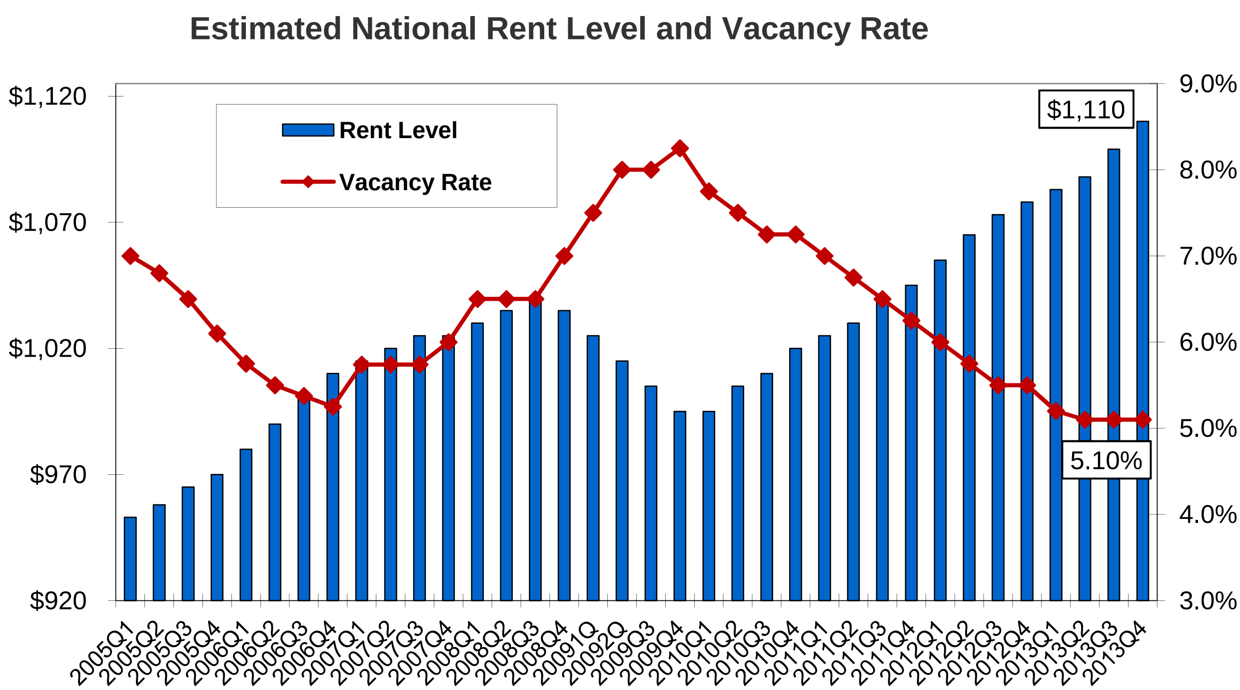
- Fannie Mae implemented Desktop Underwriter® ("DU") Version 9.1, which includes changes to comply with the ability to repay ("ATR") provisions of the Dodd-Frank Wall Street Reform and Consumer Protection Act ("Dodd-Frank Act"). DU Version 9.1 lowers the maximum allowable LTV/combined LTV/home equity combined LTV ratio to 95 percent (from 97 percent) for standard and MyCommunityMortgage® fixed-rate transactions secured by a 1-unit primary residence, enhances the DU treatment of loan case files for borrowers with a previous deed-in-lieu of foreclosure or preforeclosure sale, aligns DU requirements with policy changes made in the Fannie Mae *Selling Guide*, and incorporates other changes to DU eligibility guidelines.
- At FHFA's direction, Fannie Mae adopted additional eligibility standards for loans subject to the Truth in Lending Act's ATR requirements applicable to loans with application dates on and after January 10, 2014. These include limits on lenders' points and fees calculated in accordance with the CFPB's Regulation Z provisions relating to "qualified mortgage" status. Loans for low- and moderate-income consumers made through certain state housing finance agency and non-profit programs are expressly exempted from ATR compliance and are not subject to the qualified mortgage-related points and fees limits.
- Fannie Mae continues to provide refinance opportunities for existing Fannie Mae borrowers through the DU Refi Plus™ and Refi Plus™ initiatives, including the Home Affordable Refinance Program ("HARP"), which were originally implemented in 2009. In April 2013, FHFA announced the extension of HARP to December 31, 2015, in order to continue to help borrowers reduce their mortgage payments or obtain a more stable mortgage loan product, or both. Key changes made to DU in 2013 to support extension of the program included:
    - Retiring the expanded approval recommendation labels;
    - Eliminating the estimated value message;
    - Removing the standard waiting period and re-establishment of credit criteria following a bankruptcy, foreclosure, deed-in-lieu of foreclosure, or pre-foreclosure sale;
    - Enhancing the address matching and Social Security number matching logic; and
    - Aligning the leasehold verification requirements with Refi Plus.

Fannie Mae continues to implement various policy, process and technology enhancements aimed at improving a lender's ability to deliver mortgage loans that meet Fannie Mae's underwriting and eligibility guidelines, thereby mitigating repurchase risk of ineligible loans. At the direction of FHFA, Fannie Mae and Freddie Mac jointly developed the Uniform Appraisal Dataset ("UAD") and the Uniform Loan Delivery Dataset ("ULDD") to improve the quality and consistency of data on loans delivered to Fannie Mae and Freddie Mac. The UAD defines all data points required for an appraisal report and standardizes key data points. The ULDD provides a common dataset acceptable for loan delivery to both companies.

8. Describe trends in both the primary and secondary multifamily housing mortgage markets, including a description of the progress made, and any factors impeding progress toward standardization and securitization of mortgage products for multifamily housing.

Primary and Secondary Market Trends

The primary multifamily housing market is influenced by a variety of economic and demographic conditions. These conditions impact the demand for, and absorption of, additional units. National multifamily fundamentals (*e.g.*, vacancy levels, rent growth, and apartment housing demand) held up quite well during 2013, despite an influx of new, higher-end supply in some submarkets. Continued demand for rental apartments remains a positive force across most of the country and, more importantly, is expected to continue into 2014. Set forth below are charts illustrating trends that impact the market for multifamily mortgage originations.

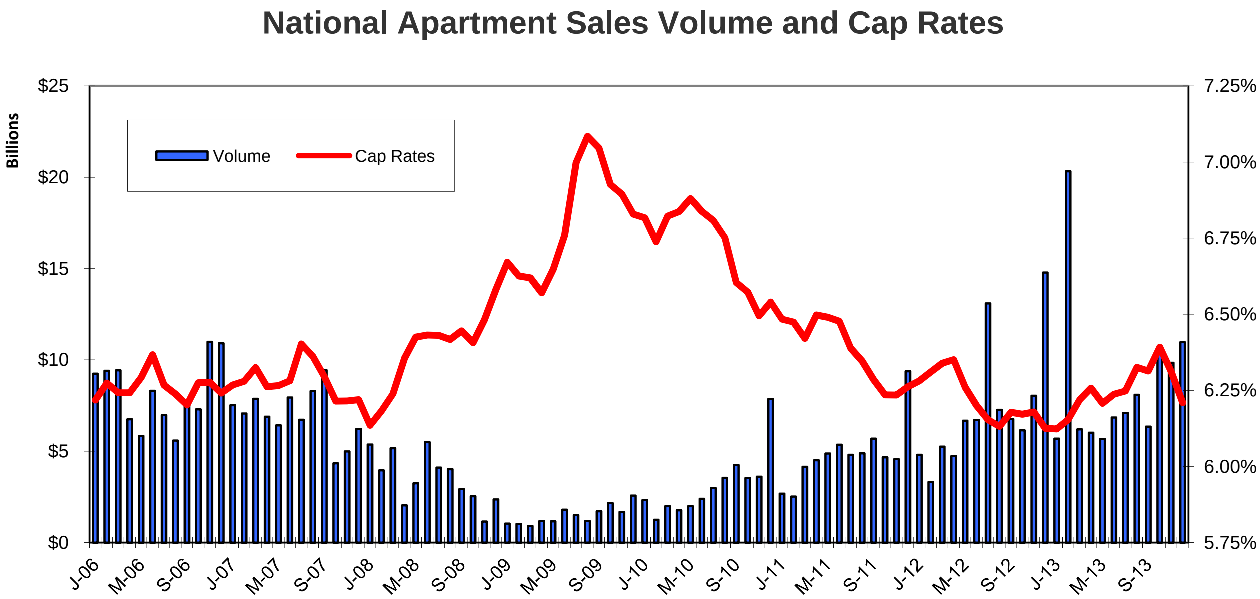


Source: Fannie Mae Economics and Multifamily Market Research

As illustrated in the chart above, estimated rent levels have increased steadily for 15 straight quarters, with a nearly 3 percent increase in 2013. Estimated vacancy rates have generally decreased during the same period, although the rate remained stable at an estimated 5.1 percent over the last three consecutive quarters.

Effective rents and net absorption both continued to increase during 2013. National asking rents grew by an estimated 3.0% in 2013. National asking rents increased by an estimated 1.0% during the fourth quarter of 2013, compared with a 1.0% increase in the third quarter of 2013.

Continued demand for multifamily rental units was reflected in the estimated positive net absorption (that is, the net change in the number of occupied rental units during the time period) of approximately 165,000 units in 2013. According to preliminary data from Reis, Inc., there was positive net absorption of approximately 51,000 units during the fourth quarter of 2013, compared with approximately 41,000 units during the third quarter of 2013. Although an estimated 127,000 units were added to inventory in 2013, the new supply was not disruptive on a national basis.



Source: Real Capital Analytics (www.rcanalytics.com) (Used by permission; excludes Tishman-Speyer transaction in 2007); 2005-present based on properties and portfolios $2.5 million and greater.

Sales of apartment properties valued at $2.5 million or greater were $103.5 billion in 2013, increasing 18 percent from 2012, according to data from Real Capital Analytics. More than 5,900 apartment properties changed ownership in 2013, which is an increase of about 15 percent from 2012's activity level.

In addition, the average reported capitalization rate[13] remained fairly steady all year at approximately 6.2 percent, the same rate as in 2012. However, capitalization rates in some of the nation's largest metropolitan areas remained at below-average levels, according to Real Capital Analytics.

Standardization and Securitization

Securitization of mortgages relies on standardization. Over the past two decades, standardization of multifamily mortgages has been advanced by a number of factors, including: (1) the development of the market for commercial mortgage-backed securities ("CMBS"), including those backed by multifamily mortgage loans; (2) the introduction of Fannie Mae's risk-sharing Delegated Underwriting and Servicing program in 1988 and subsequent enhancements; (3) efforts to standardize commercial securitization and offering documents, spearheaded by the Commercial Real Estate Finance Council; (4) the issuance by the Securities and Exchange Commission ("SEC") of Regulation AB in 2005, which established uniform

[13] The capitalization rate, as defined by the Mortgage Bankers Association, is the rate of return on net operating income considered acceptable to investors and used to determine the capitalized value. The rate should provide a return on, as well as a return of, capital.

disclosure requirements for all publicly registered CMBS transactions; and (5) passage of the Dodd-Frank Act and the most recent changes to Regulation AB proposed by the SEC that are anticipated to be finalized in 2014.

In 2013, Fannie Mae continued to rely on its securitization activities for new production, using MBS as the primary execution to further its mission to provide liquidity and stability to the multifamily market. This occurred through three primary activities:

- Fannie Mae issued $28.5 billion in multifamily MBS in 2013, which accounted for 99 percent of its multifamily lender production.
- In an effort to improve the liquidity and increase demand for multifamily MBS, in 2013 Fannie Mae issued $10.2 billion of Multifamily structured securities through ten REMIC transactions as part of our GeMS™ program. GeMS™ structured securities are backed by multifamily MBS previously issued by Fannie Mae. In 2014, Fannie Mae will continue to market its Multifamily structured product offerings through the GeMS™ program.
- In addition, the company securitized approximately $2.9 billion of whole loans held in portfolio into multifamily MBS in 2013. The total amount of seasoned whole loans that have been securitized from 2010 through 2013 is $26 billion, supporting liquidity and addressing regulatory limits for Fannie Mae's portfolio. As part of Fannie Mae's GeMS™ program, the Multifamily Trading Desk structured and sold approximately $4.9 billion of these pools backed by seasoned loans across ten REMIC transactions in 2013.

Beginning in 2010, the SEC (and other federal agencies) began to consider a variety of proposals designed to enhance securities disclosure and investment quality related to asset-backed securities. Many of these proposals were in response to mandates set forth in the Dodd-Frank Act. While some of these proposals have resulted in the issuance of final rules, others are still in the midst of the rulemaking process. All are intended to require issuers of mortgage-backed securities to provide greater transparency about the securities they are issuing. For example, in 2011 the SEC adopted a final rule requiring many issuers of asset-backed securities to file quarterly reports with the SEC disclosing the volume of repurchase demands with respect to such securities due to breaches of representations and warranties by the sellers of such assets. The SEC has also proposed revisions to Regulation AB, which governs disclosure related to the issuance of asset-backed securities. The proposed revisions would, among other things, extend the requirements of Regulation AB to privately-issued securities, but not to securities issued by Fannie Mae and Freddie Mac. The SEC (together with the FHFA and several other federal agencies) has also proposed a rule requiring certain sponsors of asset-backed securities to retain a certain amount of risk with respect to such securities. The proposed rules were published for comment in 2011 and 2013 but have not been finalized.[14] Fannie Mae believes that all of these activities could lead to further standardization of disclosure practices for securitizations.

[14] Fannie Mae has always retained credit risk on virtually all its mortgage-backed securities, pursuant to its guarantee of such securities.

9. Describe trends in the delinquency and default rates of mortgages secured by housing for low- and moderate-income families that have been purchased by the corporation, including a comparison of such trends with delinquency and default information for mortgage products serving households with incomes above the median level that have been purchased by the corporation, and evaluate the impact of such trends on the standards and levels of risk of mortgage products serving low- and moderate-income families.

Delinquency and Default Trends Based on 2013 Performance Data[15]

An analysis of the performance of single family mortgage loans serving low- and moderate-income borrowers[16] shows that these loans do not perform as well as loans serving borrowers with incomes above the median level. The chart below compares 90-day delinquencies (*i.e.*, delinquencies occurring within the first 12 months of acquisition) and defaults (defined as a foreclosure sale, deed-in-lieu of foreclosure, pre-foreclosure sale, or third party sale, at any time during the life of the loan) on loans made to low- and moderate-income borrowers as against loans made to borrowers with incomes above the median level, by acquisition year. For example, loans made in 2012 to low- and moderate-income families were 132 percent more likely to become 90-days delinquent and 86 percent more likely to default than loans made to families with income above the median level. This analysis is based on income relative to area median income and does not control for other risk dimensions, such as LTV or credit history.

Relative 90-Day Delinquency and Default Rates between Single Family Loans Serving Low- and Moderate-Income Families and Loans Serving Families with Income above the Median Level, by Year[17]

Acquisition Year[18]	Increased Likelihood of 90-Day Delinquency	Increased Likelihood of Default
2002	129%	197%
2003	157%	177%
2004	160%	112%
2005	122%	39%
2006	119%	20%
2007	50%	28%
2008	46%	53%
2009	108%	113%
2010	127%	112%
2011	140%	102%
2012	132%	86%

[15] Information regarding serious delinquency and default performance is based on acquisitions through December 2012. Performance is observed through December 2013.

[16] Since 2010, Fannie Mae no longer tracks unit-level affordability data. To ensure consistency comparing loans from 2000 to 2011, this analysis is based upon the borrowers' income relative to the area median income. Additionally, this analysis only pertains to owner- occupied principal residences.

[17] Sample used: unseasoned, conforming, conventional, owner occupied, first lien, non-reverse mortgages, excluding Growing-Equity Mortgages, Graduated Payment Mortgages and loans missing affordability data.

[18] During the period 2006 through and including 2008, acquisitions of mortgage loans to borrowers of all income categories had a higher risk of delinquency and default.

10. Describe in the aggregate the seller and servicer network of the corporation, including the volume of mortgages purchased from minority-owned, women-owned, and community-oriented lenders, and any efforts to facilitate relationships with such lenders.

Based upon annual information provided by lenders, Fannie Mae has selling and servicing relationships with 1,911 single family and 116 multifamily primary market lenders through which the company both purchases loans for its portfolio and issues MBS. The following table sets forth the volume of mortgages purchased in 2013 from single family and multifamily lenders identified as minority- or women-owned lenders, women-owned lenders[19] and community-oriented lenders.[20]

Seller/Servicer Type	Volume of Mortgages
Minority- or women-owned	$3.88 billion
Women-owned	$1.42 billion
Community-oriented lenders	$175.88 billion

Efforts to facilitate relationships with single family lenders include formal business alliances or affinity agreements in which lenders receive benefits designed to reduce the cost of doing business with Fannie Mae.[21]

11. Describe the activities undertaken by the corporation with nonprofit and for-profit organizations and with State and local governments and housing finance agencies, including how the corporation's activities support the objectives of comprehensive housing affordability strategies under section 105 of the Cranston-Gonzalez National Affordable Housing Act.[22]

Activities undertaken by Fannie Mae in 2013 with nonprofit and for-profit organizations, State and local governments, and HFAs include:

- The Department of the Treasury, the Department of Housing and Urban Development, and FHFA announced an initiative on October 19, 2009, to provide $23.4 billion of liquidity for HFAs. This initiative was designed in collaboration with Fannie Mae and Freddie Mac, and consisted of two primary programs: a temporary credit and liquidity facilities ("TCLF") program and the new issue bond program ("NIBP"). The NIBP program ended in 2012. The TCLF program balance continued to decrease in 2013 with two additional HFA's completely exiting the program. Four HFAs remain in the program as of December 31, 2013, with a total outstanding balance remaining of $1.549 billion. The program will terminate on December 31, 2015.

[19] Some of these women-owned lenders also identified as a minority group such as African-American, Hispanic, Asian-Pacific or Indian-Alaskan.

[20] For these purposes, a "community-oriented lender" is defined as a financial institution with total assets of less than $1.186 billion. This definition is consistent with the definition of "small bank" under the Community Reinvestment Act implementing regulations (12 C.F.R. § 228.12), as in effect during 2012.

[21] These agreements do not preclude members from doing business through other secondary market channels.

[22] Under Section 105, comprehensive housing affordability strategies include, among other things: (1) efforts to address homelessness and meet the needs of homeless persons; (2) the provision of housing for different categories of residents, such as very low-income, low-income, and moderate-income families, the elderly, single persons, large families, residents of non-metropolitan areas, families who are participating in an organized program to achieve economic independence and self-sufficiency, and other categories of persons; (3) combined efforts with private industry, nonprofit organizations and public institutions to deliver safe and adequate housing; (4) encouraging public housing residents to become homeowners; and (5) efforts to provide affordable housing through the production of new units, rehabilitation, or acquisition of existing units.

- Fannie Mae purchased 17,381 loans from HFAs in 2013, with an unpaid principal balance of $2,861,000,000.
- During 2013, $5 million was invested nationwide to support nonprofit partners focused on foreclosure prevention, sustainable homeownership, neighborhood stabilization, affordable housing, and the prevention of homelessness
- Fannie Mae facilitated the sale of four multifamily real estate owned properties with over 500 units to nonprofits and public entities involved in providing affordable housing.
- Approximately a dozen foreclosed multifamily properties were marketed to non-profits, public entities and/or affordable housing developer organizations for potential purchase to convert into affordable housing.
- Fannie Mae helped provide financing for almost 13,000 Low-Income Housing Tax Credit ("LIHTC") units of housing by providing $519 million for debt financing on LIHTC projects via our lending partners.
- Fannie Mae supported its ongoing investment in over 4,100 affordable housing LIHTC projects (241,647 LIHTC units) through approximately 269 investment funds. Almost 1,750 of these projects were developed, and are managed, by local not-for-profit developers. In 2013, Fannie Mae funded over $18 million in deferred capital contributions to its LIHTC partners for the benefit of the projects.

One of the purposes of the Cranston-Gonzalez National Affordable Housing Act is to extend and strengthen partnerships among all levels of government and the private sector in the production and operation of housing that is affordable to low- and moderate-income families. Fannie Mae believes that the activities listed above support the objectives of the legislation.

Table 1A
Fannie Mae's Mortgage Purchases by Mortgage Type and Housing Goal Status
Summary Table on Single-Family Housing Goal Performance
For Calendar Year 2013

	Total Mortgages Eligible To Qualify As Low-Income Purchase Money	**Qualifying Low-Income Purchase Money Mortgages**	**Total Mortgages Eligible To Qualify As Very Low-Income Purchase Money**	**Qualifying Very Low-Income Purchase Money Mortgages**	**Total Mortgages Eligible To Qualify As Low-Income Area Purchase Money**	**Qualifying Low-Income Area Purchase Money Goal Mortgages**	**Qualifying Low-Income Area Purchase Money Subgoal Mortgages**	**Total Mortgages Eligible To Qualify As Low-Income Refinance[1]**	**Qualifying Low-Income Refinance Mortgages[1]**	**All Mortgage Purchases**
Purchase of Single-Family Mortgages										
Owner-Occupied 1-Unit Properties/Mortgages:										
UPB ($ Millions)	$185,204	$26,180	$185,204	$4,898	$185,204	$29,528	$19,798	$438,980	$69,983	$655,289
Number of Mortgages	808,491	192,081	808,491	48,480	808,491	173,031	111,285	2,160,610	521,360	3,126,496
Owner-Occupied 2-4 Unit Properties/Mortgages:										
UPB ($ Millions)	$1,685	$269	$1,685	$36	$1,685	$863	$735	$6,904	$1,703	$8,737
Number of Mortgages	5,575	1,579	5,575	330	5,575	3,138	2,570	25,931	9,045	31,970
Missing Affordability Data Adjustments										
Owner-Occupied Mortgages in 1-4 Unit Properties:										
Number of Mortgages With Missing Data	1,514		1,514		1,514			7,162		
Mortgages Where Income Estimation is Possible										
Not subject to the Cap	0	0	0	0	0	0	0	0	0	
Subject to the Cap	1	0	1	0	1	0	0	5,696	1,206	
Market Determined Cap	7,219		7,219		7,219			85,085		
Missing Data Adjustment for Affordability Estimation		0		0		0	0		1,206	
Total Single Family Owner-Occupied Mortgages in 1-4 Unit										
UPB ($ Millions)	$186,889	$26,449	$186,889	$4,934	$186,889	$30,391	$20,533	$445,884	$71,686	$664,026
Number of Mortgages	814,066	193,660	814,066	48,810	814,066	176,169	113,855	2,186,541	530,405	3,158,466
Number of Mortgages (Adjusted)	814,066	193,660	814,066	48,810	814,066	176,169	113,855	2,186,541	531,611	3,158,466
Goals Performance										
Fannie Mae's Single-Family Goals		23%		7%		21%			20%	
Goals Performance Percentage		23.79%		6.00%		21.64%			24.31%	
Fannie Mae's Single-Family Subgoal							11%			
Subgoal Performance Percentage							13.99%			

Mortgages may count toward more than one goal. On certain tables, sum of entries may not equal totals due to rounding.

[1]MHA Modification loans are included in all Single-Family tables where applicable. An Enterprise's modification of a loan in accordance with the Make Home Affordable program announced on March 4, 2009, that is held in the Enterprise's portfolio or that is in a pool backing a security guaranteed by the Enterprise, shall be treated as a purchase of a refinance mortgage for the purposes of the housing goals.

Table 1B
Fannie Mae's Mortgage Purchases by Property Size and Housing Goal Status
Summary Table on Multifamily Housing Goal Performance
For Calendar Year 2013

	Qualifying Low-Income Purchases		Qualifying Very Low-Income Purchases		All Mortgage Purchases
Purchases of Multifamily Mortgages					
Multifamily 5-50 Unit Properties:					
UPB ($ Million)		$726		$176	$1,685
Number of Mortgages*		592		375	777
Number of Properties		605		380	792
Number of Units		13,827		4,328	21,764
Multifamily > 50 Unit Properties:					
UPB ($ Million)		$14,559		$2,631	$26,530
Number of Mortgages*		1,827		1,363	2,068
Number of Properties		1,841		1,369	2,082
Number of Units		299,757		68,247	408,987
Missing Affordability Data Adjustments					
Rental Unit Affordability Estimation					
	Eligible Units	Qualifying Units	Eligible Units	Qualifying Units	
Units in Multifamily Properties:					
Number of Units with Missing Data	24,369		24,369		N/A
Units Where Rent Estimation is Not Possible	323		323		N/A
Units Where Rent Estimation is Possible	24,046		24,046		N/A
Not Subject to Cap	23,904	12,931	23,904	5,467	N/A
Subject to Cap	142	82	142	29	N/A
10% Cap	43,075		43,075		N/A
Adjustments to Number of Units for:					
Missing Data		13,013		5,496	N/A
Total Multifamily:					
UPB ($ Million)		$15,285		$2,807	$28,216
Number of Mortgages		2,415		1,734	2,840
Number of Mortgages with both 5-50 and >50 Unit Properties*		4		4	5
Number of Properties		2,446		1,749	2,874
Number of Units		313,584		72,575	430,751
Number of Units (Adjusted)		326,597		78,071	430,751
Goals Performance					
Fannie Mae's Multifamily Goals (units)		265,000		70,000	
Goal Performance (units)		326,597		78,071	

Units may count toward more than one goal. On certain tables, sum of entries may not equal totals, due to rounding.
* Mortgages can double count when secured by both 5-50 and > 50 unit properties.

Table 1C
Fannie Mae's Mortgage Purchases by Mortgage Type and Housing Goal Status
Mortgages from At-Risk Loans that were Modified
For Calendar Year 2013

	Total Mortgages Eligible To Qualify as Low-Income Refinance[1]	Qualifying Low-Income Refinance Mortgages[1]	All Mortgage Purchases
Purchase of Loan Modifications of At-Risk Mortgages			
Owner-Occupied 1-Unit Properties/Mortgages:			
UPB ($ Millions)	$3,106	$1,902	$4,621
Number of Mortgages	15,750	11,516	23,129
Owner-Occupied 2-4 Unit Properties/Mortgages:			
UPB ($ Millions)	$231	$77	$361
Number of Mortgages	728	342	1,115
Total Loan Modifications of At-Risk Mortgages:			
UPB ($ Millions)	$3,337	$1,979	$4,981
Number of Mortgages	16,478	11,858	24,244

[1]An Enterprise's modification of a loan in accordance with the Make Home Affordable program announced on March 4, 2009, that is held in the Enterprise's portfolio or that is in a pool backing a security guaranteed by the Enterprise, shall be treated as a mortgage purchase for the purposes of the housing goals.

Table 2
Distribution of Single-Family Owner-Occupied Mortgages
Purchased by Fannie Mae
By Income Class of Mortgagor(s)[1]
For Calendar Year 2013

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	Total Mortgages Acquired
Income No More Than 50% of Median Income							
$UPB(Millions)	$4,934	$4,934	$2,633	$19,905	$5,009	$20,515	$25,524
Number of Mortgages	48,810	48,810	26,007	170,802	49,697	175,768	225,465
Portion of Qualifying or Total Mortgages Acquired	25.20%	100.00%	14.76%	32.13%	5.59%	7.75%	7.14%
Income More Than 50% But No More Than 60% of Median Income							
$UPB(Millions)	$5,470	$0	$2,736	$13,580	$5,569	$13,914	$19,482
Number of Mortgages	42,271	0	20,928	102,926	43,224	105,149	148,373
Portion of Qualifying or Total Mortgages Acquired	21.83%	0.00%	11.88%	19.36%	4.86%	4.63%	4.70%
Income More Than 60% But No More Than 80% of Median Income							
$UPB(Millions)	$16,045	$0	$7,618	$38,202	$16,373	$38,978	$55,351
Number of Mortgages	102,579	0	48,153	256,677	105,417	261,450	366,867
Portion of Qualifying or Total Mortgages Acquired	52.97%	0.00%	27.33%	48.28%	11.85%	11.52%	11.62%
Income More Than 80% But No More Than 100% of Median Income							
$UPB(Millions)	$0	$0	$8,817	$0	$20,343	$47,774	$68,117
Number of Mortgages	0	0	46,104	0	108,790	279,366	388,156
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	26.17%	0.00%	12.23%	12.31%	12.29%
Income More Than 100% But No More Than 120% of Median Income							
$UPB(Millions)	$0	$0	$2,067	$0	$22,018	$50,631	$72,649
Number of Mortgages	0	0	9,907	0	102,920	265,460	368,380
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	5.62%	0.00%	11.57%	11.70%	11.66%
Income More Than 120% of Median Income							
$UPB(Millions)	$0	$0	$6,521	$0	$131,700	$289,412	$421,111
Number of Mortgages	0	0	25,070	0	477,450	1,174,065	1,651,515
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	14.23%	0.00%	53.66%	51.75%	52.29%
Missing							
$UPB(Millions)	$0	$0	$0	$0	$441	$1,350	$1,790
Number of Mortgages	0	0	0	1,206	2,190	7,520	9,710
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	0.00%	0.23%	0.25%	0.33%	0.31%
All Income Levels[2]							
$UPB(Millions)	$26,449	$4,934	$30,391	$71,686	$201,452	$462,574	$664,026
Number of Mortgages	193,660	48,810	176,169	531,611	889,688	2,268,778	3,158,466
Portion of Qualifying or Total Mortgages Acquired	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

[1]Based on actual Borrower Incomes before affordability estimation. Mortgage where affordability was estimated are included in "Missing"

[2]Includes Missing

Table 3
Distribution of Rental Units
Financed by Multifamily Mortgages Purchased by Fannie Mae
By Affordability of Rent[1]
For Calendar Year 2013

	Qualifying Low-Income Purchases	Qualifying Very Low-Income Purchases	Total Units Financed
Affordable At No More Than 30% Of Median Income			
$UPB(MILLIONS)	$1,043	$1,043	$1,043
Number of Units	19,470	19,470	19,470
Portion of Qualifying or Total Units Financed	6.21%	26.83%	4.52%
Affordable At More Than 30% but No More than 50% Of Median Income			
$UPB(MILLIONS)	$1,764	$1,764	$1,764
Number of Units	53,105	53,105	53,105
Portion of Qualifying or Total Units Financed	16.93%	73.17%	12.33%
Affordable At More Than 50% but No More than 60% Of Median Income			
$UPB(MILLIONS)	$4,181		$4,181
Number of Units	101,603		101,603
Portion of Qualifying or Total Units Financed	32.40%		23.59%
Affordable At More Than 60% but No More than 80% Of Median Income			
$UPB(MILLIONS)	$8,297		$8,297
Number of Units	139,406		139,406
Portion of Qualifying or Total Units Financed	44.46%		32.36%
Affordable At More Than 80% but No More than 100% Of Median Income			
$UPB(MILLIONS)			$4,682
Number of Units			52,263
Portion of Qualifying or Total Units Financed			12.13%
Affordable At More Than 100% but No More than 120% Of Median Income			
$UPB(MILLIONS)			$2,696
Number of Units			21,191
Portion of Qualifying or Total Units Financed			4.92%
Affordable At More Than 120% Of Median Income			
$UPB(MILLIONS)			$3,517
Number of Units			19,344
Portion of Qualifying or Total Units Financed			4.49%
Tenant Rent Missing			
$UPB(MILLIONS)			$2,036
Number of Units			24,369
Portion of Qualifying or Total Units Financed			5.66%
All Income Levels[2]			
$UPB(MILLIONS)	$15,285	$2,807	$28,216
Number of Units	313,584	72,575	430,751
Portion of Qualifying or Total Units Financed	100.00%	100.00%	100.00%

[1]Based on actual rents before affordability estimation. Units where affordability was estimated, including all units in senior housing facilities and cooperatives, are included in "Tenant Rent Missing."

[2]Includes Missing.

Table 4
Fannie Mae Single-Family Owner-Occupied Mortgage Purchases
Qualifying for the Low-Income Area Purchase Goal
by Method of Qualification
For Calendar Year 2013

	Tract is in a Designated Disaster Area		Tract is not in a Designated Disaster Area			
	Family Income <= 100% of Area Median[1]	Family Income > 100% of Area Median[1]	Family Income <= 100% of Area Median[1]	Family Income > 100% of Area Median[1]	Qualifying Low-Income Area Purchase Money Mortgages[1]	Total Mortgages Eligible To Qualify As Low-Income Area Purchase Money
Tract Income <= 80% of Area Median						
$UPB(Millions)	**$1,915**	**$2,435**	**$5,477**	**$6,153**	$15,981	$15,981
Number of Mortgages	**13,617**	**9,932**	**37,836**	**25,045**	86,430	86,431
Percentage of Eligible	**15.75%**	**11.49%**	**43.78%**	**28.98%**	100.00%	100.00%
80% < Tract Income < 100% of Area Median and Tract >= 30% Minority						
$UPB(Millions)	**$910**	$0	**$3,643**	$0	$4,553	$12,189
Number of Mortgages	**6,213**	0	**21,212**	0	27,425	55,346
Percentage of Eligible	**11.23%**	0.00%	**38.33%**	0.00%	49.55%	100.00%
80% < Tract Income < 100% of Area Median and Tract < 30% Minority						
$UPB(Millions)	**$1,642**	$0	$0	$0	$1,642	$13,993
Number of Mortgages	**12,013**	0	0	0	12,013	84,844
Percentage of Eligible	**14.16%**	0.00%	0.00%	0.00%	14.16%	100.00%
Tract Income >= 100% of Area Median[2]						
$UPB(Millions)	**$8,216**	$0	$0	$0	$8,216	$144,726
Number of Mortgages	**50,301**	0	0	0	50,301	587,445
Percentage of Eligible	**8.56%**	0.00%	0.00%	0.00%	8.56%	100.00%
Total						
$UPB(Millions)	$12,684	$2,435	$9,120	$6,153	$30,391	$186,889
Number of Mortgages	82,144	9,932	59,048	25,045	176,169	814,066
Percentage of Eligible	10.09%	1.22%	7.25%	3.08%	21.64%	100.00%

[1]Includes mortgages where affordability was estimated.
[2]Includes tracts with missing median incomes or missing percent minority.

Table 5A

Distribution of Single-Family Owner-Occupied Mortgage Purchases

By Race of Borrower(s) on Loan Application[1]

For Calendar Year 2013

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	Total Mortgages Acquired
American Indian or Alaskan Native[2]							
$UPB(Millions)	$87	$21	$105	$408	$450	$1,366	$1,816
Number of Mortgages	640	195	614	3,104	2,148	7,981	10,129
Portion of Qualifying or Total Mortgages Acquired	0.33%	0.40%	0.35%	0.58%	0.24%	0.35%	0.32%
Asian[2]							
$UPB(Millions)	$2,509	$479	$3,524	$4,744	$19,697	$36,426	$56,123
Number of Mortgages	14,084	3,765	15,574	25,591	67,811	130,453	198,264
Portion of Qualifying or Total Mortgages Acquired	7.27%	7.71%	8.84%	4.81%	7.62%	5.75%	6.28%
Black or African American[2]							
$UPB(Millions)	$676	$141	$933	$3,904	$3,756	$13,680	$17,436
Number of Mortgages	5,024	1,384	5,926	29,624	18,310	80,134	98,444
Portion of Qualifying or Total Mortgages Acquired	2.59%	2.84%	3.36%	5.57%	2.06%	3.53%	3.12%
Native Hawaiian or Other Pacific Islander[2]							
$UPB(Millions)	$88	$16	$111	$328	$532	$1,509	$2,041
Number of Mortgages	563	153	558	1,924	2,141	6,459	8,600
Portion of Qualifying or Total Mortgages Acquired	0.29%	0.31%	0.32%	0.36%	0.24%	0.28%	0.27%
White - Hispanic or Latino[3]							
$UPB(Millions)	$1,931	$443	$2,535	$6,080	$11,379	$27,370	$38,749
Number of Mortgages	14,474	4,397	15,826	42,054	53,601	141,600	195,201
Portion of Qualifying or Total Mortgages Acquired	7.47%	9.01%	8.98%	7.91%	6.02%	6.24%	6.18%
White - Non Hispanic or Latino							
$UPB(Millions)	$19,138	$3,509	$20,267	$47,486	$144,324	$320,157	$464,481
Number of Mortgages	145,160	35,858	122,755	369,079	662,154	1,620,390	2,282,544
Portion of Qualifying or Total Mortgages Acquired	74.96%	73.46%	69.68%	69.43%	74.43%	71.42%	72.27%
Two or More Minority Races[4]							
$UPB(Millions)	$14	$1	$19	$69	$87	$284	$371
Number of Mortgages	82	10	90	476	337	1,401	1,738
Portion of Qualifying or Total Mortgages Acquired	0.04%	0.02%	0.05%	0.09%	0.04%	0.06%	0.06%
Joint - either Borrower or Co-Borrower are of a Minority Group[5]							
$UPB(Millions)	$176	$17	$416	$664	$3,982	$8,896	$12,878
Number of Mortgages	1,096	148	1,789	4,226	14,071	36,383	50,454
Portion of Qualifying or Total Mortgages Acquired	0.57%	0.30%	1.02%	0.79%	1.58%	1.60%	1.60%
Information not Provided by Borrower or Co-Borrower[6]							
$UPB(Millions)	$1,830	$307	$2,481	$7,693	$17,245	$52,218	$69,463
Number of Mortgages	12,537	2,900	13,037	52,955	69,115	239,114	308,229
Portion of Qualifying or Total Mortgages Acquired	6.47%	5.94%	7.40%	9.96%	7.77%	10.54%	9.76%
Not Applicable							
$UPB(Millions)	$0	$0	$0	$12	$0	$29	$29
Number of Mortgages	0	0	0	78	0	161	161
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	0.00%	0.01%	0.00%	0.01%	0.01%
Data not Provided by Loan Seller							
$UPB(Millions)	$0	$0	$0	$299	$0	$637	$637
Number of Mortgages	0	0	0	2,499	0	4,702	4,702
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	0.00%	0.47%	0.00%	0.21%	0.15%
Total							
$UPB(Millions)	$26,449	$4,934	$30,391	$71,686	$201,452	$462,574	$664,026
Number of Mortgages	193,660	48,810	176,169	531,611	889,688	2,268,778	3,158,466
Portion of Qualifying or Total Mortgages Acquired	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

[1]Borrowers are asked to report both Race and Ethnicity. Race associated with the loan is based on data for the borrower and, if any, co-borrower. Borrower and co-borrower may be identified with any combination of, and up to, 5 race categories: (1) American Indian or Alaska Native, (2) Asian, (3) Black or African American, (4) Native Hawaiian or Other Pacific Islander, and (5) White. A borrower or co-borrower identified as both White and one minority race is classified as the minority race. If race is known for one borrower but not the other borrower, the loan is classified according to the known race. A loan where one borrower is identified as White and the race of the other borrower is missing, or where both the borrower and co-borrower are identified as White, is categorized in one of the two White categories. Separately, ethnicity associated with a loan also is based on data for the borrower and, if any, co-borrower. Borrower and co-borrower may choose either (1) Hispanic or Latino or (2) Not Hispanic or Latino. In this table, the White race category is further categorized as either "Hispanic or Latino," or "Not Hispanic or Latino." Table 5B shows the ethnicity distribution of all loans acquired.

[2]If the borrower and co-borrower are both identified as the same minority race or different minority races, the loan is classified as the race of the borrower.

[3]If the loan is classified as White (see footnote 1) and if either borrower or co-borrower is identified as Hispanic or Latino, the loan is classified as "White - Hispanic or Latino." The category "White - Non-Hispanic or Latino" includes loans where borrower and co-borrower are both identified as "Not Hispanic or Latino" or when the ethnicity is missing for both borrowers.

[4]The loan is classified as "Two or More Minority Races" where: the borrower is identified as two or more minority races and either there is no co-borrower or the co-borrower is identified as one or more minority races, or one borrower's race is missing and the other borrower is identified as two or more minority races.

[5]If either the borrower or co-borrower is identified as one or more minority race(s) and the other borrower is identified as White, the loan is classified as "Joint."

[6]This category consists of mortgages where borrower and co-borrower race information is not provided in mail, internet, or telephone application, even if ethnicity data are reported.

Table 5B
Distribution of Single-Family Owner-Occupied Mortgage Purchases
By Ethnicity of Borrower(s) on Loan Application[1]
For Calendar Year 2013

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	Total Mortgages Acquired
Borrower and Co-Borrower are Hispanic or Latino:							
$UPB(Millions)	$1,944	$466	$2,426	$6,650	$8,930	$23,493	$32,423
Number of Mortgages	14,621	4,619	15,518	46,134	44,723	127,765	172,488
Portion of Qualifying or Total Mortgages Acquired	7.55%	9.46%	8.81%	8.68%	5.03%	5.63%	5.46%
Borrower and Co-Borrower are not Hispanic or Latino:							
$UPB(Millions)	$22,664	$4,178	$25,309	$57,257	$172,803	$381,194	$553,997
Number of Mortgages	166,361	41,426	146,857	431,136	766,270	1,874,962	2,641,232
Portion of Qualifying or Total Mortgages Acquired	85.90%	84.87%	83.36%	81.10%	86.13%	82.64%	83.62%
Joint - Either Borrower or Co-Borrower are Hispanic or Latino:[2]							
$UPB(Millions)	$170	$17	$374	$717	$3,660	$8,697	$12,356
Number of Mortgages	1,127	156	1,782	4,713	14,007	38,929	52,936
Portion of Qualifying or Total Mortgages Acquired	0.58%	0.32%	1.01%	0.89%	1.57%	1.72%	1.68%
Information not Provided by Borrower or Co-Borrower:[3]							
$UPB(Millions)	$1,672	$272	$2,282	$6,738	$16,059	$48,481	$64,540
Number of Mortgages	11,551	2,609	12,012	46,964	64,688	222,058	286,746
Portion of Qualifying or Total Mortgages Acquired	5.96%	5.35%	6.82%	8.83%	7.27%	9.79%	9.08%
Not Applicable:							
$UPB(Millions)	$0	$0	$0	$20	$0	$54	$54
Number of Mortgages	0	0	0	131	0	287	287
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	0.00%	0.02%	0.00%	0.01%	0.01%
Data Not Provided by Loan Seller:							
$UPB(Millions)	$0	$0	$0	$304	$0	$655	$655
Number of Mortgages	0	0	0	2,533	0	4,777	4,777
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	0.00%	0.48%	0.00%	0.21%	0.15%
Total:							
$UPB(Millions)	$26,449	$4,934	$30,391	$71,686	$201,452	$462,574	$664,026
Number of Mortgages	193,660	48,810	176,169	531,611	889,688	2,268,778	3,158,466
Portion of Qualifying or Total Mortgages Acquired	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

[1]If ethnicity is known for one borrower but not the other, loan is classified according to the known ethnicity.

[2]Joint means one Borrower is of Hispanic or Latino ethnicity and the other is not, in any order.

[3]This category consists of mortgages where borrower and co-borrower ethnicity (as Hispanic/Latino or not) information is not provided in mail, internet, or telephone application, even if race data are reported.

Table 6
Distribution of Single-Family Owner-Occupied Mortgage Purchases
By Gender of Borrower(s)[1]
For Calendar Year 2013

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	Total Mortgages Acquired
All Male:							
$UPB(Millions)	$10,033	$1,873	$11,056	$21,217	$58,312	$109,153	$167,465
Number of Mortgages	73,218	18,498	65,107	157,138	266,581	542,433	809,014
Portion of Qualifying or Total Mortgages Acquired	37.81%	37.90%	36.96%	29.56%	29.96%	23.91%	25.61%
All Female:							
$UPB(Millions)	$10,326	$2,310	$9,301	$25,089	$36,183	$77,975	$114,159
Number of Mortgages	78,131	23,281	59,121	196,093	190,381	451,186	641,567
Portion of Qualifying or Total Mortgages Acquired	40.34%	47.70%	33.56%	36.89%	21.40%	19.89%	20.31%
Male and Female:							
$UPB(Millions)	$5,242	$606	$8,925	$21,397	$98,439	$247,793	$346,232
Number of Mortgages	36,339	5,629	46,006	149,836	397,794	1,143,139	1,540,933
Portion of Qualifying or Total Mortgages Acquired	18.76%	11.53%	26.11%	28.19%	44.71%	50.39%	48.79%
Not Applicable:							
$UPB(Millions)	$0	$0	$0	$9	$0	$21	$21
Number of Mortgages	0	0	0	48	0	96	96
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%
Not Provided:							
$UPB(Millions)	$849	$144	$1,110	$3,970	$8,517	$27,618	$36,135
Number of Mortgages	5,972	1,402	5,935	28,438	34,932	131,816	166,748
Portion of Qualifying or Total Mortgages Acquired	3.08%	2.87%	3.37%	5.35%	3.93%	5.81%	5.28%
Missing:							
$UPB(Millions)	$0	$0	$0	$5	$0	$14	$14
Number of Mortgages	0	0	0	58	0	108	108
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%
Total:							
$UPB(Millions)	$26,449	$4,934	$30,391	$71,686	$201,452	$462,574	$664,026
Number of Mortgages	193,660	48,810	176,169	531,611	889,688	2,268,778	3,158,466
Portion of Qualifying or Total Mortgages Acquired	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

[1]Borrower and Co-Borrower with a Not Provided or Not Applicable are placed in the specific gender of the Borrower or Co-Borrower.

Table 7
Distribution of Single-Family Owner-Occupied Mortgage Purchases
By Minority Concentration of Census Tract
For Calendar Year 2013

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	Total Mortgages Acquired
Minority < 10%	43,851	10,911	25,736	122,061	207,822	539,630	747,452
10% <= Minority < 20%	48,806	11,745	31,035	114,877	238,740	551,016	789,756
20% <= Minority < 30%	30,734	7,542	21,934	75,377	147,809	356,032	503,841
30% <= Minority < 50%	35,495	9,006	40,980	93,301	166,943	412,035	578,978
50% <= Minority < 80%	24,502	6,750	37,663	76,280	94,668	275,925	370,593
80% <= Minority <= 100%	10,271	2,856	18,771	49,707	31,428	132,382	163,810
Tract Missing / Unable to Classify	1	0	50	9	2,278	1,758	4,036
Total:	193,660	48,810	176,169	531,611	889,688	2,268,778	3,158,466

Table 8
Distribution of Fannie Mae's Multifamily Mortgage Purchases
By Minority Concentration of Census Tract
For Calendar Year 2013

	Qualifying Low-Income Units	Qualifying Very Low-Income Units	Total Units Financed
Minority < 10%	13,111	3,255	18,158
10% <= Minority < 20%	38,276	5,561	54,271
20% <= Minority < 30%	42,616	5,774	61,818
30% <= Minority < 50%	80,350	14,845	114,177
50% <= Minority < 80%	85,807	21,600	117,789
80% <= Minority <= 100%	53,424	21,540	64,215
Tract Missing / Unable to Classify	0	0	323
Total:	313,584	72,575	430,751

Table 9
Distribution of Single-Family Owner-Occupied Mortgage Purchases
Minority Percentage of Census Tract by Income of Borrower
For Calendar Year 2013

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	Total Mortgages Acquired
Income <=50% of Median Income							
Minority < 10%	10,911	10,911	3,727	36,174	11,236	37,413	48,649
10% <= Minority < 30%	19,287	19,287	7,646	58,923	19,560	60,525	80,085
30% <= Minority < 50%	9,006	9,006	6,491	30,027	9,140	30,828	39,968
50% <= Minority < 80%	6,750	6,750	5,497	26,496	6,861	27,222	34,083
80% <= Minority <= 100%	2,856	2,856	2,646	19,180	2,900	19,778	22,678
Tract Missing / Unable to Classify	0	0	0	2	0	2	2
Subtotal	48,810	48,810	26,007	170,802	49,697	175,768	225,465
50% < Income <=60% of MSA Median Income							
Minority < 10%	9,448	0	3,244	23,974	9,761	24,523	34,284
10% <= Minority < 30%	17,546	0	6,673	36,675	17,889	37,393	55,282
30% <= Minority < 50%	7,753	0	5,075	17,933	7,908	18,283	26,191
50% <= Minority < 80%	5,264	0	3,954	14,673	5,367	14,993	20,360
80% <= Minority <= 100%	2,260	0	1,982	9,669	2,299	9,955	12,254
Tract Missing / Unable to Classify	0	0	0	2	0	2	2
Subtotal	42,271	0	20,928	102,926	43,224	105,149	148,373
60% < Income <=80% of MSA Median Income							
Minority < 10%	23,492	0	8,034	61,467	24,383	62,705	87,088
10% <= Minority < 30%	42,707	0	15,828	94,245	43,748	95,753	139,501
30% <= Minority < 50%	18,736	0	11,204	45,198	19,219	45,989	65,208
50% <= Minority < 80%	12,488	0	8,692	34,997	12,816	35,691	48,507
80% <= Minority <= 100%	5,155	0	4,394	20,765	5,250	21,307	26,557
Tract Missing / Unable to Classify	1	0	1	5	1	5	6
Subtotal	102,579	0	48,153	256,677	105,417	261,450	366,867
80% < Income <=100% of MSA Median Income							
Minority < 10%	0	0	8,132	0	25,080	67,976	93,056
10% <= Minority < 30%	0	0	15,779	0	45,516	105,154	150,670
30% <= Minority < 50%	0	0	10,571	0	20,402	49,636	70,038
50% <= Minority < 80%	0	0	7,742	0	12,866	37,080	49,946
80% <= Minority <= 100%	0	0	3,879	0	4,925	19,509	24,434
Tract Missing / Unable to Classify	0	0	1	0	1	11	12
Subtotal	0	0	46,104	0	108,790	279,366	388,156
100% < Income <=120% of MSA Median Income							
Minority < 10%	0	0	751	0	23,915	64,736	88,651
10% <= Minority < 30%	0	0	2,064	0	43,774	103,021	146,795
30% <= Minority < 50%	0	0	2,123	0	19,452	48,069	67,521
50% <= Minority < 80%	0	0	3,138	0	11,720	33,908	45,628
80% <= Minority <= 100%	0	0	1,830	0	4,058	15,710	19,768
Tract Missing / Unable to Classify	0	0	1	0	1	16	17
Subtotal	0	0	9,907	0	102,920	265,460	368,380
120% MSA Median Income < Income							
Minority < 10%	0	0	1,848	0	113,444	280,020	393,464
10% <= Minority < 30%	0	0	4,979	0	216,062	502,853	718,915
30% <= Minority < 50%	0	0	5,516	0	90,821	218,570	309,391
50% <= Minority < 80%	0	0	8,640	0	45,038	126,581	171,619
80% <= Minority <= 100%	0	0	4,040	0	11,996	45,860	57,856
Tract Missing / Unable to Classify	0	0	47	0	89	181	270
Subtotal	0	0	25,070	0	477,450	1,174,065	1,651,515
Borrower Income Missing							
Minority < 10%	0	0	0	446	3	2,257	2,260
10% <= Minority < 30%	0	0	0	411	0	2,349	2,349
30% <= Minority < 50%	0	0	0	143	1	660	661
50% <= Minority < 80%	0	0	0	114	0	450	450
80% <= Minority <= 100%	0	0	0	93	0	263	263
Tract Missing / Unable to Classify	0	0	0	0	2,186	1,541	3,727
Subtotal	0	0	0	1,206	2,190	7,520	9,710
Total:	193,660	48,810	176,169	531,611	889,688	2,268,778	3,158,466

Table 10A
Distribution of Fannie Mae's
Single-Family Owner-Occupied Mortgage Purchases
By State and Territory
For Calendar Year 2013

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	Total Mortgages Acquired
Alabama	1,804	470	2,588	5,721	9,975	26,666	36,641
Alaska	425	74	276	1,270	1,838	4,602	6,440
Arizona	5,338	1,457	3,206	15,554	27,737	61,483	89,220
Arkansas	931	241	1,512	2,843	5,531	13,411	18,942
California	16,955	3,405	20,825	80,385	104,497	401,148	505,645
Colorado	7,884	2,093	4,945	17,216	30,707	60,191	90,898
Connecticut	2,609	696	4,132	8,000	8,412	28,833	37,245
Delaware	748	206	428	2,313	3,428	8,418	11,846
District of Columbia	707	185	1,041	1,705	2,540	5,970	8,510
Florida	8,899	2,116	9,470	28,708	56,605	119,344	175,949
Georgia	4,295	1,144	3,667	14,730	23,970	62,795	86,765
Hawaii	718	148	817	2,643	3,211	10,326	13,537
Idaho	2,659	768	1,005	3,481	8,515	12,874	21,389
Illinois	9,951	2,841	9,937	22,430	36,851	95,202	132,053
Indiana	4,301	1,135	1,476	10,536	16,200	36,715	52,915
Iowa	3,812	1,166	3,480	7,194	11,541	24,363	35,904
Kansas	1,533	359	474	3,432	6,348	13,808	20,156
Kentucky	2,017	584	2,835	4,325	7,783	16,705	24,488
Louisiana	1,606	320	2,344	4,264	9,758	22,468	32,226
Maine	318	92	88	2,048	1,716	8,051	9,767
Maryland	4,210	1,260	2,674	17,607	13,917	54,905	68,822
Massachusetts	6,233	1,379	10,130	15,564	21,208	64,540	85,748
Michigan	6,875	1,914	1,937	20,803	28,125	81,199	109,324
Minnesota	7,713	2,462	2,931	15,146	23,045	50,576	73,621
Mississippi	581	112	817	2,271	3,993	12,343	16,336
Missouri	3,800	1,042	2,606	11,843	14,242	41,982	56,224
Montana	857	203	1,174	2,254	3,718	8,599	12,317
Nebraska	2,314	642	2,273	4,029	7,328	15,309	22,637
Nevada	2,408	787	1,284	5,566	9,827	19,033	28,860
New Hampshire	958	265	406	3,597	3,287	12,206	15,493
New Jersey	4,191	732	7,706	12,975	24,992	75,151	100,143
New Mexico	962	263	759	3,117	4,799	12,496	17,295
New York	6,226	1,091	11,186	16,464	34,709	92,794	127,503
North Carolina	4,186	1,057	4,683	13,300	23,586	58,026	81,612
North Dakota	561	127	436	948	2,467	4,416	6,883
Ohio	6,530	1,720	2,059	15,247	24,778	57,826	82,604
Oklahoma	1,889	437	2,372	3,139	10,220	15,613	25,833
Oregon	3,195	795	2,321	8,114	16,031	34,909	50,940
Pennsylvania	8,052	1,943	10,132	18,373	30,992	75,836	106,828
Rhode Island	687	141	1,088	1,846	2,479	7,293	9,772
South Carolina	2,238	564	1,363	6,039	13,083	26,852	39,935
South Dakota	998	303	311	1,871	3,393	6,944	10,337
Tennessee	2,926	674	4,702	7,852	14,745	32,682	47,427
Texas	11,144	2,238	11,084	20,762	82,122	128,126	210,248
Utah	3,981	992	1,483	6,673	13,278	24,560	37,838
Vermont	313	83	503	1,236	1,198	4,580	5,778
Virginia	6,046	1,668	4,096	20,381	22,716	73,238	95,954
Washington	7,828	2,133	5,101	16,976	30,469	66,990	97,459
West Virginia	339	101	396	1,389	1,653	5,974	7,627
Wisconsin	7,223	2,009	3,032	15,531	22,000	57,043	79,043
Wyoming	611	166	219	1,326	2,366	4,634	7,000
Guam	2	0	19	6	39	114	153
Puerto Rico	72	7	290	562	1,619	8,382	10,001
Virgin Islands	1	0	50	9	92	217	309
Unable to Geocode	0	0	0	0	9	17	26
Total	193,660	48,810	176,169	531,611	889,688	2,268,778	3,158,466

Table 10B
Distribution of Fannie Mae's
Multifamily Mortgage Purchases
By State And Territory
For Calendar Year 2013

	Qualifying Low-Income Units	Qualifying Very Low-Income Units	Total Units Financed
Alabama	7,221	613	8,395
Alaska	894	35	1,071
Arizona	7,614	1,968	9,384
Arkansas	2,603	609	2,679
California	18,066	3,340	49,884
Colorado	8,331	3,372	9,779
Connecticut	1,489	564	2,113
Delaware	1,968	258	1,980
District of Columbia	1,314	1,020	3,099
Florida	14,055	1,714	22,451
Georgia	17,737	3,145	21,520
Hawaii	21	4	21
Idaho	1,205	183	1,213
Illinois	10,930	2,825	14,993
Indiana	3,550	1,159	4,149
Iowa	3,301	1,142	3,697
Kansas	2,590	1,382	2,963
Kentucky	3,325	529	3,610
Louisiana	3,703	293	4,224
Maine	470	26	643
Maryland	9,929	2,784	12,481
Massachusetts	1,713	631	3,599
Michigan	8,170	1,164	11,373
Minnesota	2,760	696	3,332
Mississippi	2,418	196	3,336
Missouri	6,476	3,042	6,886
Montana	206	104	206
Nebraska	1,264	579	1,509
Nevada	5,970	968	6,368
New Hampshire	1,188	11	1,291
New Jersey	1,997	1,068	4,479
New Mexico	2,018	327	2,167
New York	7,575	1,737	23,469
North Carolina	12,480	2,590	14,677
North Dakota	306	58	330
Ohio	10,451	2,796	11,867
Oklahoma	3,735	1,143	3,898
Oregon	4,989	477	6,373
Pennsylvania	6,240	996	8,834
Rhode Island	1,221	204	1,630
South Carolina	7,682	709	8,651
South Dakota	281	208	283
Tennessee	4,963	890	6,729
Texas	73,829	18,851	87,503
Utah	2,434	253	2,632
Vermont	0	0	0
Virginia	8,591	3,272	11,529
Washington	10,301	1,305	12,678
West Virginia	528	42	542
Wisconsin	2,703	1,009	3,205
Wyoming	779	284	1,026
Guam	0	0	0
Puerto Rico	0	0	0
Virgin Islands	0	0	0
Other Territories	0	0	0
Unable to Geocode	0	0	0
Total	313,584	72,575	430,751

Table 11

Distribution of Single-Family Owner-Occupied Mortgage Purchases[1]
By LTV Category
For Calendar Year 2013

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	Total Mortgages Acquired
0% < LTV <= 60%							
$UPB(Millions)	$2,381	$657	$2,044	$19,941	$16,599	$129,718	$146,317
Number of Mortgages	21,619	7,597	15,111	171,630	83,847	690,430	774,277
Portion of Total	11.16%	15.56%	8.58%	32.28%	9.42%	30.43%	24.51%
60% < LTV <= 80%							
$UPB(Millions)	$12,370	$2,524	$14,589	$27,724	$104,377	$218,546	$322,923
Number of Mortgages	89,306	24,505	81,720	197,712	438,997	990,199	1,429,196
Portion of Total	46.11%	50.20%	46.39%	37.19%	49.34%	43.64%	45.25%
80% < LTV <= 90%							
$UPB(Millions)	$3,122	$488	$4,090	$7,769	$28,622	$44,513	$73,136
Number of Mortgages	21,268	4,583	21,487	55,019	119,046	223,983	343,029
Portion of Total	10.98%	9.39%	12.20%	10.35%	13.38%	9.87%	10.86%
90% < LTV <= 95%							
$UPB(Millions)	$6,063	$865	$7,138	$3,646	$40,787	$19,203	$59,989
Number of Mortgages	43,271	8,345	42,090	25,285	190,163	98,901	289,064
Portion of Total	22.34%	17.10%	23.89%	4.76%	21.37%	4.36%	9.15%
95% < LTV <= 100%							
$UPB(Millions)	$2,514	$399	$2,531	$2,476	$10,967	$9,989	$20,957
Number of Mortgages	18,196	3,780	15,761	17,012	56,764	54,532	111,296
Portion of Total	9.40%	7.74%	8.95%	3.20%	6.38%	2.40%	3.52%
100% < LTV							
$UPB(Millions)	$0	$0	$0	$10,131	$99	$40,603	$40,702
Number of Mortgages	0	0	0	64,954	871	210,726	211,597
Portion of Total	0.00%	0.00%	0.00%	12.22%	0.10%	9.29%	6.70%
Missing LTV							
$UPB(Millions)	$0	$0	$0	$0	$0	$2	$2
Number of Mortgages	0	0	0	0	0	7	7
Portion of Total	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total							
$UPB(Millions)	$26,449	$4,934	$30,391	$71,686	$201,452	$462,574	$664,026
Number of Mortgages	193,660	48,810	176,169	531,611	889,688	2,268,778	3,158,466
Portion of Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

[1] Does not include second mortgages and non-applicable categories.

Supplemental AMR Table
HFA Initiative Results
Summary Table on Single-Family Housing Goal Performance
For Calendar Year 2013

	Total Mortgages Eligible To Qualify As Low-Income Purchase Money	Qualifying Low-Income Purchase Money Mortgages	Total Mortgages Eligible To Qualify As Very Low-Income Purchase Money	Qualifying Very Low-Income Purchase Money Mortgages	Total Mortgages Eligible To Qualify As Low-Income Area Purchase Money	Qualifying Low-Income Area Purchase Money Goal Mortgages	Qualifying Low-Income Area Purchase Money Subgoal Mortgages	Total Mortgages Eligible To Qualify As Low-Income Refinance[1]	Qualifying Low-Income Refinance Mortgages	All Mortgage Purchases
HFA Initiative										
Owner-Occupied Mortgages:										
UPB ($ Millions)	$19.03	$11.98	$19.03	$3.63	$19.03	$10.62	$5.95			$462.57
Number of Mortgages	144	103	144	39	144	89	52			3,843
50% Allowable population of HFA Initiative										
Owner-Occupied Mortgages:										
UPB ($ Millions)	$9.52	$5.99	$9.52	$1.82	$9.52	$5.31	$2.97			$231.29
Number of Mortgages	72	52	72	20	72	45	26			1,922
Goals Performance										
Fannie Mae's Single-Family Goals		23%		7%		21%				
Goals Performance Percentage		71.53%		27.08%		61.81%				
Fannie Mae's Single-Family Subgoal							11%			
Subgoal Performance Percentage							36.11%			

Note: When loans financed through the HFA Initiative are included into our scores Fannie Mae's Single-Family Purchase Money goals performance is unchanged: Low-Income PMM - 23.79% vs. 23.79% , Very Low-Income PMM - 6.00% vs. 6.00%, Low-Income Area Goal - 21.64% vs. 21.64%, and Low-Income Area Subgoal - 13.99% vs. 13.99%.

[1] All loans associated with the HFA Initiative are purchase money mortgages.