



TABLE 1. TOTAL	ROOK (OF BUSINESS C	COMPONENT	S (\$ in M	IIIIons)							
	F	s Mortgage Portfolio Table 3]	+	and Otl	annie Mae MBS ner Guarantees [Table 4]	-	in	ie Mae MBS Portfolio Table 5]	=	Total Book of Business	Compounded Growth Rate	w Business equisitions
February 2008	\$	721,579		\$	2,482,790		\$	250,332		\$ 2,954,037	19.5%	\$ 78,372
March 2008		722,768			2,494,670			247,620		2,969,818	6.6%	 59,667
April 2008		728,414			2,509,223			251,673		2,985,964	6.7%	 65,891
May 2008		736,925			2,532,293			259,635		3,009,583	9.9%	 69,340
June 2008		749,640			2,558,851			268,918		 3,039,573	12.6%	 63,847
July 2008		758,112			2,566,443			276,304		3,048,251	3.5%	 42,368
August 2008		759,980			2,573,423			274,157		 3,059,246	4.4%	 40,481
September 2008		761,396			2,591,711			274,204		3,078,903	8.0%	 44,097
October 2008		777,112			2,597,969			287,249		3,087,832	3.5%	 35,277
November 2008		782,878			2,595,108			290,711		3,087,275	(0.2%)	 29,652
December 2008		787,294			2,611,376			287,570		3,111,100	9.7%	 48,376
Full Year 2008	\$	787,294		\$	2,611,376		\$	287,570		\$ 3,111,100	7.7%	\$ 631,356
January 2009	\$	785,548		\$	2,606,196		\$	283,097		\$ 3,108,647	(0.9%)	\$ 28,829
February 2009		784,724			2,608,979			280,047		 3,113,656	2.0%	 53,756
YTD 2009	\$	784,724		\$	2,608,979		\$	280,047		\$ 3,113,656	0.5%	\$ 82,585

TABLE 2. PORTFO	LIO CO	MMITMENTS	S (\$ ir	n Millions) 1, 2			TABI	E 3. GROSS	S MOI	RTGAGE PO	ORTF	OLIO (\$ in Mil	lions)	1		
	Cor	nmitments	Co	ommitments	Net	Retained									Compounded	Annualized
	to Pu	rchase, Net		to Sell	Cor	nmitments	Pu	ırchases		Sales	L	iquidations	En	d Balance	Growth Rate	Liquidation Rate
February 2008	\$	25,230	\$	(17,191)	\$	8,039	\$	11,593	\$	(3,347)	\$	(7,652)	\$	721,579	1.0%	(12.74%)
March 2008		35,702		(28,628)		7,074		15,817		(5,648)		(8,980)		722,768	2.0%	(14.93%)
April 2008		42,178		(15,188)		26,990		17,961		(3,425)		(8,890)		728,414	9.8%	(14.76%)
May 2008		42,963		(20,864)		22,099		20,001		(2,894)		(8,596)		736,925	15.0%	(14.16%)
June 2008		38,266		(17,858)		20,408		23,385		(2,674)		(7,996)		749,640	22.8%	(13.02%)
July 2008		43,342		(26,763)		16,579		18,214		(1,863)		(7,879)		758,112	14.4%	(12.61%)
August 2008		24,999		(20,971)		4,028		13,614		(4,603)		(7,143)		759,980	3.0%	(11.31%)
September 2008		43,764		(34,735)		9,029		14,572		(6,661)		(6,495)		761,396	2.3%	(10.25%)
October 2008		33,477		(22,913)		10,564		24,606		(2,341)		(6,549)		777,112	27.8%	(10.32%)
November 2008		21,192		(13,286)		7,906		13,989		(1,634)		(6,589)		782,878	9.3%	(10.17%)
December 2008		32,464		(20,805)		11,659		13,980		(3,353)		(6,211)		787,294	7.0%	(9.52%)
Full Year 2008	\$	408,341	\$	(258,373)	\$	149,968	\$	196,645	\$	(42,984)	\$	(90,343)	\$	787,294	8.7%	(12.48%)
January 2009	\$	26,290	\$	(23,316)	\$	2,974	\$	11,703	\$	(5,392)	\$	(8,057)	\$	785,548	(2.6%)	(12.28%)
February 2009		36,430		(34,078)		2,352		15,847		(6,570)		(10,101)		784,724	(1.3%)	(15.43%)
YTD 2009	\$	62,720	\$	(57,394)	\$	5,326	\$	27,550	\$	(11,962)	\$	(18,158)	\$	784,724	(1.9%)	(13.84%)

							Fannie Mae		Other		Total Fannie Mae				F	annie Mae
		Т	otal Fa	nnie Mae MB	S		MBS Annualized	d Fannie Mae		MBS and Other		Compounded	Mortgage		Guaranteed Securitie	
	lss	suances 3	Lie	quidations	E	nd Balance	Liquidation Rate	Gu	arantees	G	iuarantees	Growth Rate		Loans	and N	Nortgage Loans
February 2008	\$	69,376	\$	(27,023)	\$	2,445,515	(13.49%)	\$	37,275	\$	2,482,790	21.4%	\$	328,328	\$	2,811,118
March 2008		50,135		(41,787)		2,453,863	(20.50%)		40,807		2,494,670	5.9%		333,226		2,827,896
April 2008		58,637		(38,470)		2,474,030	(18.81%)		35,193		2,509,223	7.2%		334,921		2,844,144
May 2008		63,590		(36,077)		2,501,543	(17.50%)		30,750		2,532,293	11.6%		336,030		2,868,323
June 2008		55,536		(30,040)		2,527,039	(14.41%)		31,812		2,558,851	13.3%		339,943		2,898,794
July 2008		36,564		(27,779)		2,535,824	(13.19%)		30,619		2,566,443	3.6%		342,178		2,908,621
August 2008		32,072		(24,911)		2,542,985	(11.79%)		30,438		2,573,423	3.3%		347,685		2,921,108
September 2008		38,354		(21,818)		2,559,521	(10.30%)		32,190		2,591,711	8.9%		350,037		2,941,748
October 2008		28,597		(21,661)		2,566,457	(10.16%)		31,512		2,597,969	2.9%		353,160		2,951,129
November 2008		23,806		(25,057)		2,565,206	(11.72%)		29,902		2,595,108	(1.3%)		356,608		2,951,716
December 2008		37,064		(18,681)		2,583,589	(8.74%)		27,787		2,611,376	7.8%		365,254		2,976,630
Full Year 2008	\$	542,813	\$	(339,215)	\$	2,583,589	(14.25%)	\$	27,787	\$	2,611,376	7.8%	\$	365,254	\$	2,976,630
January 2009	\$	21,218	\$	(24,755)	\$	2,580,052	(11.50%)	\$	26,144	\$	2,606,196	(2.4%)	\$	369,119	\$	2,975,315
February 2009		45,289		(42,278)		2,583,063	(19.66%)		25,916		2,608,979	1.3%		372,518		2,981,497
YTD 2009	\$	66,507	\$	(67,033)	\$	2,583,063	(15.57%)	\$	25,916	\$	2,608,979	(0.5%)	\$	372,518	\$	2,981,497

MONTHLY SUMMARY HIGHLIGHTS

FEBRUARY 2009

- ➤ In February, Fannie Mae provided \$47.6 billion in liquidity to the market through *Net Retained Commitments* of \$2.4 billion and \$45.3 billion in *MBS Issuances*.
- Fannie Mae's Book of Business grew at a compound annualized rate of 2.0 percent in February.
- Gross Mortgage Portfolio declined at a compound annualized rate of (1.3) percent in February.
- Fannie Mae MBS and Other Guarantees grew at a compound annualized rate of 1.3 percent during the month. MBS Issuances increased to \$45.3 billion, driven largely by refinancing volume; liquidations increased to \$42.3 billion.
- The Conventional Single-Family Serious Delinquency Rate rose 35 basis points in January to 2.77 percent (latest data available). The Multifamily Serious Delinquency Rate declined three basis points to 0.27 percent in January.
- > The Effective Duration Gap on Fannie Mae's portfolio averaged positive three months in February.
- On September 6, 2008, the Federal Housing Finance Agency (FHFA) was appointed conservator of Fannie Mae. Information about Fannie Mae's business under conservatorship and about the effects of agreements between Fannie Mae and the U.S. Treasury Department is contained in Fannie Mae's 2008 annual report on Form 10-K, as filed with the SEC on February 26, 2009, a copy of which is available on Fannie Mae's Web site at www.fanniemae.com.

TABLE 5. MORTGAGE PORTFOLIO COMPOSITION (\$ in Millions) 1

			Fonn	io Mo	e MBS in Portf	alia					Martagaa			annie		Morte	ogo Dortfolio
			Fann	ie ivia	ie ivibs in Porti	OIIO					Mortgage		Mortgaç	ge Sec	urities	iviortg	age Portfolio
		Purchases	Sales	Li	quidations	S	ecuritizations 4	Er	nd Balance		Loans	F	Agency	No	on-Agency	En	d Balance
February 2008	\$	59	\$ (3,160)	\$	(2,509)	\$	2,538	\$	250,332	-\$	328,328	\$	32,651	\$	110,268	\$	721,579
March 2008	-	1,683	 (5,646)		(3,351)		4,602	· · ·	247,620		333,226		32,711		109,211	- 	722,768
April 2008		6.012	(3,316)		(3,338)		4.695		251,673	_	334.921		34.029		107,791		728,414
May 2008		9,710	 (2,894)		(3,395)		4,541		259,635		336,030		34,491		106,769		736,925
June 2008		11.151	 (2,674)		(3,117)		3,923		268,918		339.943		35.026		105,753		749.640
July 2008		9,710	 (1,863)		(3,161)		2,700		276,304		342,178		34,813		104,817		758,112
August 2008		2.721	 (4,331)		(3,021)		2,484		274,157		347,685		34.580		103,558		759,980
September 2008		4,956	(6,139)		(2,643)		3,873		274,204		350,037		35,007		102,148		761,396
October 2008		15,153	(2,341)		(2,540)		2,773		287,249		353,160		35,436		101,267		777,112
November 2008		5,506	(1,634)		(3,047)		2,637		290,711		356,608		35,185		100,374		782,878
December 2008		649	 (3,338)		(2,471)		2,019		287,570		365,254		34,853		99,617		787,294
Full Year 2008	\$	68,009	\$ (41,244)	\$	(35,235)	\$	40,093	\$	287,570	\$	365,254	\$	34,853	\$	99,617	\$	787,294
January 2009	\$	609	\$ (5,358)	\$	(3,207)	\$	3,483	\$	283,097	\$	369,119	\$	34,483	\$	98,849	\$	785,548
February 2009		444	(6,570)		(3,860)		6,936		280,047		372,518		34,018		98,141		784,724
YTD 2009	\$	1,053	\$ (11,928)	\$	(7,067)	\$	10,419	\$	280,047	\$	372,518	\$	34,018	\$	98,141	\$	784,724

TABLE 6. OTHER IN	VESTMENTS	(\$ in Millions) 1	TABLE 7. DEBT AC	TIVITY (\$	in Millions) ⁵											
				Origi	nal Maturity	Original Maturity > 1 Year										<u>.</u>
	Other	r Investments		<u> </u>	<u><</u> 1 Year			Ma	aturities and	•	Foreig	n Exchang	е			Total Debt
	Er	nd Balance	-	En	d Balance	. —	Issuances	Re	demptions	Repurchases	Adju	stments	Er	nd Balance		Outstanding
February 2008	\$	71,324	February 2008	\$	239,469	\$	30,046	\$	(36,254)	\$ -	\$	31	\$	540,046	\$	779,515
March 2008		53,979	March 2008		217,267		29,231		(17,829)	-		48		551,496		768,763
April 2008		58,742	April 2008		221,480		27,812		(18,055)	(1,093)		6		560,166		781,646
May 2008		64,290	May 2008		223,171		24,930		(25,960)	(582)		(2)		558,552		781,723
June 2008		72,509	June 2008		241,553		30,906		(19,046)	(993)		6		569,425		810,978
July 2008		103,574	July 2008		272,977		18,123		(13,053)	(1,630)		(16)		572,849		845,826
August 2008		88,509	August 2008		262,600		19,039		(16,838)	(2,784)		(128)		572,138		834,738
September 2008		85,619	September 2008		281,894		12,632		(22,426)	(1,181)		(52)		561,111		843,005
October 2008		105,069	October 2008		325,662		3,322		(9,551)	(439)		(137)		554,306		879,968
November 2008		105,984	November 2008		336,354		3,674		(8,470)	(206)		(42)		549,262		885,616
December 2008		82,900	December 2008		332,542		19,598		(15,107)	(3,211)		15		550,557		883,099
Full Year 2008	\$	82,900	Full Year 2008	\$	332,542	\$	248,399	\$	(253,550)	\$ (13,213)	\$	(213)	\$	550,557	\$	883,099
January 2009	\$	105,700	January 2009	\$	330,198	\$	29,205	\$	(23,186)	\$ (1,745)	\$	(56)	\$	554,775	\$	884,973
February 2009		93,666	February 2009		300,373		40,895		(24,455)	(456)		(15)		570,744		871,117
YTD 2009	\$	93,666	YTD 2009	\$	300,373	\$	70,100	\$	(47,641)	\$ (2,201)	\$	(71)	\$	570,744	\$	871,117

Y I D 2009	Þ	93,666	Y I D 2009	\$ 300,373	\$ 70,100	0 \$ (47,641)	\$ (2,201)	\$ (71)	\$ 570,744				
TABLE 8. INTEREST I	RATE RISK DI	SCLOSURES (\$ in Billions) ¹¹		TABLE 9. SERIOU	IS DELINQUENCY R	ATES						
		Market Value	e Sensitivity	Effective	•	Conv	Conventional Single-Family ⁶						
		e Level k (50 bp)	Rate Slope Shock (25 bp)	Duration Gap (in months)		Non-Credit Enhanced ⁷	Credit Enhanced ⁸	Total ⁹	Total 10				
					January 2008	0.57%	2.95%	1.06%	0.10%				
February 2008		(1.1)	(0.2)	2	February 2008	0.60%	3.04%	1.10%	0.10%				
March 2008		(1.1)	(0.1)	3	March 2008	0.62%	3.15%	1.15%	0.09%				
April 2008		(1.0)	(0.1)	2	April 2008	0.66%	3.33%	1.22%	0.09%				
May 2008		(0.7)	(0.0)	1	May 2008	0.71%	3.56%	1.30%	0.09%				
June 2008		(0.6)	(0.0)	2	June 2008	0.74%	3.74%	1.36%	0.11%				
July 2008		(0.5)	(0.0)	1	July 2008	0.80%	3.97%	1.45%	0.13%				
August 2008		(0.5)	(0.1)	2	August 2008	0.86%	4.26%	1.57%	0.16%				
September 2008		(0.8)	(0.1)	1	September 2008	0.96%	4.68%	1.72%	0.16%				
October 2008		(1.0)	(0.2)	2	October 2008	1.06%	5.12%	1.89%	0.21%				
November 2008		(0.6)	(0.2)	0	November 2008	1.22%	5.69%	2.13%	0.25%				
December 2008		(1.0)	(0.2)	1	December 2008	1.40%	6.42%	2.42%	0.30%				
Full Year 2008		(0.8)	(0.1)	-									
January 2009	\$	(1.3)	\$ (0.3)	2	January 2009	1.63%	7.24%	2.77%	0.27%				
February 2009		(0.9)	(0.2)	3									
YTD 2009		(1.1)	(0.3)										

ENDNOTES

- 1. The end balances and business activity in this report represent unpaid principal balances ("UPB"), which do not reflect market valuation adjustments, allowance for loan losses, impairments, unamortized premiums and discounts and the impact of consolidation of variable interest entities.
- 2. As of June 2008, we have revised our reporting of our 2008 commitment amounts to reflect the trade date face value of the commitments. From January through May 2008, we previously reported commitment amounts based on the
- original face value of our commitments. We believe that reporting our commitments based on the face value on the date of the trade better reflects the economics of the transaction and the actual settlement amount.

 Includes Fannie Mae mortgage-backed securities ("Fannie Mae MBS") issued from Fannie Mae's mortgage portfolio. See Table 5 for monthly activity and balances for Fannie Mae MBS held in portfolio.
- 4. Represents new Fannie Mae MBS created from mortgage loans or non-Fannie Mae mortgage securities previously held in the mortgage portfolio. These amounts, included in the issuance balance in Table 4, have been transferred from mortgage loans or non-Fannie Mae mortgage securities to Fannie Mae securities, and may be included in sales.
- 5. Reported amounts represent the UPB at each reporting period or, in the case of the long-term zero coupon bonds, at maturity. UPB does not reflect the effect of debt basis adjustments, including discounts, premiums, and issuance costs.
- 6. Includes conventional single-family loans three months or more past due or in foreclosure process as a percent of the total number of conventional single-family loans. These rates are based on conventional single-family mortgage loans and exclude reverse mortgages and non-Fannie Mae mortgage securities held in our portfolio.
- 7. Loans without primary mortgage insurance and/or other credit enhancements.
- 8. Loans with primary mortgage insurance and/or other credit enhancements.
- Total conventional single-family serious delinquency rate includes non-credit enhanced and credit enhanced loans.
- 10. Includes multifamily loans and securities 60 days or more past due and is calculated based on the UPB of delinquent multifamily loans owned by Fannie Mae or underlying Fannie Mae guaranteed securities, divided by the UPB of multifamily loans owned by Fannie Mae or underlying Fannie Mae guaranteed securities.
- 11. The existing prepayment models we use to generate our interest rate risk disclosures reflect a higher level of responsiveness to changes in mortgage rates for our Alt-A and subprime private-label mortgage-related securities than we believe is reasonable given current market conditions. We have begun supplementing these risk metrics with risk metrics adjusted to exclude the sensitivity associated with our Alt-A and subprime private-label mortgage-related securities. Our adjusted risk metrics for February 2009 reflect a sensitivity of \$(0.5) billion and \$(0.3) billion for a 50bp rate shock and a 25bp slope shock, respectively, and a duration gap of 1 month. Management currently is reviewing the assumptions and methodologies employed to calculate our interest-rate risk metrics and expects to discontinue reporting these adjusted metrics once this review process is completed.

GLOSSARY & OTHER INFORMATION

General

Risk Disclosures. In addition to the interest rate risk disclosures provided in Table 8, Fannie Mae's most recent available information relating to subordinated debt, liquidity management, corporate risk ratings and credit risks is included in its most recent Form 10-K or Form 10-Q filed with the Securities and Exchange Commission.

Compounded Growth Rate. Monthly growth rates are compounded to provide an annualized rate of growth.

Table 1

Total Book of Business. Sum of the Gross Mortgage Portfolio balance and Total Fannie Mae MBS and Other Guarantees balance, less Fannie Mae MBS held in the mortgage portfolio.

New Business Acquisitions. Sum of MBS issuances and Mortgage Portfolio purchases less Fannie Mae MBS purchases and securitizations of mortgage loans previously held in portfolio.

Table 2

Portfolio Commitments. Represents mandatory commitments entered into during the month. Fannie Mae enters into forward commitments to purchase mortgage securities and mortgage loans, or to sell mortgage securities, for the mortgage portfolio.

Purchase commitments typically require mandatory delivery and are subject to the payment of pair-off fees for non-delivery.

Commitments to Purchase, Net. Represents mandatory commitments to purchase mortgage loans and mortgage securities, net of mortgage loans for which a cash pair-off has been paid. Pair-offs occur when loans are not delivered against mandatory commitments.

Commitments to Sell. Represents mandatory commitments to sell mortgage securities.

Net Retained Commitments. Represents mandatory commitments to purchase, less commitments to sell, net of mortgage loans for which a cash pair-off has been paid.

Table 3

Gross Mortgage Portfolio. End balance represents the unpaid principal balance ("UPB") of the mortgage portfolio that Fannie Mae holds for investment and liquidity purposes.

Purchases. Acquisition of mortgage loans and mortgage securities for the mortgage portfolio. Includes capitalized interest.

Sales. Sales of mortgage securities from the mortgage portfolio.

Liquidations. Represents the total amount of repayments, curtailments, payoffs, and foreclosures on mortgage loans and mortgages underlying securities held in the mortgage portfolio.

Annualized Liquidation Rate. The liquidation rate is calculated as liquidations divided by the prior period ending balance of the mortgage portfolio, annualized.

Table 4

Fannie Mae Guaranteed Securities and Mortgage Loans. Consists of securities and mortgage loans for which Fannie Mae manages credit risk. This table excludes non-Fannie Mae securities held in the mortgage portfolio, which are shown in Table 5.

Total Fannie Mae MBS. Includes Fannie Mae MBS, private label wraps, whole loan REMICs, and Ginnie Mae wraps. Also includes Multifamily discount MBS (DMBS) that Fannie Mae guarantees, regardless of whether those MBS are held in the mortgage portfolio or held by investors other than Fannie Mae. If an MBS has been resecuritized into another MBS, the principal amount is only included once in this total.

Issuances. Represents the total amount of Fannie Mae MBS created during the month, including lender-originated issues and Fannie Mae MBS created from mortgage loans previously held in Fannie Mae MBS may be held in portfolio after their creation Liquidations. Represents the total amount of repayments, curtailments, payoffs, and foreclosures on mortgages underlying Fannie Mae MBS, including Fannie Mae MBS held in the mortgage portfolio.

Other Fannie Mae Guarantees. Outstanding balance of Fannie Mae guarantees, other than Fannie Mae MBS. This primarily includes long-term standby commitments we have issued and credit enhancements we have provided.

Annualized Liquidation Rate. The liquidation rate is calculated as liquidations divided by the prior period ending balance of total Fannie Mae MBS, annualized.

Table 5

Mortgage Portfolio Composition. Shows the primary components of Fannie Mae's mortgage portfolio and activity relating to Fannie Mae MBS held in the mortgage portfolio.

Non-Fannie Mae Agency Securities. Represents mortgage-related securities issued by Freddie Mac and Ginnie Mae

Non-Fannie Mae Non-Agency Securities. These are commonly referred to as "private-label securities."

Table 6

Other Investments. The \$93.7 billion total as of February 28, 2009 includes \$77.0 billion of readily marketable instruments such as certificates of deposit, federal funds sold and securities purchased under agreements to resell. In addition, the balance includes \$11.8 billion of non-governmental asset-backed securities and \$4.9 billion of unsecured corporate notes.

Table 7

Debt Activity. Debt is classified in the table based on its original maturity. For debt with an original term of more than one year, the portion of that long-term debt that is due within one year is not reclassified to "Original Maturity < 1 Year."

For more information about Fannie Mae's debt activity, please visit www.fanniemae.com/markets/debt/debt_activity.

Table 8

Our interest rate risk measures provide useful estimates of key interest-rate risk and include the impact of our purchases and sales of derivative instruments, which we use to limit our exposure to changes in interest rates. While we believe that our market value sensitivity and duration gap metrics are useful risk management tools, they should be understood as estimates rather than precise measurements. Methodologies employed to calculate interest-rate risk sensitivity disclosures are periodically changed on a prospective basis to reflect improvements in the underlying estimation processes.

Market Value Sensitivity to Rate Level Shock (50bp). This measurement shows the estimated loss in pre-tax market value of Fannie Mae's assets and liabilities from an immediate adverse 50 basis point shift in the level of LIBOR rates. The amounts shown are estimates, not precise measurements. The measurement excludes any sensitivity of the guaranty business. Fannie Mae tracks the daily average of this measurement for the reported month.

Market Value Sensitivity to Rate Slope Shock (25bp). This measurement shows the estimated loss in pre-tax market value of Fannie Mae's assets and liabilities from an immediate adverse 25 basis point change in the slope of the LIBOR yield curve, the company calculates the effect of a 25 basis point change in slope that results in a steeper LIBOR yield curve and the effect of a 25 basis hope that results in a flater LIBOR yield curve, and the effect of a 25 basis hope that results in a flater LIBOR yield curve, and the effect of a 25 basis hope that results in a flater LIBOR yield curve, and the effect of a 25 basis hope that results in a flater LIBOR yield curve, and the effect of a 25 basis hope that results in a flater LIBOR yield curve, and the effect of a 25 basis hope that results in a flater LIBOR yield curve, and the effect of a 25 basis hope that results in a flater LIBOR yield curve, and the effect of a 25 basis hope that results in a flater LIBOR yield curve.

Effective Duration Gap. The effective duration gap estimates the net sensitivity of the fair value of Fannie Mae's assets and liabilities to movements in interest rates. This statistic is expressed as a number of months, based on the dairy average for the reported month.

A duration gap of zero implies that the change in the fair value of assets from an interest rate move will be offset by an equal move in the fair value of liabilities, including debt and derivatives, resulting in no change in the fair value of the net assets. The calculation excludes any sensitivity of the quaranty business.

Table 9

Serious Delinquency Rates. A measure of credit performance and indicator of future defaults for the single-family and multifamily mortgage credit books. We classify single-family loans as seriously delinquent when a borrower has missed three or more consecutive monthly payments, and the loan has not been brought current or extinguished through foreclosure, payoff, or other resolution. A loan referred to foreclosure but not yet foreclosed is also considered seriously delinquent. We include all of the conventional single-family loans that we own and that back Fannie Mae MBS in our single-family delinquency rate, including those with substantial credit enhancement. We classify multifamily loans as seriously delinquent when payment is 60 days or more past due.

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