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# **Fannie Mae 2015 Credit Supplement**



**February 19, 2016**

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- **This presentation includes information about Fannie Mae, including information contained in Fannie Mae’s Annual Report on Form 10-K for the year ended December 31, 2015, the “2015 Form 10-K.” Some of the terms used in these materials are defined and discussed more fully in the 2015 Form 10-K. These materials should be reviewed together with the 2015 Form 10-K, which is available on the “SEC Filings” page in the “Investor Relations” section of Fannie Mae’s web site at [www.fanniemae.com](http://www.fanniemae.com).**
- **Some of the information in this presentation is based upon information that we received from third-party sources such as sellers and servicers of mortgage loans. Although we generally consider this information reliable, we do not independently verify all reported information.**
- **Due to rounding, amounts reported in this presentation may not add to totals indicated (or 100%).**
- **Unless otherwise indicated data labeled as “2015” is as of December 31, 2015 or for the full year of 2015.**

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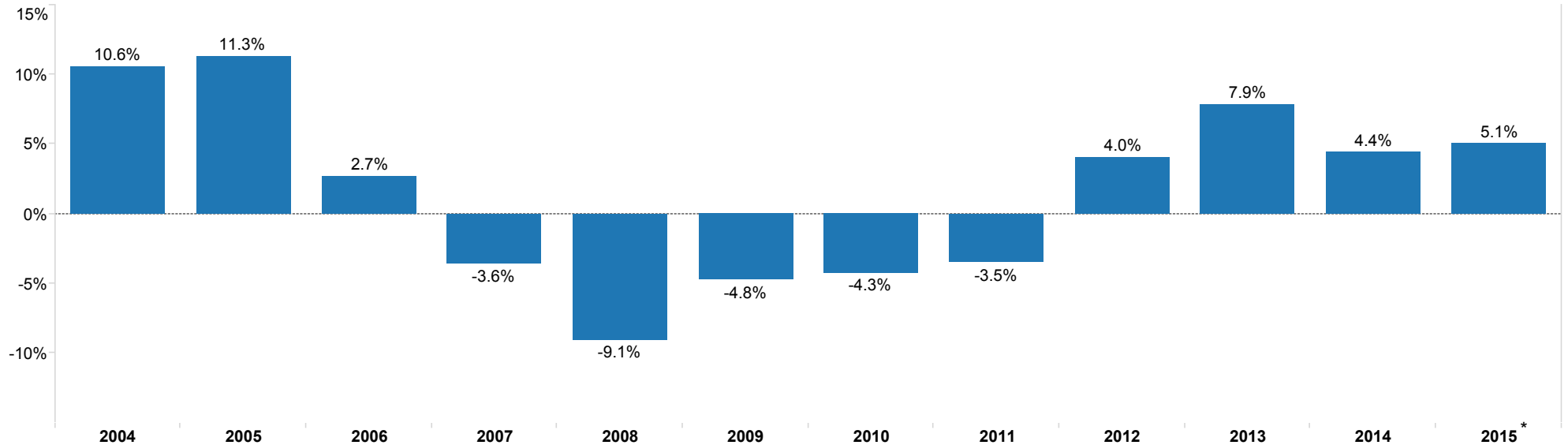
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## Home Price Growth/Decline Rates in the U.S.

Fannie Mae Home Price Index



### S&P/Case-Shiller Index

2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015**
13.6%	13.5%	1.7%	-5.4%	-12.0%	-3.8%	-4.1%	-3.9%	6.5%	10.8%	4.5%	5.3%

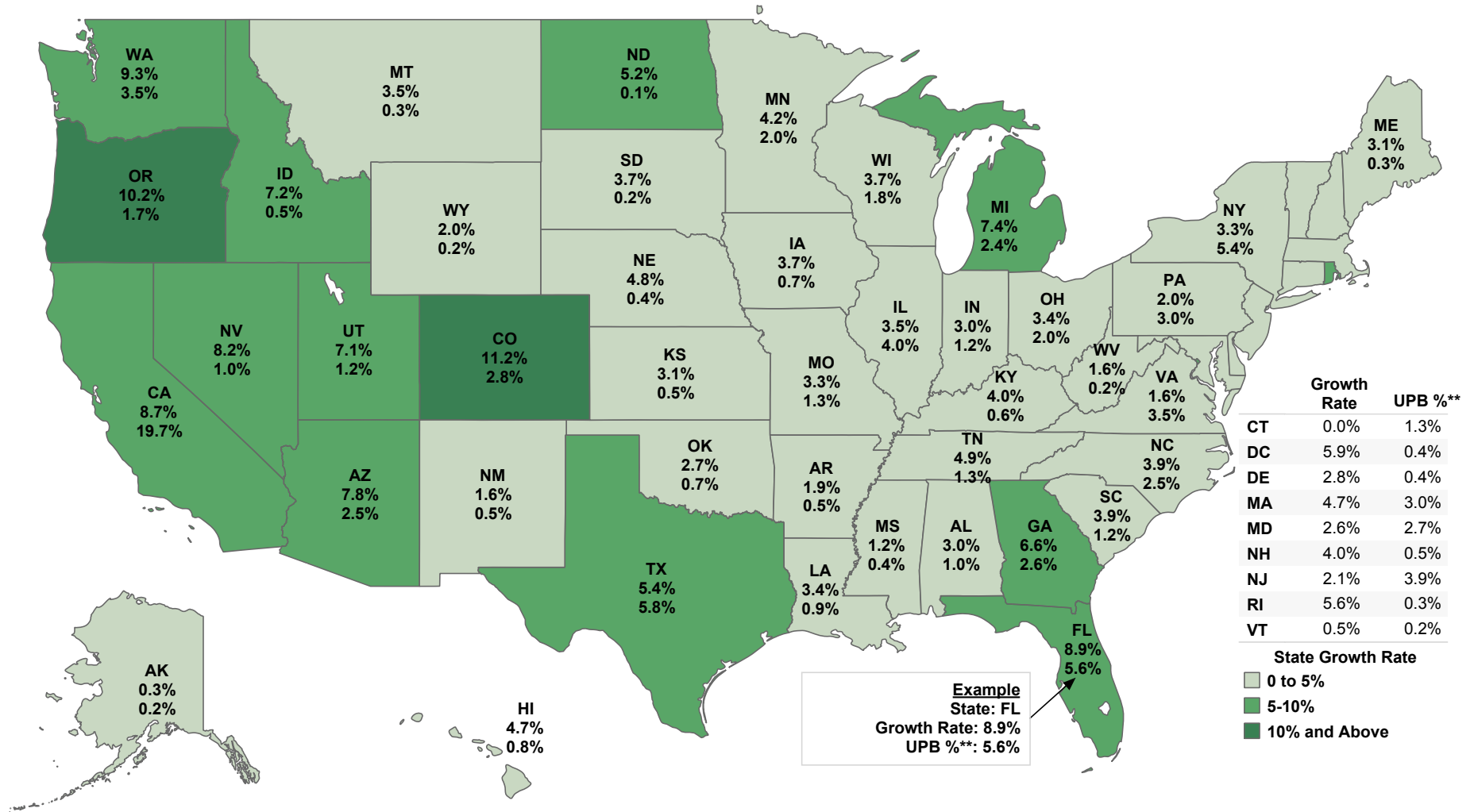
\* Estimate based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of January 2016. Including subsequent data may lead to materially different results.

\*\*Year-to-date as of September 2015. As comparison, Fannie Mae's index for the same period is 5.2%.

Based on our home price index, we estimate that home prices on a national basis increased by 5.1% in 2015, following increases of 4.4% in 2014 and 7.9% in 2013. Despite the recent increases in home prices, we estimate that, through December 31, 2015, home prices on a national basis remained 6.0% below their peak in the third quarter of 2006. Our home price estimates are based on preliminary data and are subject to change as additional data become available.

# One Year Home Price Change as of 2015 Q4\*

United States: 5.1%

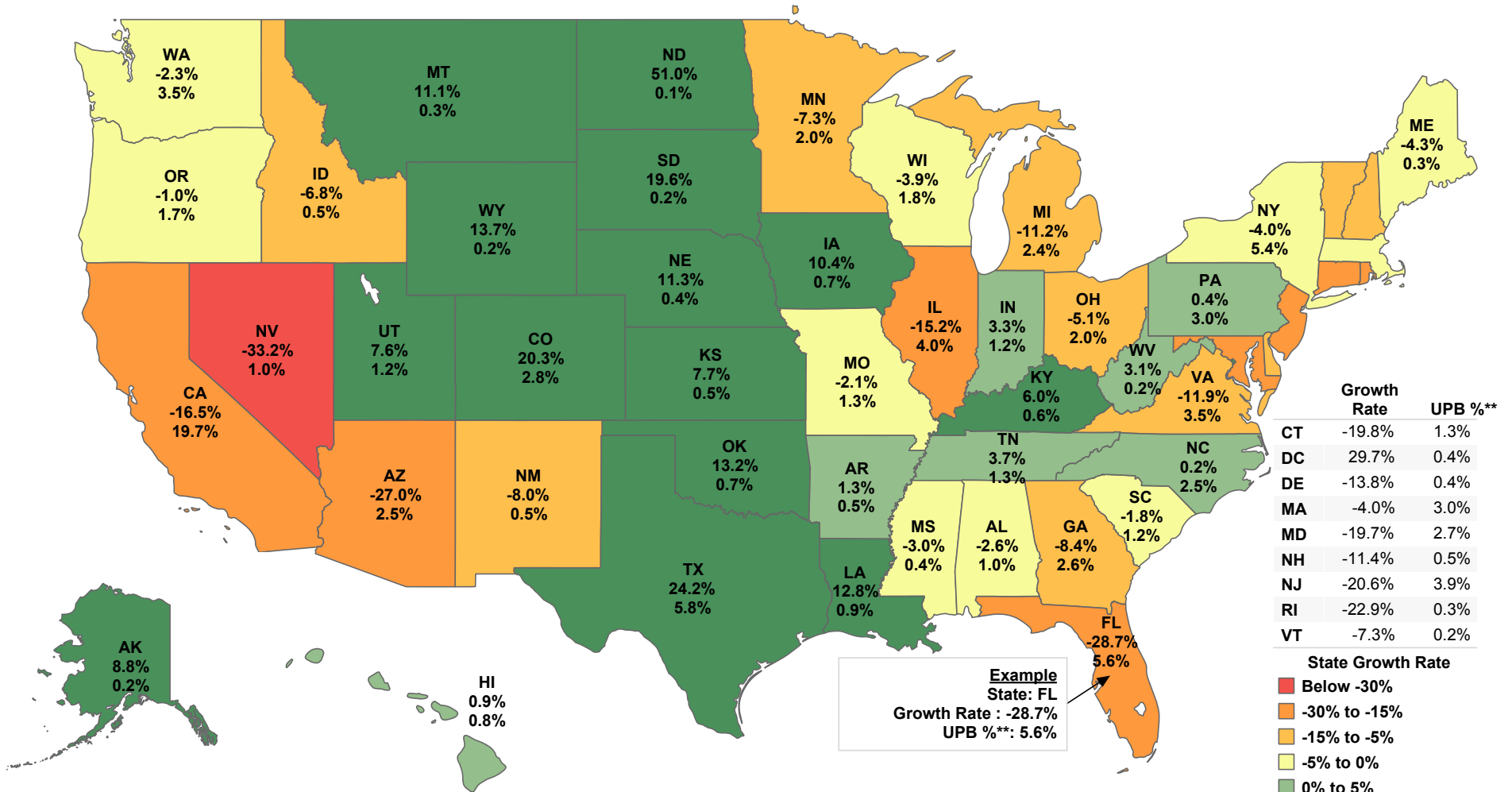


\*Source: Fannie Mae. Home price estimates are based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of January 2016. UPB estimates are based on data available through the end of December 2015. Including subsequent data may lead to materially different results.

\*\* "UPB %" refers to unpaid principal balance of loans on properties in the applicable state as a percentage of unpaid principal balance of single-family conventional guaranty book of business for which Fannie Mae has access to loan-level information.

## Home Price Change From 2006 Q3 Through 2015 Q4\*

United States: -6.0%



\*Source: Fannie Mae. Home price estimates are based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of January 2016. UPB estimates are based on data available through the end of December 2015. Including subsequent data may lead to materially different results.

\*\* "UPB %" refers to unpaid principal balance of loans on properties in the applicable state as a percentage of unpaid principal balance of single-family conventional guaranty book of business for which Fannie Mae has access to loan-level information.

Note: Home prices on a national basis reached a peak in the third quarter of 2006.

## Credit Characteristics of Single-Family Business Acquisitions<sup>(1)</sup>

Acquisition Period	Full Year 2015		Q4 2015		Q3 2015		Q2 2015		Q1 2015		Full Year 2014	
	Single-Family Acquisitions	Excl. (2) Refi Plus	Single-Family Acquisitions	Excl. (2) Refi Plus	Single-Family Acquisitions	Excl. (2) Refi Plus	Single-Family Acquisitions	Excl. (2) Refi Plus	Single-Family Acquisitions	Excl. (2) Refi Plus	Single-Family Acquisitions	Excl. (2) Refi Plus
Unpaid Principal Balance (UPB) (\$B)	\$471.4	\$441.0	\$105.6	\$99.7	\$124.5	\$117.6	\$128.1	\$118.9	\$113.2	\$104.9	\$369.8	\$324.8
Weighted Average Origination Note Rate	3.98%	3.97%	4.04%	4.04%	4.05%	4.04%	3.87%	3.86%	3.98%	3.97%	4.31%	4.28%

### Origination Loan-to-Value (LTV) Ratio

<= 60%	18.2%	17.5%	17.5%	16.9%	17.1%	16.6%	19.6%	18.8%	18.5%	17.8%	15.9%	15.1%
60.01% to 70%	13.7%	13.6%	13.1%	13.0%	12.6%	12.5%	14.4%	14.3%	14.6%	14.6%	12.2%	12.1%
70.01% to 80%	40.0%	41.3%	39.7%	40.8%	40.1%	41.3%	39.7%	41.2%	40.4%	42.0%	40.4%	43.5%
80.01% to 90%	12.5%	12.3%	13.1%	13.0%	12.8%	12.7%	11.8%	11.6%	12.4%	12.2%	13.1%	12.7%
90.01% to 100%	14.9%	15.2%	15.9%	16.3%	16.6%	16.9%	13.8%	14.1%	13.2%	13.4%	16.2%	16.5%
> 100%	0.8%	0.0%	0.7%	0.0%	0.7%	0.0%	0.8%	0.0%	0.9%	0.0%	2.2%	0.0%
Weighted Average Origination LTV Ratio	74.8%	74.8%	75.3%	75.4%	75.6%	75.7%	74.0%	74.0%	74.2%	74.2%	76.6%	76.1%

### FICO Credit Scores<sup>(3)</sup>

< 620	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.6%	0.0%	0.7%	0.0%	1.2%	0.0%
620 to < 660	4.7%	4.2%	5.3%	4.8%	5.0%	4.5%	4.3%	3.7%	4.6%	4.0%	5.4%	4.4%
660 to < 700	12.1%	11.7%	13.0%	12.6%	12.6%	12.2%	11.1%	10.6%	11.8%	11.4%	13.4%	12.6%
700 to < 740	20.4%	20.5%	21.2%	21.3%	20.7%	20.8%	19.7%	19.8%	20.1%	20.3%	21.0%	21.2%
>=740	62.1%	63.5%	59.9%	61.2%	61.1%	62.4%	64.3%	65.8%	62.7%	64.3%	58.9%	61.7%
Weighted Average FICO Credit Score	748	750	746	748	747	749	750	753	748	751	744	748

### Certain Characteristics

Fixed rate	97.5%	97.4%	97.2%	97.1%	97.5%	97.4%	98.1%	98.0%	97.2%	97.1%	95.3%	94.9%
Adjustable-rate	2.5%	2.6%	2.8%	2.9%	2.5%	2.6%	1.9%	2.0%	2.8%	2.9%	4.7%	5.1%
Alt-A (4)	0.4%	0.0%	0.4%	0.0%	0.3%	0.0%	0.4%	0.0%	0.5%	0.0%	0.9%	0.0%
Interest Only	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Investor	7.8%	7.2%	7.4%	6.8%	7.7%	7.2%	7.7%	7.0%	8.4%	7.7%	9.0%	7.7%
Condo/Co-op	10.0%	10.0%	9.9%	10.0%	10.0%	10.1%	10.3%	10.4%	9.6%	9.6%	10.3%	10.3%
Refinance	54.7%	51.6%	49.7%	46.7%	46.1%	42.9%	59.7%	56.6%	63.2%	60.2%	48.3%	41.1%

### Loan Purpose

Purchase	45.3%	48.4%	50.3%	53.3%	53.9%	57.1%	40.3%	43.4%	36.8%	39.8%	51.7%	58.9%
Cash-out refinance	18.6%	19.9%	19.3%	20.5%	18.2%	19.3%	18.1%	19.5%	18.8%	20.3%	16.1%	18.3%
Other refinance	36.1%	31.7%	30.4%	26.2%	27.9%	23.6%	41.6%	37.0%	44.4%	40.0%	32.2%	22.8%

Top 3 Geographic Concentrations	Single-Family Acquisitions	Single-Family Acquisitions	Single-Family Acquisitions	Single-Family Acquisitions	Single-Family Acquisitions	Single-Family Acquisitions
California	23.0%	21.0%	20.6%	24.8%	25.6%	21.2%
Texas	7.2%	7.2%	8.0%	6.9%	6.7%	7.7%
Florida	5.0%	5.3%	5.2%	4.9%	4.7%	5.3%

(1) Percentage calculated based on unpaid principal balance of loans at time of acquisition. Single-family business acquisitions refer to single-family mortgage loans we acquire through purchase or securitization transactions.

(2) Single-family business acquisitions for the applicable period excluding loans acquired under our Refi Plus initiative, which includes the Home Affordable Refinance Program® ("HARP®"). Our Refi Plus initiative provides expanded refinance opportunities for eligible Fannie Mae borrowers, and may involve the refinance of existing Fannie Mae loans with high loan-to-value ratios, including loans with loan-to-value ratios in excess of 100%.

(3) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan.

(4) Newly originated Alt-A loans for the applicable periods consist of the refinance of existing loans under our Refi Plus initiative. For a description of our Alt-A loan classification criteria, refer to Fannie Mae's 2015 Form 10-K.

## Credit Risk Profile Summary of Single-Family Business Acquisitions<sup>(1)</sup>

### Credit Profile for Single-Family Acquisitions

2015	Origination LTV Ratio				Total	FICO Credit Score <sup>(2)</sup>	2014	Origination LTV Ratio				Total	FICO Credit Score <sup>(2)</sup>	Change in Acquisitions Profile	Origination LTV Ratio				Total	FICO Credit Score <sup>(2)</sup>
	<= 60%	60.01% to 80%	80.01% to 100%	> 100%				<= 60%	60.01% to 80%	80.01% to 100%	> 100%				<= 60%	60.01% to 80%	80.01% to 100%	> 100%		
>=740	12.6%	33.6%	15.6%	0.2%	62.1%		>=740	10.3%	31.9%	16.0%	0.7%	58.9%		>=740	2.2%	1.7%	-0.3%	-0.5%	3.2%	
660 to < 740	4.6%	17.1%	10.4%	0.3%	32.5%		660 to < 740	4.5%	17.4%	11.6%	0.9%	34.4%		660 to < 740	0.2%	-0.3%	-1.1%	-0.6%	-1.9%	
620 to < 660	0.8%	2.6%	1.2%	0.1%	4.7%		620 to < 660	0.9%	2.8%	1.4%	0.3%	5.4%		620 to < 660	0.0%	-0.2%	-0.3%	-0.2%	-0.7%	
< 620	0.1%	0.2%	0.2%	0.1%	0.6%		< 620	0.2%	0.4%	0.4%	0.2%	1.2%		<620	-0.1%	-0.2%	-0.2%	-0.2%	-0.6%	
<b>Total</b>	<b>18.2%</b>	<b>53.7%</b>	<b>27.4%</b>	<b>0.8%</b>	<b>100.0%</b>		<b>Total</b>	<b>15.9%</b>	<b>52.6%</b>	<b>29.3%</b>	<b>2.2%</b>	<b>100.0%</b>		<b>Total</b>	<b>2.3%</b>	<b>1.1%</b>	<b>-1.9%</b>	<b>-1.4%</b>	<b>0.0%</b>	

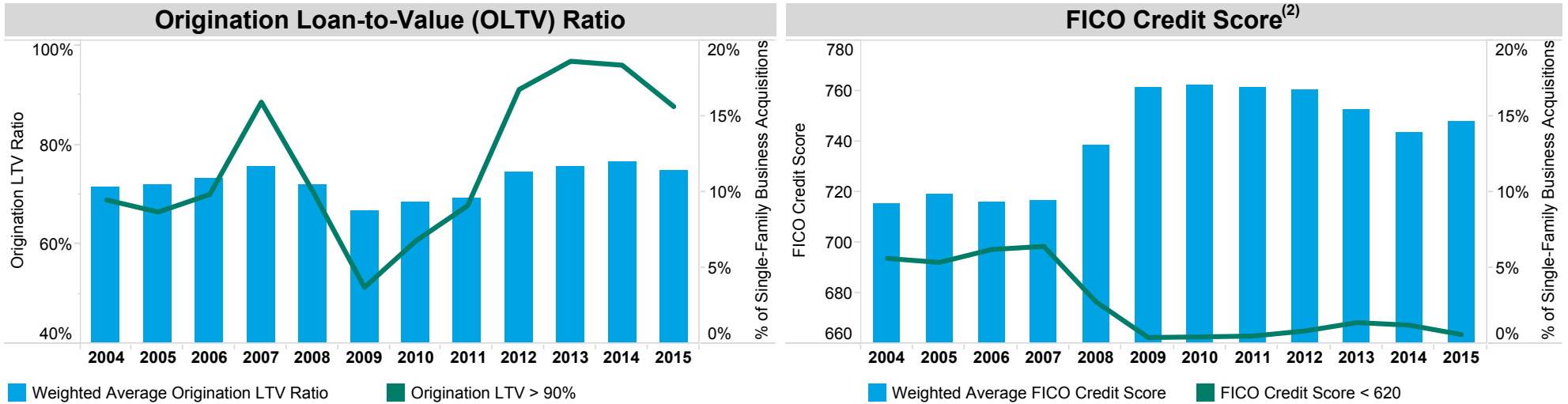
### Credit Profile for Single-Family Acquisitions (Excluding Refi Plus)<sup>(3)</sup>

2015	Origination LTV Ratio				Total	FICO Credit Score <sup>(2)</sup>	2014	Origination LTV Ratio				Total	FICO Credit Score <sup>(2)</sup>	Change in Acquisitions Profile	Origination LTV Ratio				Total	FICO Credit Score <sup>(2)</sup>
	<= 60%	60.01% to 80%	80.01% to 95%	>95%				<= 60%	60.01% to 80%	80.01% to 95%	>95%				<= 60%	60.01% to 80%	80.01% to 95%	>95%		
>=740	12.5%	34.9%	15.4%	0.7%	63.5%		>=740	10.3%	34.6%	16.4%	0.4%	61.7%		>=740	2.1%	0.3%	-1.0%	0.3%	1.7%	
660 to < 740	4.3%	17.5%	9.6%	0.8%	32.2%		660 to < 740	4.1%	18.2%	11.1%	0.4%	33.8%		660 to < 740	0.3%	-0.8%	-1.5%	0.4%	-1.6%	
620 to < 660	0.7%	2.5%	0.9%	0.1%	4.2%		620 to < 660	0.7%	2.7%	1.0%	0.0%	4.4%		620 to < 660	0.0%	-0.2%	-0.1%	0.1%	-0.2%	
<b>Total</b>	<b>17.5%</b>	<b>54.9%</b>	<b>25.9%</b>	<b>1.6%</b>	<b>100.0%</b>		<b>Total</b>	<b>15.1%</b>	<b>55.6%</b>	<b>28.4%</b>	<b>0.9%</b>	<b>100.0%</b>		<b>Total</b>	<b>2.4%</b>	<b>-0.6%</b>	<b>-2.5%</b>	<b>0.8%</b>	<b>0.0%</b>	

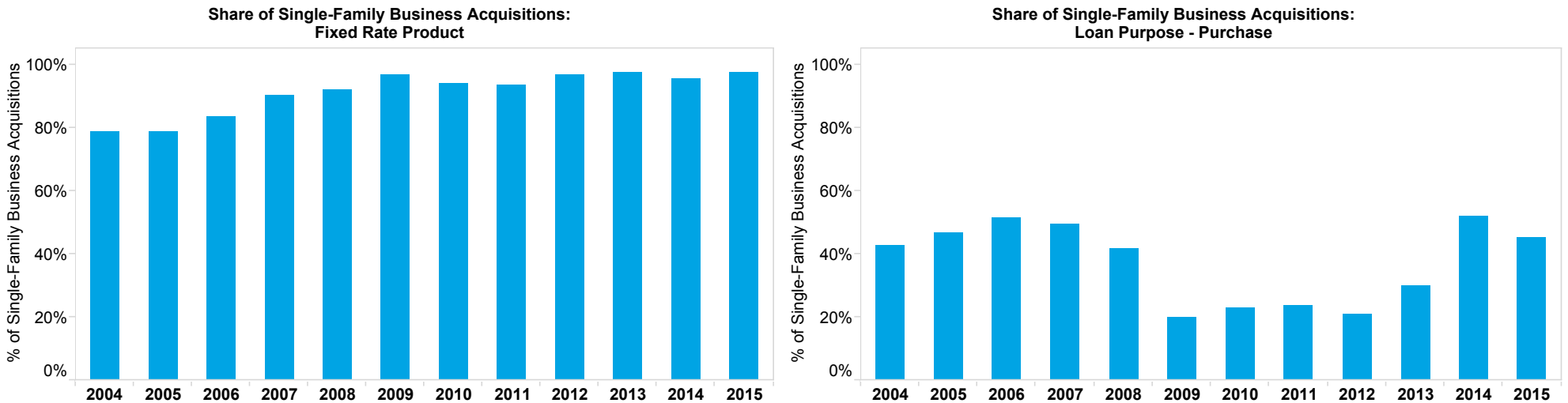
- (1) Percentage calculated based on unpaid principal balance of loans at time of acquisition. Single-family business acquisitions refer to single-family mortgage loans we acquire through purchase or securitization transactions.
- (2) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan. FICO credit scores below 620 primarily consist of the refinance of existing loans under our Refi Plus initiative, which includes the Home Affordable Refinance Program ("HARP"). Our Refi Plus initiative provides expanded refinance opportunities for eligible Fannie Mae borrowers, and may involve the refinance of existing Fannie Mae loans with high loan-to-value ratios, including loans with loan-to-value ratios in excess of 100%.
- (3) Single-family business acquisitions for the applicable period excluding loans acquired under our Refi Plus initiative, which includes HARP.



## Certain Credit Characteristics of Single-Family Business Acquisitions: 2004 - 2015<sup>(1)</sup>

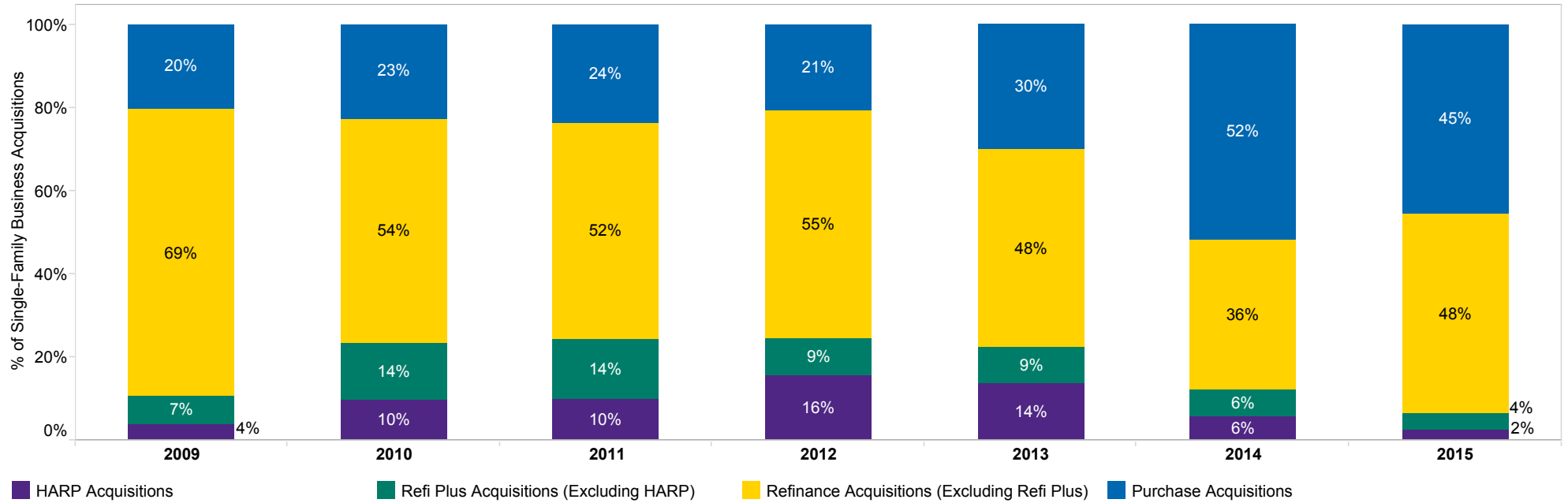


## Product Feature



- (1) Percentage calculated based on unpaid principal balance of loans at time of acquisition. Single-family business acquisitions refer to single-family mortgage loans we acquire through purchase or securitization transactions.
- (2) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan. Loans acquired after 2009 with FICO credit scores below 620 primarily consist of the refinance of existing loans under our Refi Plus initiative, which includes HARP.

## Single-Family Business Acquisitions by Loan Purpose



## Credit Characteristics of Single-Family Business Acquisitions Under the Refi Plus Initiative<sup>(1)</sup>

Acquisition Year	2009		2010		2011		2012		2013		2014		2015	
	HARP	Refi Plus (Excluding HARP)	HARP	Refi Plus (Excluding HARP)	HARP	Refi Plus (Excluding HARP)	HARP	Refi Plus (Excluding HARP)	HARP	Refi Plus (Excluding HARP)	HARP	Refi Plus (Excluding HARP)	HARP	Refi Plus (Excluding HARP)
Unpaid Principal Balance (UPB) (\$B)	\$27.9	\$44.7	\$59.0	\$80.5	\$55.6	\$81.2	\$129.9	\$73.8	\$99.5	\$64.4	\$21.5	\$23.5	\$11.2	\$19.2
Weighted Average Origination Note Rate	5.05%	4.85%	5.00%	4.68%	4.78%	4.44%	4.14%	3.89%	4.04%	3.80%	4.62%	4.39%	4.23%	4.08%

### Origination LTV Ratio

	2009	2010	2011	2012	2013	2014	2015
<=80%	0.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%
80.01% to 105%	99.1%	0.0%	94.4%	0.0%	88.1%	0.0%	57.2%
105.01% to 125%	0.9%	0.0%	5.6%	0.0%	11.9%	0.0%	22.1%
>125%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.7%
Weighted Average Origination LTV Ratio	90.7%	63.3%	92.2%	62.3%	94.3%	60.2%	111.0%

### FICO Credit Scores<sup>(2)</sup>

	2009	2010	2011	2012	2013	2014	2015
< 620	1.2%	0.8%	2.0%	1.4%	2.1%	1.7%	3.7%
620 to < 660	2.5%	1.7%	3.6%	2.4%	3.8%	2.8%	6.0%
660 to < 740	31.9%	23.0%	33.1%	23.9%	32.6%	25.6%	33.8%
>=740	64.4%	74.5%	61.2%	72.3%	61.5%	70.0%	56.6%
Weighted Average FICO Credit Score	749	762	746	760	746	758	738

(1) Our Refi Plus initiative, which started in April 2009, includes the Home Affordable Refinance Program (“HARP”). Our Refi Plus initiative provides expanded refinance opportunities for eligible Fannie Mae borrowers, and may involve the refinance of existing Fannie Mae loans with high loan-to-value ratios, including loans with loan-to-value ratios in excess of 100%.

(2) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan.

## Credit Characteristics of Single-Family Conventional Guaranty Book of Business by Origination Year

As of December 31, 2015	Overall Book	Origination Year									
		2015	2014	2013	2012	2011	2010	2009	2008	2007	2006 and Earlier
Unpaid Principal Balance (UPB) (\$B) <sup>(1)</sup>	\$2,774.5	\$411.4	\$303.9	\$501.7	\$573.4	\$223.9	\$186.6	\$131.2	\$51.3	\$95.1	\$296.0
Share of Single-Family Conventional Guaranty Book	100.0%	14.8%	11.0%	18.1%	20.7%	8.1%	6.7%	4.7%	1.9%	3.4%	10.7%
Average Unpaid Principal Balance <sup>(1)</sup>	\$160,741	\$216,808	\$189,742	\$181,262	\$183,593	\$152,985	\$151,561	\$147,379	\$142,990	\$160,016	\$88,823
Serious Delinquency Rate	1.55%	0.03%	0.24%	0.34%	0.31%	0.44%	0.62%	1.03%	5.84%	9.73%	4.26%
Weighted Average Origination LTV Ratio	74.9%	74.9%	77.0%	76.7%	76.4%	71.3%	71.2%	69.7%	74.8%	78.4%	73.6%
Origination LTV Ratio > 90%	16.3%	15.9%	19.5%	20.5%	19.0%	12.5%	10.4%	6.6%	12.5%	20.9%	11.6%
Weighted Average Mark-to-Market LTV Ratio	61.7%	72.3%	69.3%	61.4%	55.6%	51.1%	52.7%	54.7%	68.8%	84.7%	59.4%
Mark-to-Market LTV Ratio > 100% and <= 125%	2.5%	0.5%	1.0%	2.3%	2.1%	0.3%	0.4%	0.4%	6.2%	17.5%	6.1%
Mark-to-Market LTV Ratio > 125%	0.8%	0.1%	0.3%	0.7%	0.6%	0.0%	0.0%	0.0%	1.3%	7.1%	2.0%
Weighted Average FICO Credit Score <sup>(2)</sup>	744	748	743	750	759	757	757	753	713	691	703
FICO < 620 <sup>(2)</sup>	2.3%	0.6%	1.3%	1.7%	1.1%	0.8%	0.8%	0.8%	6.2%	11.6%	8.2%
Interest Only	2.1%	0.0%	0.0%	0.2%	0.3%	0.5%	0.9%	1.1%	8.5%	19.5%	9.7%
Negative Amortizing	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.3%
Fixed-rate	92.9%	97.8%	95.9%	97.7%	97.7%	95.4%	96.2%	97.3%	72.7%	62.7%	72.9%
Primary Residence	88.0%	88.3%	86.7%	86.2%	88.7%	87.2%	89.2%	90.7%	87.8%	90.2%	88.9%
Condo/Co-op	9.4%	9.9%	9.9%	10.2%	8.9%	8.5%	8.2%	8.7%	10.7%	9.4%	9.2%
Credit Enhanced <sup>(3)</sup>	18.2%	27.0%	35.2%	19.6%	13.0%	8.3%	5.9%	5.2%	24.4%	30.1%	12.1%
Cumulative Default Rate <sup>(4)</sup>	n/a	0.0%	0.0%	0.2%	0.3%	0.3%	0.5%	0.7%	4.8%	14.4%	n/a

- (1) Excludes non-Fannie Mae securities held in portfolio and those Alt-A and subprime wraps for which Fannie Mae does not have loan-level information. Fannie Mae had access to detailed loan-level information for approximately 99% of its single-family conventional guaranty book of business as of December 31, 2015.
- (2) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan. Loans acquired after 2009 with FICO credit scores below 620 primarily consist of the refinance of existing loans under our Refi Plus initiative, which includes HARP.
- (3) Unpaid principal balance of all loans with credit enhancement as a percentage of unpaid principal balance of single-family conventional guaranty book of business for which Fannie Mae has access to loan-level information.
- (4) Defaults include loan foreclosures, short sales, sales to third parties at the time of foreclosure and deeds-in-lieu of foreclosure. Cumulative Default Rate is the total number of single-family conventional loans in the guaranty book of business originated in the identified year that have defaulted, divided by the total number of single-family conventional loans in the guaranty book of business originated in the identified year. For 2006 and earlier cumulative default rates, refer to slide 18.

## Credit Characteristics of Single-Family Conventional Guaranty Book of Business by Certain Product Features

As of December 31, 2015	Categories Not Mutually Exclusive <sup>(1)</sup>							Subtotal of Certain Product Features <sup>(1)</sup>
	Interest Only Loans	Loans with FICO < 620 <sup>(2)</sup>	Loans with FICO ≥ 620 and < 660 <sup>(2)</sup>	Loans with Origination LTV Ratio > 90%	Loans with FICO < 620 and Origination LTV Ratio > 90% <sup>(2)</sup>	Alt-A Loans <sup>(3)</sup>	Refi Plus <sup>(4)</sup> Including HARP	
Unpaid Principal Balance (UPB) (\$B) <sup>(5)</sup>	\$58.5	\$63.4	\$151.9	\$452.5	\$19.1	\$102.3	\$488.2	\$965.6
Share of Single-Family Conventional Guaranty Book	2.1%	2.3%	5.5%	16.3%	0.7%	3.7%	17.6%	34.8%
Average Unpaid Principal Balance <sup>(5)</sup>	\$229,241	\$117,814	\$133,965	\$171,547	\$132,927	\$147,359	\$153,387	\$152,030
Serious Delinquency Rate	8.00%	7.89%	5.02%	2.34%	8.99%	6.53%	0.78%	2.81%
Acquisition Years 2005-2008	81.9%	41.3%	30.3%	9.5%	30.9%	59.6%	0.0%	17.4%
Weighted Average Origination LTV Ratio	74.2%	81.7%	79.2%	103.7%	108.2%	78.5%	86.7%	85.6%
Origination LTV Ratio > 90%	8.1%	30.0%	23.1%	100.0%	100.0%	15.8%	39.6%	46.9%
Weighted Average Mark-to-Market LTV Ratio	81.4%	72.6%	69.9%	86.0%	93.3%	74.3%	66.8%	72.0%
Mark-to-Market LTV Ratio > 100% and ≤ 125%	17.0%	10.1%	7.1%	9.5%	21.8%	12.6%	6.2%	6.3%
Mark-to-Market LTV Ratio > 125%	6.1%	4.0%	2.6%	3.2%	9.6%	4.7%	1.7%	2.0%
Weighted Average FICO Credit Score <sup>(2)</sup>	722	583	642	729	583	711	735	719
FICO < 620 <sup>(2)</sup>	1.6%	100.0%	0.0%	4.2%	100.0%	2.8%	5.0%	6.6%
Fixed-rate	23.6%	83.5%	86.7%	95.8%	88.4%	65.4%	98.9%	89.8%
Primary Residence	85.7%	94.5%	93.1%	92.2%	94.2%	77.0%	84.5%	89.4%
Condo/Co-op	14.6%	4.7%	6.1%	9.9%	5.9%	9.7%	9.4%	8.8%
Credit Enhanced <sup>(6)</sup>	13.5%	22.7%	21.5%	63.0%	54.4%	10.2%	12.3%	32.3%

(1) Loans with multiple product features are included in all applicable categories. The subtotal is calculated by counting a loan only once even if it is included in multiple categories.

(2) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan.

(3) For a description of our Alt-A loan classification criteria, refer to Fannie Mae's 2015 Form 10-K.

(4) Our Refi Plus initiative, which started in April 2009, includes the Home Affordable Refinance Program ("HARP"). Our Refi Plus initiative provides expanded refinance opportunities for eligible Fannie Mae borrowers, and may involve the refinance of existing Fannie Mae loans with high loan-to-value ratios, including loans with loan-to-value ratios in excess of 100%.

(5) Excludes non-Fannie Mae securities held in portfolio and those Alt-A and subprime wraps for which Fannie Mae does not have loan-level information. Fannie Mae had access to detailed loan-level information for approximately 99% of its single-family conventional guaranty book of business as of December 31, 2015.

(6) Unpaid principal balance of all loans with credit enhancement as a percentage of unpaid principal balance of single-family conventional guaranty book of business for which Fannie Mae had access to loan-level information.

## Credit Characteristics of Single-Family Conventional Guaranty Book of Business and Single-Family Real Estate Owned (REO) in Select States

Select States <sup>(5)</sup>	SF Conventional Guaranty Book of Business as of December 31, 2015 <sup>(1)</sup>				Seriously Delinquent Loans as of December 31, 2015 <sup>(2)</sup>		Real Estate Owned (REO)				Credit Loss
	Unpaid Principal Balance (UPB) (\$B)	Share of Single-Family Conventional Guaranty Book	Weighted Average Mark-to-Market LTV Ratio	Mark-to-Market LTV > 100%	Seriously Delinquent Loan Share <sup>(2)</sup>	Serious Delinquency Rate <sup>(2)</sup>	Q4 2015 Acquisitions (# of properties)	Q4 2015 Dispositions (# of properties)	REO Ending Inventory as of 12/31/15	Average Days <sup>(3)</sup> to Foreclosure	% of 2015 <sup>(4)</sup> Credit Losses
California	\$546.4	19.7%	52.4%	2.1%	5.2%	0.58%	680	714	2,318	738	1.4%
Texas	\$161.4	5.8%	59.1%	0.1%	3.2%	0.75%	448	500	1,065	701	0.3%
Florida	\$154.3	5.6%	68.2%	11.3%	11.8%	2.86%	2,553	4,461	9,075	1,442	20.8%
New York	\$149.9	5.4%	57.5%	3.2%	10.5%	3.55%	771	567	2,814	1,644	16.4%
Illinois	\$110.6	4.0%	68.8%	7.1%	5.4%	1.88%	1,169	1,803	5,028	917	7.8%
New Jersey	\$108.1	3.9%	67.0%	7.1%	10.1%	4.87%	1,068	859	4,366	1,639	21.6%
Washington	\$98.2	3.5%	60.0%	1.5%	1.9%	0.96%	307	399	1,082	931	1.2%
Virginia	\$97.0	3.5%	64.0%	2.7%	1.8%	0.93%	411	341	1,133	568	0.9%
Pennsylvania	\$83.9	3.0%	65.3%	2.4%	4.7%	2.03%	803	922	2,515	979	3.4%
Massachusetts	\$82.4	3.0%	58.7%	1.2%	3.0%	1.89%	359	279	1,351	1,266	1.9%
<b>Regions<sup>(6)</sup></b>											
Midwest	\$411.9	14.8%	66.6%	3.5%	16.7%	1.36%	3,722	4,945	13,307	701	13.7%
Northeast	\$516.3	18.6%	62.5%	3.8%	33.7%	3.02%	3,699	3,534	13,770	1,335	48.0%
Southeast	\$609.2	22.0%	65.9%	5.1%	28.0%	1.83%	5,628	8,030	19,036	1,084	29.6%
Southwest	\$459.4	16.6%	61.9%	1.5%	10.8%	0.90%	2,044	1,994	4,916	632	2.8%
West	\$777.7	28.0%	55.1%	2.3%	10.8%	0.78%	1,657	1,952	6,224	974	5.9%
<b>Total</b>	<b>\$2,774.5</b>	<b>100.0%</b>	<b>61.7%</b>	<b>3.3%</b>	<b>100.0%</b>	<b>1.55%</b>	<b>16,750</b>	<b>20,455</b>	<b>57,253</b>	<b>991</b>	<b>100.0%</b>

(1) Based on the unpaid principal balance (UPB) of the single-family conventional guaranty book of business as of December 31, 2015. Excludes non-Fannie Mae securities held in portfolio and those Alt-A and subprime wraps for which Fannie Mae does not have loan-level information. Fannie Mae had access to detailed loan-level information for approximately 99% of its single-family conventional guaranty book of business as of December 31, 2015.

(2) "Seriously delinquent loans" refers to single-family conventional loans that are 90 days or more past due or in the foreclosure process. "Seriously delinquent loan share" refers to the percentage of our single-family seriously delinquent loan population in the applicable state or region. "Serious delinquency rate" refers to the number of single-family conventional loans that were seriously delinquent in the applicable state or region, divided by the number of loans in our single-family conventional guaranty book of business in that state or region.

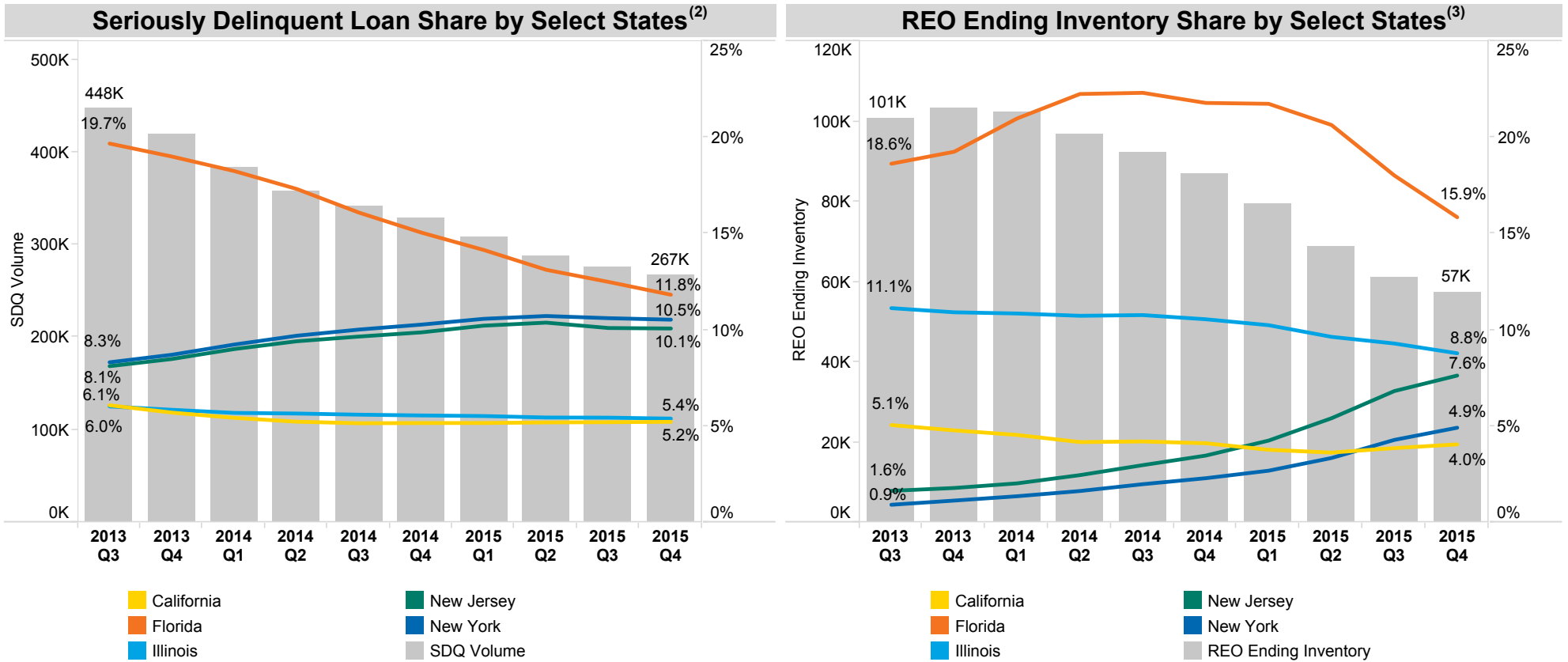
(3) Measured from the borrowers' last paid installment on their mortgages to when the related properties were added to our REO inventory for foreclosures completed in 2015. Home Equity Conversion Mortgages (HECMs) insured by HUD are excluded from this calculation.

(4) Expressed as a percentage of credit losses for the single-family guaranty book of business. Credit losses consist of (a) charge-offs, net of recoveries and (b) foreclosed property expense (income), adjusted to exclude the impact of fair value losses resulting from credit-impaired loans acquired from MBS trusts. Includes the impact of credit losses associated with our redesignation in 2015 from held for investment to held for sale of certain nonperforming single-family loans expected to be sold in the foreseeable future. Also includes the impact of our approach to adopting the charge-off provisions of the Federal Housing Finance Agency's Advisory Bulletin AB 2012-02, "Framework for Adversely Classifying Loans, Other Real Estate Owned, and Other Assets and Listing Assets for Special Mention" on January 1, 2015. For information on total credit losses, refer to Fannie Mae's 2015 Form 10-K.

(5) Select states represent the top ten states in UPB of the single-family conventional guaranty book of business as of December 31, 2015.

(6) For information on which states are included in each region, refer to Fannie Mae's 2015 Form 10-K.

## Seriously Delinquent Loan and REO Ending Inventory Share by Select States<sup>(1)</sup>

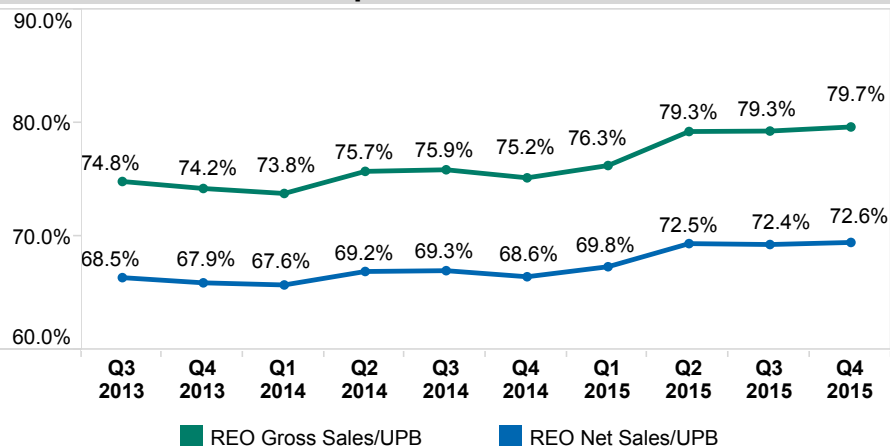


Our single-family serious delinquency rate and the period of time that loans remain seriously delinquent continue to be negatively impacted by the length of time required to complete a foreclosure in some states. Longer foreclosure timelines result in these loans remaining in our book of business for a longer time, which has caused our serious delinquency rate to decrease more slowly in the last few years than it would have if the pace of foreclosures had been faster.

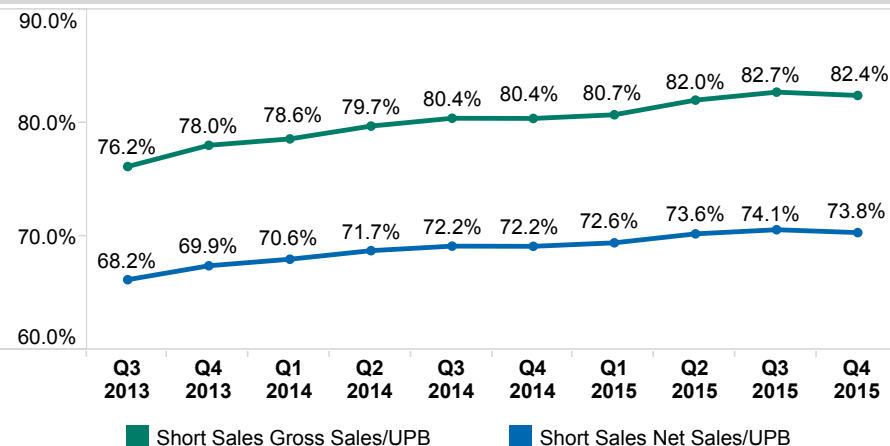
(1) Based on states with the largest volume of seriously delinquent loans in our single-family conventional guaranty book of business as of December 31, 2015.  
 (2) "Seriously delinquent loan share" refers to the percentage of our single-family seriously delinquent loan population in the applicable state.  
 (3) Share of REO ending inventory calculated as the number of properties in the single-family REO ending inventory for the state divided by the total number of single-family properties in the REO ending inventory for the specified time period.

## Single-Family Short Sales and REO Sales Prices to Unpaid Principal Balance (UPB) of Mortgage Loans

### REO<sup>(1)</sup> Direct Sale Dispositions: Sales Prices to UPB<sup>(2)</sup>



### Short Sales: Sales Prices to UPB<sup>(2)</sup>



### Net Sales Prices to UPB Trends for Top 10 States<sup>(2)(3)</sup>

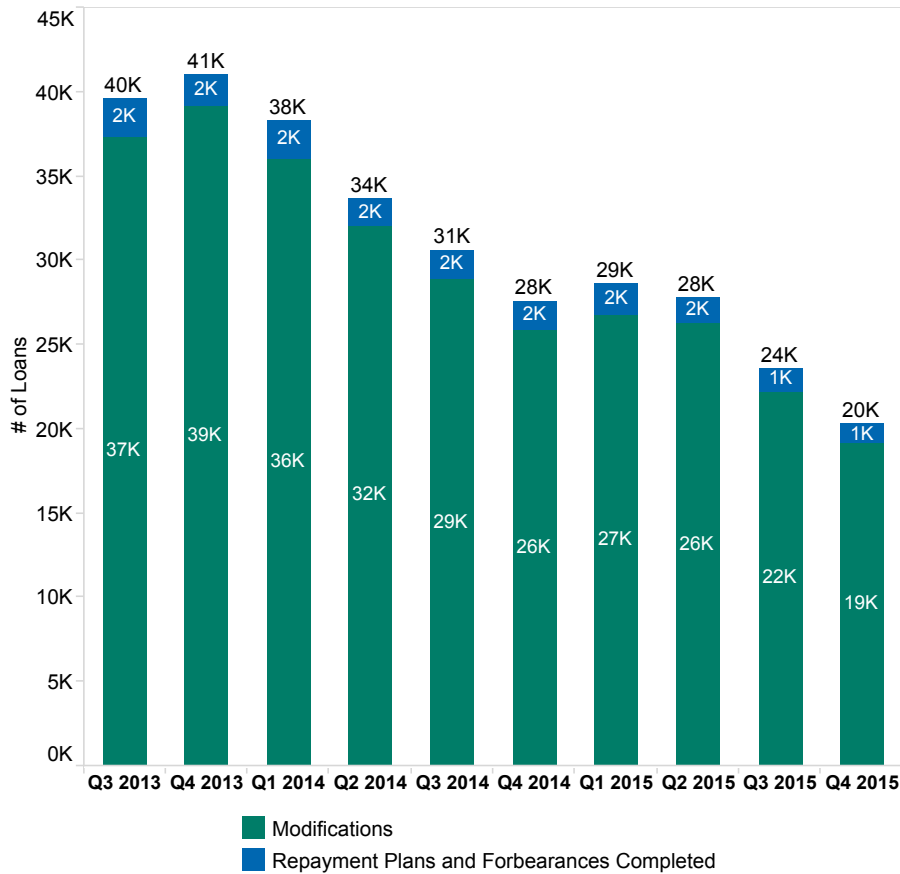
REO Net Sales Prices to UPB	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015
Florida	69.2%	70.8%	73.5%	74.8%	77.5%
Illinois	58.6%	60.8%	64.5%	63.9%	60.9%
Ohio	56.1%	55.9%	62.7%	63.4%	62.9%
Michigan	56.2%	59.2%	64.6%	65.7%	66.8%
Maryland	61.4%	64.9%	67.5%	67.3%	69.5%
Pennsylvania	60.2%	59.6%	63.0%	61.3%	62.8%
California	78.5%	81.3%	84.0%	83.1%	84.3%
New Jersey	56.9%	54.2%	57.7%	58.8%	58.5%
Georgia	75.7%	76.8%	78.3%	77.5%	78.0%
Washington	78.5%	81.8%	84.8%	86.6%	86.6%

Short Sales Net Sales Prices to UPB	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015
Florida	70.2%	69.1%	72.7%	72.0%	72.3%
California	77.8%	78.4%	78.3%	80.0%	81.3%
Illinois	64.4%	65.5%	64.5%	66.8%	66.3%
New Jersey	64.4%	67.8%	65.7%	66.9%	66.6%
New York	70.4%	73.6%	72.8%	73.1%	74.1%
Nevada	71.1%	68.6%	71.5%	70.5%	69.5%
Maryland	71.2%	70.0%	70.3%	70.6%	69.1%
Arizona	73.5%	75.3%	77.0%	77.5%	78.8%
Washington	79.3%	76.2%	78.5%	80.5%	81.9%
Michigan	65.3%	67.6%	71.7%	63.3%	74.1%

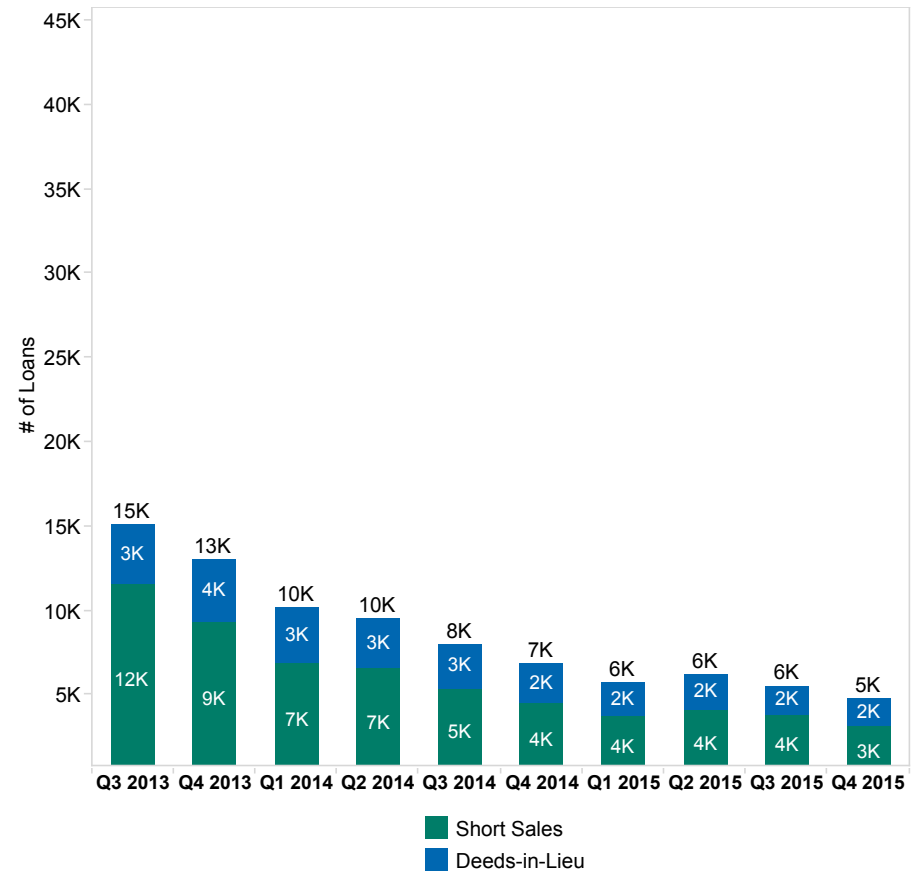
- (1) Includes REO properties that have been sold to a third party (excluding properties that have been repurchased by the seller/servicer, acquired by a mortgage insurance company, redeemed by a borrower, or sold through the FHFA Rental Pilot).
- (2) Sales Prices to UPB are calculated as the sum of sales proceeds received divided by the aggregate unpaid principal balance (UPB) of the related loans. Gross sales price represents the contract sale price. Net sales price represents the contract sale price less charges/credits paid by or due to the seller or other parties at closing.
- (3) The states shown had the greatest volume of properties sold in 2015 in each respective category.

## Single-Family Loan Workouts

### Home Retention Solutions<sup>(1)</sup>



### Foreclosure Alternatives<sup>(2)</sup>



(1) Consists of (a) modifications, which do not include trial modifications, loans to certain borrowers who have received bankruptcy relief that are accounted for as troubled debt restructurings, or repayment plans or forbearances that have been initiated but not completed and (b) repayment plans and forbearances completed.

(2) Consists of (a) short sales, in which the borrower, working with the servicer and Fannie Mae, sells the home prior to foreclosure for less than the amount owed to pay off the loan, accrued interest and other expenses from the sale proceeds and (b) deeds-in-lieu of foreclosure, which involve the borrower's voluntarily signing over title to the property.



## Re-performance Rates of Modified Single-Family Loans<sup>(1)</sup>

	2013 Q1	2013 Q2	2013 Q3	2013 Q4	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1	2015 Q2	2015 Q3
<b>Modifications<sup>(2)</sup></b>	43,153	40,358	37,337	39,159	36,044	32,010	28,861	25,908	26,700	26,214	22,199
<b>% Current or Paid Off</b>											
3 Months Post Modification	86%	83%	83%	84%	83%	79%	79%	80%	79%	77%	76%
6 Months Post Modification	79%	77%	79%	79%	76%	72%	74%	74%	72%	69%	n/a
9 Months Post Modification	76%	75%	76%	74%	72%	71%	71%	70%	68%	n/a	n/a
12 Months Post Modification	75%	74%	73%	73%	72%	70%	69%	67%	n/a	n/a	n/a
15 Months Post Modification	74%	71%	72%	72%	71%	67%	67%	n/a	n/a	n/a	n/a
18 Months Post Modification	72%	70%	72%	71%	70%	66%	n/a	n/a	n/a	n/a	n/a
21 Months Post Modification	72%	71%	72%	71%	69%	n/a	n/a	n/a	n/a	n/a	n/a
24 Months Post Modification	73%	72%	72%	70%	n/a	n/a	n/a	n/a	n/a	n/a	n/a

(1) Modifications reflect permanent modifications which does not include loans currently in trial modifications.

(2) Defined as total number of completed modifications for the time periods noted.

## Credit Loss Concentration of Single-Family Conventional Guaranty Book of Business

Certain Product Features <sup>(3)</sup>	% of Single-Family Conventional Guaranty Book of Business <sup>(1)</sup>						% of Single-Family Credit Losses <sup>(2)</sup>					
	2015	2014	2013	2012	2011	2010	2015	2014	2013	2012	2011	2010
Negative Amortizing	0.1%	0.2%	0.2%	0.3%	0.3%	0.4%	1.2%	0.9%	0.8%	0.5%	1.2%	1.9%
Interest Only	2.1%	2.5%	2.9%	3.7%	4.7%	5.6%	18.0%	10.2%	18.7%	21.8%	25.8%	28.6%
FICO < 620 <sup>(4)</sup>	2.3%	2.5%	2.6%	2.9%	3.2%	3.5%	11.1%	12.1%	7.0%	7.8%	7.9%	8.0%
FICO 620 to < 660 <sup>(4)</sup>	5.5%	5.5%	5.5%	6.0%	6.7%	7.4%	18.3%	17.6%	15.7%	14.2%	14.7%	15.1%
Origination LTV Ratio > 90%	16.3%	15.9%	15.1%	12.8%	10.0%	9.4%	16.4%	15.3%	20.8%	16.8%	14.0%	15.9%
FICO < 620 and Origination LTV Ratio > 90% <sup>(4)</sup>	0.7%	0.7%	0.7%	0.7%	0.7%	0.8%	2.7%	2.9%	2.0%	2.3%	2.2%	2.7%
Alt-A <sup>(5)</sup>	3.7%	4.2%	4.7%	5.6%	6.6%	7.6%	29.3%	17.4%	26.0%	23.7%	27.3%	33.2%
Subprime <sup>(6)</sup>	0.1%	0.1%	0.1%	0.2%	0.2%	0.2%	1.6%	1.3%	-0.2%	1.1%	0.6%	1.1%
Refi Plus including HARP	17.6%	19.1%	19.5%	16.5%	11.2%	7.1%	7.8%	10.4%	7.4%	3.5%	1.4%	0.1%
<b>Vintage</b>												
2009 - 2015	84.1%	80.5%	76.2%	65.3%	51.6%	39.0%	10.3%	13.3%	10.0%	5.1%	2.4%	0.4%
2005 - 2008	10.1%	12.2%	14.7%	21.7%	30.4%	38.0%	77.6%	74.7%	77.6%	81.8%	82.9%	87.9%
2004 & Prior	5.8%	7.3%	9.1%	13.1%	18.0%	23.0%	12.1%	12.0%	12.4%	13.1%	14.8%	11.7%
<b>Select States<sup>(7)</sup></b>												
New Jersey	3.9%	4.0%	4.0%	4.0%	4.0%	4.0%	21.6%	7.2%	3.7%	2.0%	0.8%	1.2%
Florida	5.6%	5.6%	5.7%	6.0%	6.3%	6.6%	20.8%	32.6%	28.9%	21.4%	11.0%	17.5%
New York	5.4%	5.5%	5.6%	5.6%	5.6%	5.5%	16.4%	4.8%	1.9%	0.9%	0.6%	0.8%
Illinois	4.0%	4.1%	4.1%	4.2%	4.3%	4.3%	7.8%	10.9%	12.9%	9.6%	3.5%	4.3%
Maryland	2.7%	2.7%	2.8%	2.8%	2.9%	2.8%	3.8%	5.9%	3.1%	1.8%	0.6%	1.9%
Pennsylvania	3.0%	3.0%	3.1%	3.1%	3.0%	3.0%	3.4%	4.2%	3.0%	1.6%	0.8%	0.8%
Connecticut	1.3%	1.3%	1.4%	1.4%	1.4%	1.4%	2.3%	2.8%	1.4%	0.9%	0.3%	0.4%
Ohio	2.0%	2.1%	2.1%	2.2%	2.3%	2.4%	2.2%	4.2%	4.1%	3.3%	2.1%	2.2%
Massachusetts	3.0%	3.0%	3.1%	3.1%	3.1%	3.0%	1.9%	1.0%	0.8%	1.0%	1.2%	1.3%
Nevada	1.0%	1.0%	1.0%	1.0%	1.0%	1.1%	1.8%	1.4%	3.8%	4.8%	7.9%	6.1%
All Other States	68.1%	67.7%	67.3%	66.6%	66.0%	65.8%	18.1%	25.0%	36.5%	52.8%	71.0%	63.6%

(1) Based on the unpaid principal balance (UPB) of the single-family conventional guaranty book of business as of December 31 for the time periods noted.

(2) Based on the single-family credit losses for the year ended December 31 for the time periods noted. Credit losses consist of (a) charge-offs, net of recoveries and (b) foreclosed property expense (income), adjusted to exclude the impact of fair value losses resulting from credit-impaired loans acquired from MBS trusts. Does not reflect the impact of recoveries that have not been allocated to specific loans. Negative values are the result of recoveries on previously recognized credit losses. Includes the impact of credit losses associated with our redesignation in 2015 from held for investment to held for sale of certain nonperforming single-family loans expected to be sold in the foreseeable future. Also includes the impact of our approach to adopting the charge-off provisions of the Federal Housing Finance Agency's Advisory Bulletin AB 2012-02, "Framework for Adversely Classifying Loans, Other Real Estate Owned, and Other Assets and Listing Assets for Special Mention" on January 1, 2015.

(3) Loans with multiple product features are included in all applicable categories. Categories are not mutually exclusive.

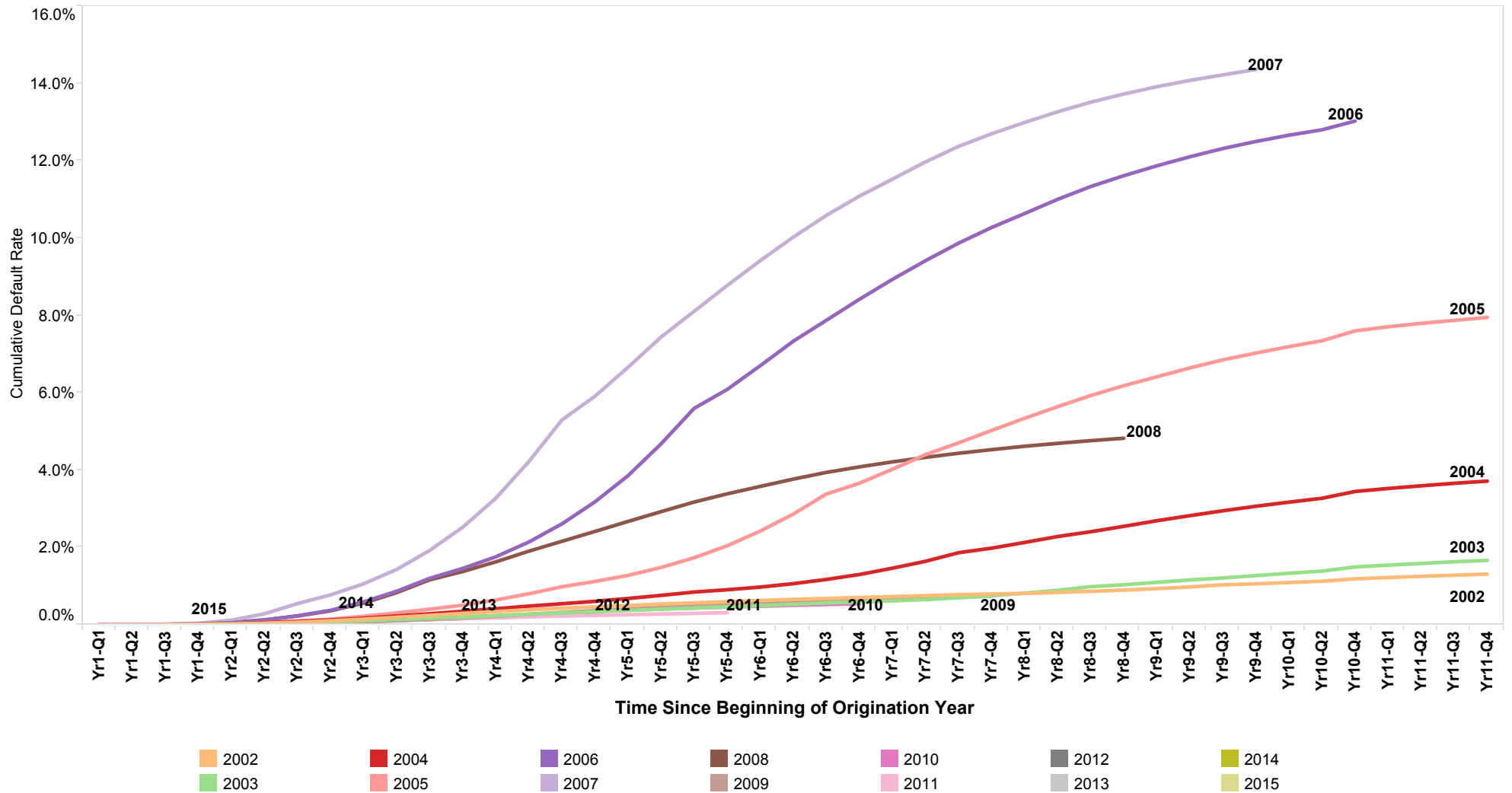
(4) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan.

(5) Newly originated Alt-A loans acquired after 2008 consist of the refinance of existing loans under our Refi Plus Initiative. For a description of our Alt-A loan classification criteria, refer to Fannie Mae's 2015 Form 10-K.

(6) For a description of our subprime loan classification criteria, refer to Fannie Mae's 2015 Form 10-K.

(7) Select states represent the top ten states with the highest percentage of single-family credit losses for the year ended December 31, 2015.

## Cumulative Default Rates of Single-Family Conventional Guaranty Book of Business by Origination Year



Note: Defaults include loan foreclosures, short sales, sales to third parties at the time of foreclosure and deeds-in-lieu of foreclosure. Cumulative Default Rate is the total number of single-family conventional loans in the guaranty book of business originated in the identified year that have defaulted, divided by the total number of single-family conventional loans in the guaranty book of business originated in the identified year.

Data as of December 31, 2015 is not necessarily indicative of the ultimate performance of the loans and performance is likely to change, perhaps materially, in future periods.

## Multifamily Credit Profile by Loan Attributes

As of December 31, 2015	Loan Count	UPB (\$B)	% of Multifamily Guaranty Book of Business	% DUS @ Loans <sup>(1)</sup>	% Seriously Delinquent <sup>(2)</sup>	2015 Multifamily Credit Losses (\$M) <sup>(3)</sup>	2014 Multifamily Credit Losses (\$M) <sup>(3)</sup>	2013 Multifamily Credit Losses (\$M) <sup>(3)</sup>
Total Multifamily Guaranty Book of Business	30,064	\$211.8	100%	96%	0.07%	(\$56)	(\$46)	\$52
<b>Credit Enhanced Loans</b>								
Credit Enhanced	27,662	\$199.5	94%	98%	0.06%	(\$23)	(\$35)	\$0
Non-Credit Enhanced	2,402	\$12.3	6%	61%	0.19%	(\$33)	(\$11)	\$52
<b>Origination LTV Ratio<sup>(4)</sup></b>								
Less than or equal to 70%	18,913	\$114.0	54%	93%	0.03%	(\$24)	(\$11)	\$24
Greater than 70% and less than or equal to 80%	9,482	\$92.2	44%	99%	0.10%	(\$34)	(\$38)	\$18
Greater than 80%	1,669	\$5.5	3%	92%	0.40%	\$2	\$3	\$10
<b>Delegated Underwriting and Servicing (DUS) Loans<sup>(5)</sup></b>								
DUS - Small Balance Loans <sup>(6)</sup>	7,973	\$14.9	7%	100%	0.21%	\$3	\$11	\$3
DUS - Non Small Balance Loans	13,440	\$187.6	89%	100%	0.05%	(\$57)	(\$67)	\$29
<b>Total</b>	<b>21,413</b>	<b>\$202.5</b>	<b>96%</b>	<b>100%</b>	<b>0.06%</b>	<b>(\$54)</b>	<b>(\$57)</b>	<b>\$32</b>
<b>Non-Delegated Underwriting and Servicing (Non-DUS) Loans</b>								
Non-DUS - Small Balance Loans <sup>(6)</sup>	8,310	\$5.4	3%	0%	0.37%	\$2	\$11	\$23
Non-DUS - Non Small Balance Loans	341	\$3.8	2%	0%	0.00%	(\$5)	\$0	(\$3)
<b>Total</b>	<b>8,651</b>	<b>\$9.2</b>	<b>4%</b>	<b>0%</b>	<b>0.21%</b>	<b>(\$2)</b>	<b>\$11</b>	<b>\$20</b>
<b>Maturity Dates</b>								
Loans maturing in 2016	1,160	\$4.5	2%	86%	0.23%	(\$6)	\$8	\$17
Loans maturing in 2017	2,674	\$12.6	6%	79%	0.21%	(\$15)	(\$19)	\$42
Loans maturing in 2018	2,438	\$13.8	7%	96%	0.08%	\$0	(\$4)	\$0
Loans maturing in 2019	2,383	\$18.3	9%	98%	0.01%	(\$2)	\$1	(\$3)
Loans maturing in 2020	2,618	\$16.6	8%	97%	0.07%	(\$1)	\$2	\$7
Other maturities	18,791	\$145.9	69%	97%	0.06%	(\$32)	(\$34)	(\$11)
<b>Loan Size Distribution</b>								
Less than or equal to \$750K	6,144	\$1.6	1%	22%	0.20%	\$1	\$5	\$7
Greater than \$750K and less than or equal to \$3M	9,406	\$14.5	7%	79%	0.25%	\$9	\$19	\$33
Greater than \$3M and less than or equal to \$5M	4,114	\$15.0	7%	91%	0.30%	\$9	(\$9)	\$2
Greater than \$5M and less than or equal to \$25M	8,599	\$91.0	43%	98%	0.07%	(\$60)	(\$53)	(\$18)
Greater than \$25M	1,801	\$89.7	42%	98%	0.00%	(\$15)	(\$9)	\$29

(1) Represents the percentage of loans for a given category (row) comprised of DUS loans, measured by unpaid principal balance.

(2) Multifamily loans are classified as seriously delinquent when payment is 60 days or more past due.

(3) Dollar amount of multifamily credit-related losses/(gains) for the applicable period and category. Total credit losses for each period may not tie to sum of all categories due to rounding.

(4) Weighted average origination loan-to-value ratio is 66% as of December 31, 2015.

(5) Under the Delegated Underwriting and Servicing, or DUS, program, Fannie Mae acquires individual, newly originated mortgages from specially approved DUS lenders using DUS underwriting standards and/or DUS loan documents. Because DUS lenders generally share the risk of loss with Fannie Mae, they are able to originate, underwrite, close and service most loans without our pre-review.

(6) Multifamily loans with an original unpaid balance of up to \$3 million nationwide or up to \$5 million in high cost markets.

## Multifamily Credit Profile by Loan Attributes (cont.)

As of December 31, 2015	UPB (\$B)	% of Multifamily Guaranty Book of Business	% DUS Loans <sup>(1)</sup>	% Seriously Delinquent <sup>(2)</sup>	2015 Multifamily <sup>(3)</sup> Credit Losses (\$M)	2014 Multifamily <sup>(3)</sup> Credit Losses (\$M)	2013 Multifamily <sup>(3)</sup> Credit Losses (\$M)
Total Multifamily Guaranty Book of Business	\$211.8	100%	96%	0.07%	(\$56)	(\$46)	\$52
<b>By Acquisition Year</b>							
2015	\$42.1	20%	100%	0.00%	\$0	\$0	\$0
2014	\$28.0	13%	99%	0.01%	\$0	\$0	\$0
2013	\$25.4	12%	98%	0.00%	\$0	\$0	\$0
2012	\$27.4	13%	97%	0.01%	\$0	\$0	\$0
2011	\$18.8	9%	97%	0.10%	\$2	\$0	(\$1)
2010	\$12.9	6%	96%	0.09%	(\$1)	\$2	\$7
2009	\$12.5	6%	97%	0.02%	\$4	(\$3)	(\$14)
2008	\$10.5	5%	92%	0.18%	(\$20)	(\$4)	(\$6)
2007	\$12.6	6%	69%	0.26%	(\$17)	(\$17)	\$50
Prior to 2007	\$21.5	10%	94%	0.26%	(\$24)	(\$25)	\$17
<b>Regions</b>							
Midwest	\$19.2	9%	97%	0.18%	\$1	(\$3)	(\$20)
Northeast	\$35.2	17%	88%	0.07%	\$4	\$4	(\$4)
Southeast	\$49.0	23%	99%	0.11%	(\$19)	(\$22)	\$6
Southwest	\$44.9	21%	99%	0.05%	(\$11)	(\$21)	(\$16)
West	\$63.6	30%	95%	0.02%	(\$31)	(\$4)	\$87
<b>Select States</b>							
California	\$48.0	23%	94%	0.01%	\$0	(\$2)	\$4
Texas	\$23.7	11%	99%	0.01%	(\$6)	(\$33)	(\$8)
New York	\$20.2	10%	81%	0.06%	\$1	\$2	\$1
Florida	\$12.4	6%	99%	0.05%	(\$3)	(\$8)	\$11
Washington	\$8.0	4%	97%	0.02%	\$1	\$0	\$1
<b>Targeted Affordable Segment</b>							
Privately Owned with Subsidy <sup>(4)</sup>	\$29.3	14%	98%	0.14%	(\$4)	(\$4)	(\$8)
<b>Asset Class<sup>(5)</sup></b>							
Conventional/Co-op	\$189.1	89%	95%	0.08%	(\$56)	(\$37)	\$52
Seniors Housing	\$12.3	6%	98%	0.00%	\$7	(\$3)	\$0
Manufactured Housing	\$5.7	3%	100%	0.00%	\$0	(\$2)	\$0
Student Housing	\$4.7	2%	100%	0.07%	(\$7)	(\$4)	\$1
<b>DUS &amp; Non-DUS Lenders/Service Providers</b>							
DUS: Bank (Direct, Owned Entity, or Subsidiary)	\$83.9	40%	95%	0.02%	(\$45)	(\$28)	\$6
DUS: Non-Bank Financial Institution	\$122.9	58%	100%	0.10%	(\$12)	(\$25)	\$39
Non-DUS: Bank (Direct, Owned Entity, or Subsidiary)	\$4.5	2%	0%	0.22%	\$0	\$2	\$2
Non-DUS: Non-Bank Financial Institution	\$0.3	0%	0%	0.00%	\$0	\$6	\$5
Non-DUS: Public Agency/Non Profit	\$0.1	0%	0%	0.00%	\$0	\$0	\$0

(1) Represents the percentage of loans for a given category (row) comprised of DUS loans, measured by unpaid principal balance.

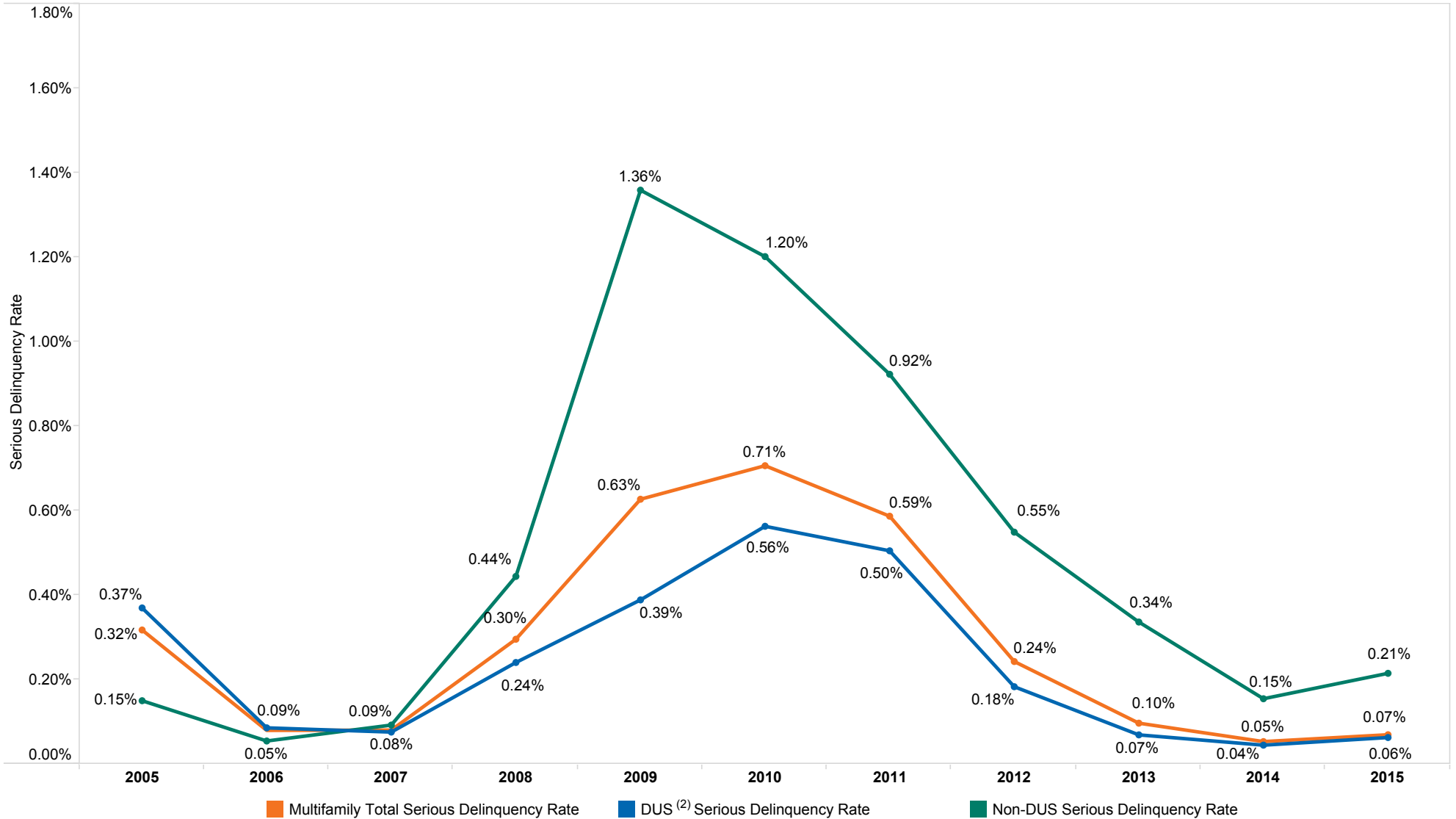
(2) Multifamily loans are classified as seriously delinquent when payment is 60 days or more past due.

(3) Dollar amount of multifamily credit-related losses/(gains) for the applicable period and category. Total credit losses for each period will not tie to sum of all categories due to rounding.

(4) The Multifamily Affordable Business Channel focuses on financing properties that are under an agreement that provides long-term affordability, such as properties with rent subsidies or income restrictions.

(5) See <https://www.fanniemae.com/multifamily/index> for detailed definitions.

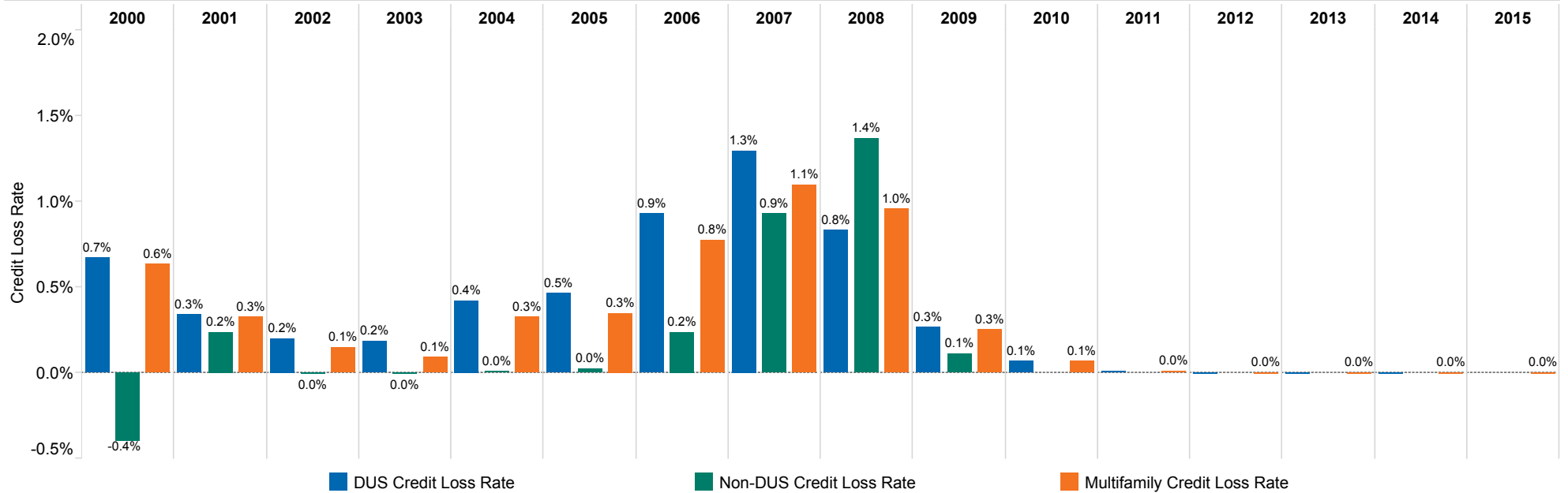
## Serious Delinquency<sup>(1)</sup> Rates of Multifamily Book of Business



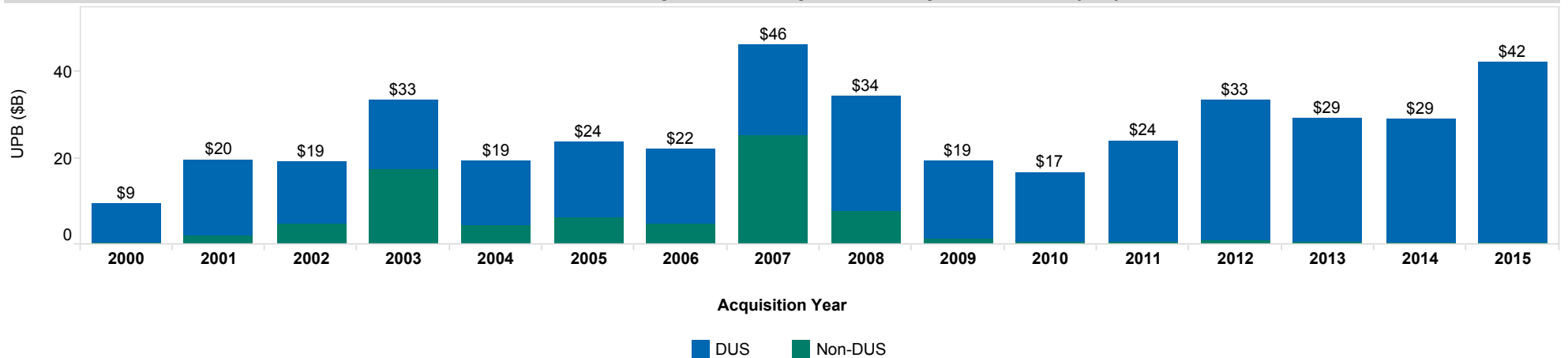
- (1) Multifamily loans are classified as seriously delinquent when payment is 60 days or more past due. Serious delinquency rate represents the year-end percentage of unpaid principal balance that is seriously delinquent as of December 31 for the time periods noted.
- (2) Under the Delegated Underwriting and Servicing, or DUS, program, Fannie Mae acquires individual, newly originated mortgages from specially approved DUS lenders using DUS underwriting standards and/or DUS loan documents. Because DUS lenders generally share the risk of loss with Fannie Mae, they are able to originate, underwrite, close and service most loans without our pre-review.

## Cumulative Credit Loss Rates of Multifamily Guaranty Book of Business by Acquisition Year

DUS/Non-DUS Cumulative Credit Loss Rates through December 31, 2015<sup>(1)</sup>



DUS/Non-DUS Acquisition Unpaid Principal Balance (\$B)<sup>(2)</sup>



(1) Cumulative credit loss rate is the cumulative credit losses (gains) through December 31, 2015 on the loans that were acquired in the applicable period, as a percentage of the total acquired unpaid principal balance in the applicable period.

(2) Acquisition unpaid principal balance represents the total Multifamily volume acquired through purchase or securitization transactions for the applicable year.