# UNITED STATES
# SECURITIES AND EXCHANGE COMMISSION
**Washington, DC 20549**

# FORM 8-K

## CURRENT REPORT

**Pursuant to Section 13 or 15(d) of The Securities Exchange Act of 1934**

**Date of Report (Date of earliest event reported): November 5, 2015**

# Federal National Mortgage Association
**(Exact name of registrant as specified in its charter)**

| Federally chartered corporation | 000-50231 | 52-0883107 |
|---|---|---|
| (State or other jurisdiction of incorporation) | (Commission File Number) | (IRS Employer Identification Number) |

| | |
|---|---|
| **3900 Wisconsin Avenue, NW<br>Washington, DC** | **20016** |
| (Address of principal executive offices) | (Zip Code) |

**Registrant's telephone number, including area code: 202-752-7000**

**(Former Name or Former Address, if Changed Since Last Report): _____________**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (*see* General Instruction A.2. below):

o Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

o Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

o Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

o Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

The information in this report, including information in the exhibits submitted herewith, shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, or otherwise subject to the liabilities of Section 18, nor shall it be deemed incorporated by reference into any disclosure document relating to Fannie Mae (formally known as the Federal National Mortgage Association), except to the extent, if any, expressly incorporated by specific reference in that document.

***Item 2.02 Results of Operations and Financial Condition.***

On November 5, 2015, Fannie Mae filed its quarterly report on Form 10-Q for the quarter ended September 30, 2015 and issued a news release reporting its financial results for the periods covered by the Form 10-Q. The news release, a copy of which is furnished as Exhibit 99.1 to this report, is incorporated herein by reference. A copy of the news release may also be found on Fannie Mae’s Web site, www.fanniemae.com, in the “About Us” section under “Investor Relations/Quarterly and Annual Results.” Information appearing on the company’s Web site is not incorporated into this report.

***Item 7.01 Regulation FD Disclosure.***

On November 5, 2015, Fannie Mae posted to its Web site a 2015 Third Quarter Credit Supplement presentation consisting primarily of information about Fannie Mae’s guaranty book of business. The presentation, a copy of which is furnished as Exhibit 99.2 to this report, is incorporated herein by reference. A copy of the presentation may also be found on Fannie Mae’s Web site, www.fanniemae.com, in the “About Us” section under “Investor Relations/Quarterly and Annual Results.”

***Item 9.01 Financial Statements and Exhibits.***

*(d) Exhibits.* The exhibit index filed herewith is incorporated herein by reference.

## SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By /s/ David C. Benson

David C. Benson

Executive Vice President and
Chief Financial Officer

Date: November 5, 2015

EXHIBIT INDEX

The following exhibits are submitted herewith:

| Exhibit Number | Description of Exhibit |
|---|---|
| 99.1 | News release, dated November 5, 2015 |
| 99.2 | 2015 Third Quarter Credit Supplement presentation, dated November 5, 2015 |

FannieMae

Resource Center: 1-800-732-6643

**Exhibit 99.1**

**Contact:** Pete Bakel
202-752-2034
**Date:** November 5, 2015

# Fannie Mae Reports Net Income of $2.0 Billion and Comprehensive Income of $2.2 Billion for Third Quarter 2015

- Fannie Mae reported net income of $2.0 billion and comprehensive income of $2.2 billion for the third quarter of 2015.
- Fannie Mae expects to pay $2.2 billion in dividends to Treasury in December 2015. With the expected December dividend payment, the company will have paid a total of $144.8 billion in dividends to Treasury. Dividend payments do not reduce prior Treasury draws, which total $116.1 billion since 2008.
- Fannie Mae provided approximately $132 billion in liquidity to the mortgage market in the third quarter of 2015, enabling families to buy, refinance, or rent homes.
- Fannie Mae helped distressed families retain their homes or avoid foreclosure through approximately 29,000 workout solutions in the third quarter of 2015 using a combination of Fannie Mae's proprietary programs as well as government sponsored programs.
- Fannie Mae has increased the role of private capital in the mortgage market and reduced taxpayer risk through its Connecticut Avenue Securities™ (CAS) and Credit Insurance Risk Transfer™ (CIRT™) transactions. Since October 2013, these transactions have transferred to the private market a significant portion of the credit risk on single-family mortgage loans with an unpaid principal balance of approximately $464 billion.

WASHINGTON, DC — Fannie Mae (FNMA/OTC) reported net income of $2.0 billion for the third quarter of 2015 and comprehensive income of $2.2 billion. The company reported a positive net worth of $4.0 billion as of September 30, 2015 resulting in a dividend obligation to Treasury of $2.2 billion, which the company expects to pay in December 2015.

Fannie Mae's net income of $2.0 billion and comprehensive income of $2.2 billion for the third quarter of 2015 compares to net income of $4.6 billion and comprehensive income of $4.4 billion for the second quarter of 2015. Net income decreased due primarily to fair value losses, partially offset by credit-related income, in the third quarter of 2015.

Fannie Mae recognized a provision for federal income taxes of $1.1 billion for the third quarter of 2015, reflecting an effective tax rate of 35 percent.

"I am proud of Fannie Mae's leadership in bringing positive change to the housing finance system. We are delivering innovative technology to lenders to help them originate loans with greater certainty and efficiency, while we continue to transfer a significant amount of credit risk to private capital to better protect taxpayers," said Timothy J. Mayopoulos, president and chief executive officer. "Our strong financial results punctuate the ongoing improvements we have made to give our partners the clarity they need to lend with confidence and help more families get a mortgage they can afford."

# SUMMARY OF THIRD QUARTER 2015 RESULTS

## Summary of Financial Results

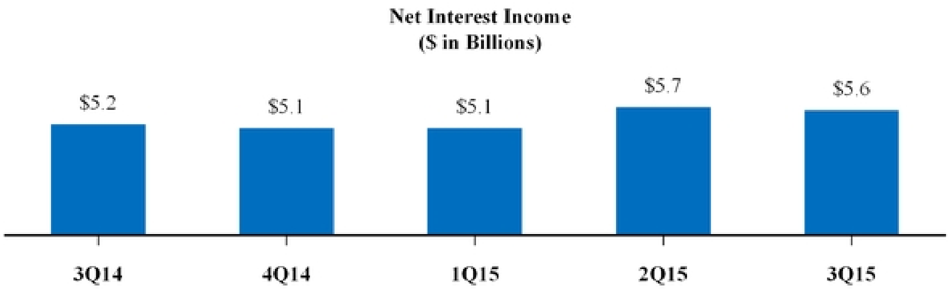
| (Dollars in millions) | 3Q15 | 2Q15 | Variance | 3Q15 | 3Q14 | Variance |
|---|---|---|---|---|---|---|
| Net interest income | $ 5,588 | $ 5,677 | $ (89) | $ 5,588 | $ 5,184 | $ 404 |
| Fee and other income | 259 | 556 | (297) | 259 | 826 | (567) |
| **Net revenues** | 5,847 | 6,233 | (386) | 5,847 | 6,010 | (163) |
| Investment gains, net | 299 | 514 | (215) | 299 | 171 | 128 |
| Fair value gains (losses), net | (2,589) | 2,606 | (5,195) | (2,589) | (207) | (2,382) |
| Administrative expenses | (952) | (689) | (263) | (952) | (706) | (246) |
| Credit-related income (expense) | | | | | | |
| Benefit (provision) for credit losses | 1,550 | (1,033) | 2,583 | 1,550 | 1,085 | 465 |
| Foreclosed property expense | (497) | (182) | (315) | (497) | (249) | (248) |
| Total credit-related income (expense) | 1,053 | (1,215) | 2,268 | 1,053 | 836 | 217 |
| Temporary Payroll Tax Cut Continuation Act of 2011 (“TCCA”) fees | (413) | (397) | (16) | (413) | (351) | (62) |
| Other non-interest expenses[(1)] | (215) | (202) | (13) | (215) | (61) | (154) |
| Net gains (losses) and income (expenses) | (2,817) | 617 | (3,434) | (2,817) | (318) | (2,499) |
| Income before federal income taxes | 3,030 | 6,850 | (3,820) | 3,030 | 5,692 | (2,662) |
| Provision for federal income taxes | (1,070) | (2,210) | 1,140 | (1,070) | (1,787) | 717 |
| **Net income attributable to Fannie Mae** | $ 1,960 | $ 4,640 | $ (2,680) | $ 1,960 | $ 3,905 | $ (1,945) |
| Total comprehensive income attributable to Fannie Mae | $ 2,213 | $ 4,359 | $ (2,146) | $ 2,213 | $ 4,000 | $ (1,787) |
| Dividends distributed or available for distribution to senior preferred stockholder | $ (2,202) | $ (4,359) | $ 2,157 | $ (2,202) | $ (3,999) | $ 1,797 |

(1) Consists of debt extinguishment gains (losses), net and other expenses.

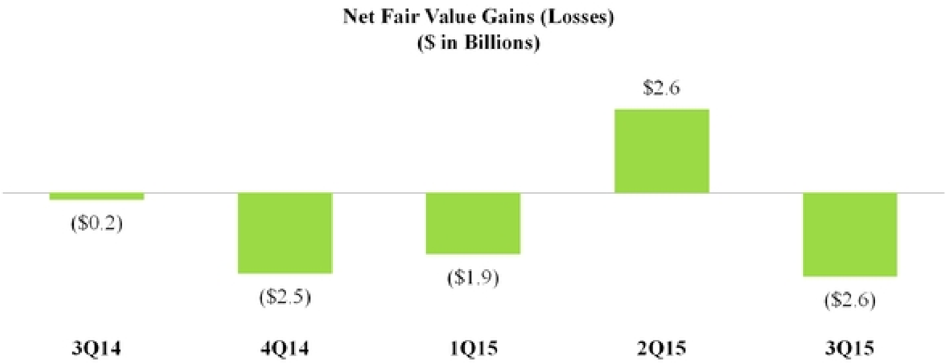
**Net revenues**, which consist of net interest income and fee and other income, were $5.8 billion for the third quarter of 2015, compared with $6.2 billion for the second quarter of 2015.

Net interest income, which includes guaranty fee revenue, was $5.6 billion for the third quarter of 2015 compared with $5.7 billion for the second quarter of 2015. Net interest income for the third quarter was driven by guaranty fee revenue, including amortization income from prepayments, and interest income earned on mortgage assets in the company’s retained mortgage portfolio.

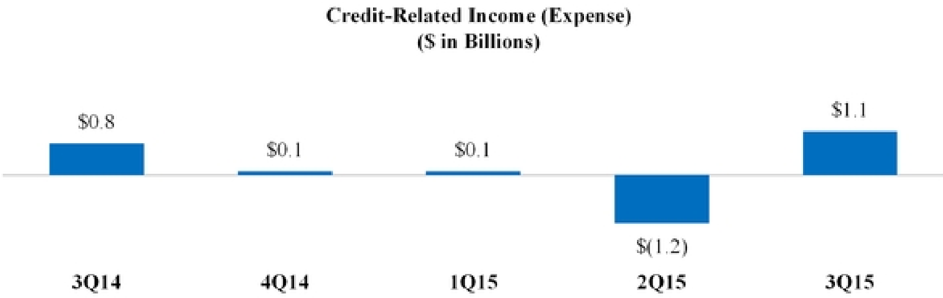
An increasing portion of Fannie Mae’s net interest income in recent years has been derived from guaranty fees rather than from interest income earned on the company’s retained mortgage portfolio assets. This is a result of both the impact of guaranty fee increases implemented in 2012 and the shrinking of the retained mortgage portfolio. The company estimates that a majority of its net interest income for the third quarter of 2015 was derived from guaranty fees on loans underlying its Fannie Mae MBS. The company expects that guaranty fees will continue to account for an increasing portion of its net interest income.




**Net fair value losses** were $2.6 billion in the third quarter of 2015, compared with gains of $2.6 billion in the second quarter of 2015. Fair value losses for the third quarter of 2015 were due primarily to decreases in longer-term interest rates negatively impacting the value of the company's risk management derivatives. The estimated fair value of the company's financial instruments may fluctuate substantially from period to period because of changes in interest rates, the yield curve, mortgage spreads, implied volatility, and activity related to these financial instruments.




**Credit-related income**, which consists of a benefit for credit losses and foreclosed property expense, was $1.1 billion in the third quarter of 2015, compared with credit-related expense of $1.2 billion in the second quarter of 2015. Credit-related income in the third quarter of 2015 was due to a benefit for credit losses for the quarter driven primarily by an increase in home prices and a decrease in mortgage interest rates during the quarter, partially offset by foreclosed property expense.




## VARIABILITY OF FINANCIAL RESULTS

Fannie Mae expects to remain profitable on an annual basis for the foreseeable future; however, the company expects its earnings in 2015 and future years will be substantially lower than its earnings for 2014, due primarily to the company's expectation of substantially lower income from resolution agreements, continued declines in net interest income from its retained mortgage portfolio assets, and lower credit-related income or a shift to credit-related expense. In addition, certain factors, such as changes in interest rates or home prices, could result in significant volatility in the company's financial results from quarter to quarter or year to year. Fannie Mae's future financial results also will be affected by a number of other factors, including: the company's guaranty fee rates; the volume of single-family mortgage originations in the future; the size, composition, and quality of its retained mortgage portfolio and guaranty book of business; and economic and housing market conditions. The company's expectations for its future financial results do not take into account the impact on its business of potential future legislative or regulatory changes, which could have a material impact on the company's financial results, particularly the enactment of housing finance reform legislation. For additional information on factors that affect the company's financial results, please refer to "Executive Summary" in the company's quarterly report on Form 10-Q for the quarter ended September 30, 2015 (the "Third Quarter 2015 Form 10-Q").

## SUMMARY OF THIRD QUARTER 2015 BUSINESS SEGMENT RESULTS

The business groups running Fannie Mae's three reporting segments – its Single-Family business, its Multifamily business, and its Capital Markets group – engage in complementary business activities in pursuing the company's goals of providing liquidity to the market, expanding access to credit, and helping the U.S. housing market recover.

**Business Segments**

| (Dollars in millions) | 3Q15 | 2Q15 | Variance | 3Q15 | 3Q14 | Variance |
|---|---|---|---|---|---|---|
| **Single-Family Segment:** | | | | | | |
| Guaranty fee income[1] | $ 3,145 | $ 3,092 | $ 53 | $ 3,145 | $ 2,945 | $ 200 |
| Credit-related income (expense) | 1,029 | (1,238) | 2,267 | 1,029 | 748 | 281 |
| TCCA fees[1] | (413) | (397) | (16) | (413) | (351) | (62) |
| Other expense, net[2] | (682) | (412) | (270) | (682) | (443) | (239) |
| Income before federal income taxes | 3,079 | 1,045 | 2,034 | 3,079 | 2,899 | 180 |
| Provision for federal income taxes | (1,040) | (419) | (621) | (1,040) | (837) | (203) |
| Net income | $ 2,039 | $ 626 | $ 1,413 | $ 2,039 | $ 2,062 | $ (23) |
| **Multifamily Segment:** | | | | | | |
| Guaranty fee income | $ 367 | $ 357 | $ 10 | $ 367 | $ 332 | $ 35 |
| Credit-related income | 24 | 23 | 1 | 24 | 88 | (64) |
| Other[3] | (50) | 27 | (77) | (50) | 1 | (51) |
| Income before federal income taxes | 341 | 407 | (66) | 341 | 421 | (80) |
| Provision for federal income taxes | (17) | (41) | 24 | (17) | (37) | 20 |
| Net income | $ 324 | $ 366 | $ (42) | $ 324 | $ 384 | $ (60) |
| **Capital Markets Segment:** | | | | | | |
| Net interest income | $ 1,401 | $ 1,513 | $ (112) | $ 1,401 | $ 1,845 | $ (444) |
| Investment gains, net | 1,608 | 1,562 | 46 | 1,608 | 1,516 | 92 |
| Fair value gains (losses), net | (2,697) | 2,555 | (5,252) | (2,697) | (335) | (2,362) |
| Other[4] | (322) | (230) | (92) | (322) | 169 | (491) |
| Income (loss) before federal income taxes | (10) | 5,400 | (5,410) | (10) | 3,195 | (3,205) |
| Provision for federal income taxes | (13) | (1,750) | 1,737 | (13) | (913) | 900 |
| Net income (loss) | $ (23) | $ 3,650 | $ (3,673) | $ (23) | $ 2,282 | $ (2,305) |

(1) Reflects the impact of a 10 basis point guaranty fee increase implemented pursuant to the Temporary Payroll Tax Cut Continuation Act of 2011 (the "TCCA"), the incremental revenue from which must be remitted to Treasury. The resulting revenue is included in guaranty fee income and the expense is recognized in "TCCA fees."

(2) Consists primarily of administrative expenses and fee and other income.

(3) Consists primarily of gains from partnership investments, administrative expenses, and fee and other income.

(4) Consists primarily of guaranty fee expense, administrative expenses, and fee and other income.

### Single-Family Business

- Single-Family net income was $2.0 billion in the third quarter of 2015, compared with $626 million in the second quarter of 2015. Net income in the third quarter of 2015 was driven primarily by guaranty fee income and credit-related income.
- Single-Family guaranty fee income was $3.1 billion in both the third quarter of 2015 and the second quarter of 2015.

- The Single-Family guaranty book of business was $2.83 trillion as of both September 30, 2015 and June 30, 2015.
- Single-Family credit-related income was $1.0 billion in the third quarter of 2015, compared with credit-related expense of $1.2 billion in the second quarter of 2015. Credit-related income in the third quarter of 2015 was due to a benefit for credit losses for the quarter driven primarily by an increase in home prices and a decrease in mortgage interest rates during the quarter, partially offset by foreclosed property expense.

**Multifamily Business**

- Multifamily net income was $324 million in the third quarter of 2015, compared with $366 million in the second quarter of 2015. Multifamily net income in the third quarter of 2015 was driven primarily by guaranty fee income.
- Multifamily guaranty fee income was $367 million for the third quarter of 2015, compared with $357 million for the second quarter of 2015. Multifamily guaranty fee income increased in the third quarter of 2015 compared with the second quarter of 2015 as loans with higher guaranty fees have become a larger part of the company's Multifamily guaranty book of business, while loans with lower guaranty fees continue to liquidate.
- The Multifamily guaranty book of business was $212.1 billion as of September 30, 2015, compared with $213.2 billion as of June 30, 2015.

**Capital Markets**

- Capital Markets had a net loss of $23 million in the third quarter of 2015, compared with net income of $3.7 billion in the second quarter of 2015. Capital Markets' net loss in the third quarter of 2015 was driven primarily by net fair value losses, partially offset by net interest income and net investment gains.
- Capital Markets net fair value losses were $2.7 billion in the third quarter of 2015, compared with net fair value gains of $2.6 billion in the second quarter of 2015. Net fair value losses for the third quarter of 2015 were due primarily to fair value losses on risk management derivatives driven by decreases in longer-term interest rates during the quarter.
- Capital Markets net investment gains were $1.6 billion in both the third quarter of 2015 and the second quarter of 2015. Net investment gains for the third quarter of 2015 were due primarily to the sale of mortgage-related securities during the quarter.
- Capital Markets net interest income was $1.4 billion for the third quarter of 2015, compared with $1.5 billion for the second quarter of 2015. Net interest income was driven primarily by interest earned on the retained mortgage portfolio.
- Capital Markets retained mortgage portfolio balance decreased to $370.5 billion as of September 30, 2015, compared with $390.3 billion as of June 30, 2015, resulting from purchases of $67.7 billion and sales and liquidations of $87.6 billion during the third quarter of 2015.

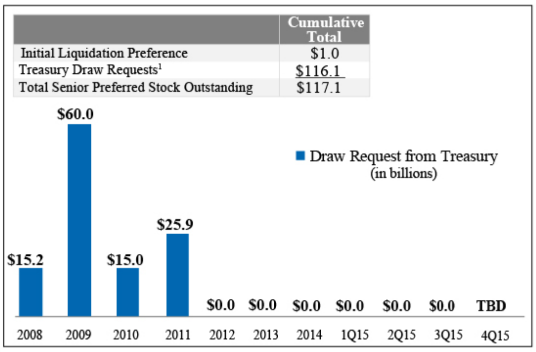
## BUILDING A SUSTAINABLE HOUSING FINANCE SYSTEM

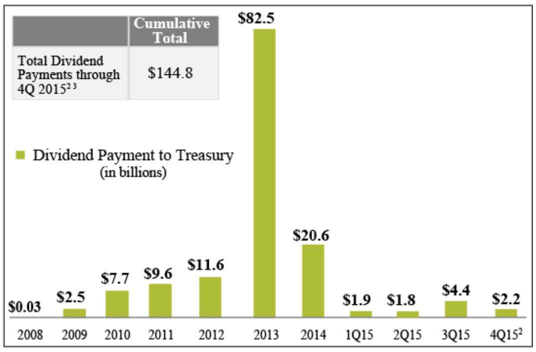
In addition to continuing to provide liquidity and support to the mortgage market, Fannie Mae continues to invest significant resources toward helping to maintain a safer and sustainable housing finance system for today and build a safer and sustainable housing finance system for the future. The company is pursuing the strategic goals identified by its conservator, the Federal Housing Finance Agency ("FHFA"). These strategic goals are: maintain, in a safe and sound manner, credit availability and foreclosure prevention activities for new and refinanced mortgages to foster liquid, efficient, competitive, and resilient national housing finance markets; reduce taxpayer risk through increasing the role of private capital in the mortgage market; and build a new single-family securitization infrastructure for use by Fannie Mae and Freddie Mac and adaptable for use by other participants in the secondary market in the future.

## ABOUT FANNIE MAE'S CONSERVATORSHIP

Fannie Mae has operated under the conservatorship of FHFA since September 6, 2008. Fannie Mae has not received funds from Treasury since the first quarter of 2012. The funding the company has received under its senior preferred stock purchase agreement with Treasury has provided the company with the capital and liquidity needed to fulfill its mission of providing liquidity and support to the nation's housing finance markets and to avoid a trigger of mandatory receivership under the Federal Housing Finance Regulatory Reform Act of 2008. For periods through September 30, 2015, Fannie Mae has requested cumulative draws totaling $116.1 billion and paid $142.5 billion in dividends to Treasury. Under the senior preferred stock purchase agreement, the payment of dividends does not offset prior draws. As a result, Treasury maintains a liquidation preference of $117.1 billion on the company's senior preferred stock.

### Treasury Draws and Dividend Payments




(1) Treasury draw requests are shown in the period for which requested and do not include the initial $1.0 billion liquidation preference of Fannie Mae's senior preferred stock, for which Fannie Mae did not receive any cash proceeds. The payment of dividends does not offset prior Treasury draws.

(2) Fannie Mae expects to pay a dividend for the fourth quarter of 2015 calculated based on the company's net worth of $4.0 billion as of September 30, 2015 less a capital reserve amount of $1.8 billion.

(3) Amounts may not sum due to rounding.

In August 2012, the terms governing the company's dividend obligations on the senior preferred stock were amended. The amended senior preferred stock purchase agreement does not allow the company to build a capital reserve. Beginning in 2013, the required senior preferred stock dividends each quarter equal the amount, if any, by which the company's net worth as of the end of the immediately preceding fiscal quarter exceeds an applicable capital reserve amount. The capital reserve amount is $1.8 billion for each quarter of 2015 and will be reduced by $600 million each year until it reaches zero in 2018.

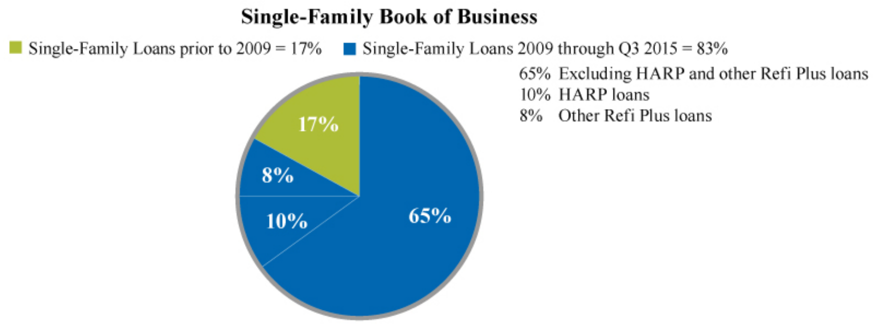
The amount of remaining funding available to Fannie Mae under the senior preferred stock purchase agreement with Treasury is currently $117.6 billion. If the company were to draw additional funds from Treasury under the agreement in a future period, the amount of remaining funding under the agreement would be reduced by the amount of the company's draw. Dividend payments Fannie Mae makes to Treasury do not restore or increase the amount of funding available to the company under the agreement.

Fannie Mae is not permitted to redeem the senior preferred stock prior to the termination of Treasury's funding commitment under the senior preferred stock purchase agreement. The limited circumstances under which Treasury's funding commitment will terminate are described in "Business—Conservatorship and Treasury Agreements" in the company's annual report on Form 10-K for the year ended December 31, 2014.

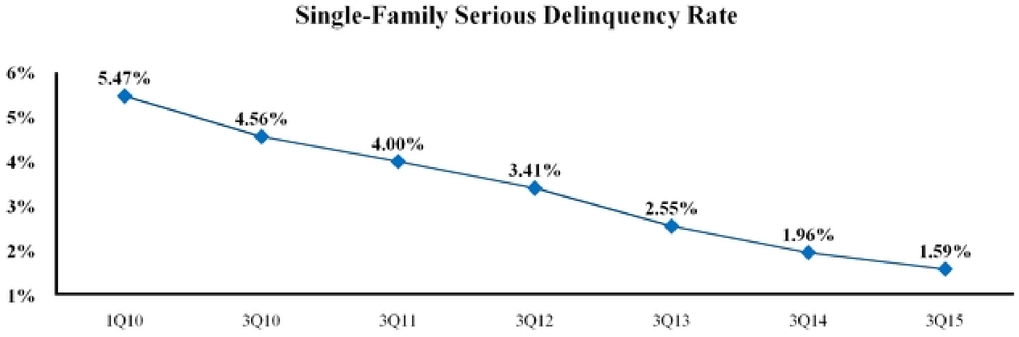
## CREDIT QUALITY

While continuing to make it possible for families to buy, refinance, or rent homes, Fannie Mae has maintained responsible credit standards. Since 2009, Fannie Mae has seen the effect of the actions it took, beginning in 2008, to significantly strengthen its underwriting and eligibility standards to promote sustainable homeownership and stability in the housing market. Fannie Mae actively monitors on an ongoing basis the credit risk profile and credit performance of the company's single-family loan acquisitions, in conjunction with housing market and economic conditions, to determine if its pricing, eligibility, and underwriting criteria accurately reflects the risk associated with loans the company acquires or guarantees. Single-family conventional loans acquired by Fannie Mae in the first nine months of 2015 had a weighted average borrower FICO credit score at origination of 749 and a weighted average original loan-to-value ratio of 75 percent.

Fannie Mae's single-family conventional guaranty book of business as of September 30, 2015 consisted of single-family loans acquired prior to 2009; non-Refi Plus™ loans acquired beginning in 2009; loans acquired through the Administration's Home Affordable Refinance Program® ("HARP®"); and other loans acquired pursuant to the company's Refi Plus initiative, excluding HARP loans. The company's Refi Plus initiative, which started in April 2009 and includes HARP, 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 percent.



**The single-family serious delinquency rate for Fannie Mae's book of business** has decreased for 22 consecutive quarters since the first quarter of 2010, and was 1.59 percent as of September 30, 2015, compared with 5.47 percent as of March 31, 2010. This decrease is primarily the result of home retention solutions, foreclosure alternatives and completed foreclosures, improved loan payment performance, as well as the company's acquisition of loans with stronger credit profiles since the beginning of 2009. The company's 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. High levels of foreclosures, changes in state foreclosure laws, new federal and state servicing requirements imposed by regulatory actions and legal settlements, and the need for servicers to adapt to these changes have lengthened the time it takes to foreclose on a mortgage loan in a number of states, particularly in New York, Florida, and New Jersey. Other factors such as the pace of loan modifications, the timing and volume of future sales the company makes of nonperforming loans, changes in home prices, unemployment levels, and other macroeconomic conditions also influence serious delinquency rates.



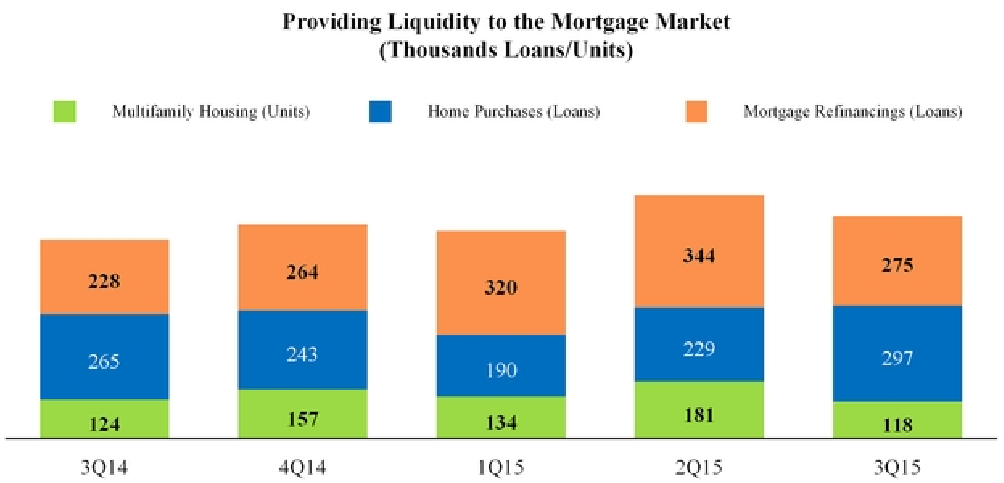

**Total loss reserves**, which reflect the company's estimate of the probable losses the company has incurred in its guaranty book of business, including concessions it granted borrowers upon modification of their loans, decreased to $30.0 billion as of September 30, 2015 from $32.1 billion as of June 30, 2015. The company's loss reserves have declined substantially from their peak and are expected to decline further.

## PROVIDING LIQUIDITY AND SUPPORT TO THE MARKET

**Liquidity**

Fannie Mae provided approximately $132 billion in liquidity to the mortgage market in the third quarter of 2015, through its purchases of loans and guarantees of loans and securities, which resulted in approximately:

- 297,000 home purchases
- 275,000 mortgage refinancings
- 118,000 units of multifamily housing



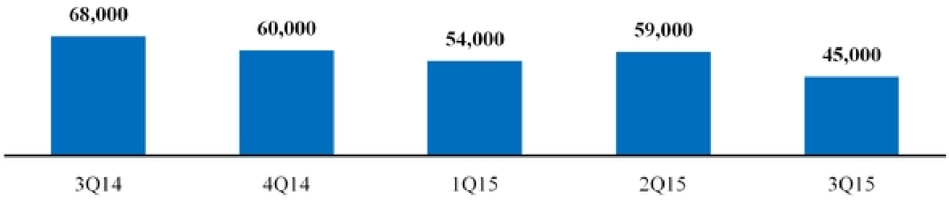

The company was one of the largest issuers of single-family mortgage-related securities in the secondary market in the third quarter of 2015, with an estimated market share of new single-family mortgage-related securities issuances of 36 percent, compared with 37 percent in the second quarter of 2015 and 38 percent in the third quarter of 2014. The company's market share decreased in the third quarter of 2015 compared with the second quarter of 2015 primarily as a result of competition from Ginnie Mae.

Fannie Mae also remained a continuous source of liquidity in the multifamily market. As of June 30, 2015 (the latest date for which information is available), the company owned or guaranteed approximately 19 percent of the outstanding debt on multifamily properties.

**Refinancing Initiatives**

Through the company's Refi Plus initiative, which offers refinancing flexibility to eligible Fannie Mae borrowers and includes HARP, the company acquired approximately 45,000 loans in the third quarter of 2015. Refinancings delivered to Fannie Mae through Refi Plus in the third quarter of 2015 reduced borrowers' monthly mortgage payments by an average of $182. The company expects the volume of refinancings under HARP to continue to decline, due to a decrease in the population of borrowers with loans that have high LTV ratios who are willing to refinance and would benefit from refinancing.

Refi Plus Refinancings




### Home Retention Solutions and Foreclosure Alternatives

To reduce the credit losses Fannie Mae ultimately incurs on its book of business, the company has been focusing its efforts on several strategies, including reducing defaults by offering home retention solutions, such as loan modifications.

**Single-Family Loan Workouts**

| | For the Nine Months Ended September 30, | | | |
|---|---|---|---|---|
| | 2015 | | 2014 | |
| | Unpaid Principal Balance | Number of Loans | Unpaid Principal Balance | Number of Loans |
| | (Dollars in millions) | | | |
| Home retention solutions: | | | | |
| Modifications | $ 12,560 | 75,113 | $ 16,425 | 96,915 |
| Repayment plans and forbearances completed | 667 | 4,795 | 752 | 5,607 |
| Total home retention solutions | 13,227 | 79,908 | 17,177 | 102,522 |
| Foreclosure alternatives: | | | | |
| Short sales | 2,396 | 11,593 | 3,866 | 18,691 |
| Deeds-in-lieu of foreclosure | 895 | 5,723 | 1,414 | 8,944 |
| Total foreclosure alternatives | 3,291 | 17,316 | 5,280 | 27,635 |
| Total loan workouts | $ 16,518 | 97,224 | $ 22,457 | 130,157 |
| Loan workouts as a percentage of single-family guaranty book of business | 0.78% | 0.75% | 1.05% | 0.99% |

Fannie Mae views foreclosure as a last resort. For homeowners and communities in need, the company offers alternatives to foreclosure. In dealing with homeowners in distress, the company first seeks home retention solutions, which enable borrowers to stay in their homes, before turning to foreclosure alternatives.

- Fannie Mae provided approximately 29,000 loan workouts during the third quarter of 2015 enabling borrowers to avoid foreclosure.
- Fannie Mae completed approximately 22,000 loan modifications during the third quarter of 2015.

## FORECLOSURES AND REO

When there is no viable home retention solution or foreclosure alternative that can be applied, the company seeks to move to foreclosure expeditiously in an effort to minimize prolonged delinquencies that can hurt local home values and destabilize communities.

### Single-Family Foreclosed Properties

| | For the Nine Months Ended September 30, | |
|---|---|---|
| | 2015 | 2014 |
| Single-family foreclosed properties (number of properties): | | |
| Beginning of period inventory of single-family foreclosed properties (REO) | 87,063 | 103,229 |
| Total properties acquired through foreclosure | 61,886 | 91,372 |
| Dispositions of REO | (87,991) | (102,215) |
| End of period inventory of single-family foreclosed properties (REO) | 60,958 | 92,386 |
| Carrying value of single-family foreclosed properties (dollars in millions) | $ 7,245 | $ 10,209 |
| Single-family foreclosure rate | 0.48% | 0.70% |

- Fannie Mae acquired 17,725 single-family REO properties, primarily through foreclosure, in the third quarter of 2015, compared with 19,845 in the second quarter of 2015.
- As of September 30, 2015, the company's inventory of single-family REO properties was 60,958, compared with 68,717 as of June 30, 2015. The carrying value of the company's single-family REO was $7.2 billion as of September 30, 2015.
- The company's single-family foreclosure rate was 0.48 percent for the nine months ended September 30, 2015. This reflects the annualized total number of single-family properties acquired through foreclosure or deeds-in-lieu of foreclosure as a percentage of the total number of loans in Fannie Mae's single-family guaranty book of business.

Fannie Mae's financial statements for the third quarter of 2015 are available in the accompanying Annex; however, investors and interested parties should read the company's Third Quarter 2015 Form 10-Q, which was filed today with the Securities and Exchange Commission and is available on Fannie Mae's Web site, www.fanniemae.com. The company provides further discussion of its financial results and condition, credit performance, and other matters in its Third Quarter 2015 Form 10-Q. Additional information about the company's credit performance, the characteristics of its guaranty book of business, its foreclosure-prevention efforts, and other measures is contained in the "2015 Third Quarter Credit Supplement" at www.fanniemae.com.

# # #

*In this release, the company has presented a number of estimates, forecasts, expectations, and other forward-looking statements, including statements regarding: its future dividend payments to Treasury; the impact of the company's credit risk transfer transactions; the sources of its future net interest income; the company's future profitability; the level of the company's earnings in 2015 and future years as compared with 2014; the drivers of the expected decline in the company's earnings in 2015 and future years as compared with 2014; the factors that will affect the company's future financial results; the factors that will affect the company's future single-family serious delinquency rates; the future volume of its HARP refinancings; the future fair value of the company's financial instruments; the company's future loss reserves; and the impact of the company's actions to reduce credit losses. These estimates, forecasts, expectations, and statements are forward-looking statements based on the company's current assumptions regarding numerous factors, including future interest rates and home prices, the future performance of its loans and the future guaranty fee rates applicable to the loans the company acquires. Actual results, and future projections, could be materially different from what is set forth in the forward-looking statements as a result of: home price changes; interest rate changes; unemployment rates; other macroeconomic and housing market variables; the company's future serious delinquency rates; the company's future guaranty fee pricing and the impact of that pricing on the company's guaranty fee revenues and competitive environment; government policy; credit availability; changes in borrower behavior, including increases in the number of underwater borrowers who* *strategically default on their mortgage loans; the volume of loans it modifies; the effectiveness of its loss mitigation strategies; significant changes in modification and foreclosure activity; the volume and pace of future nonperforming loan sales and their impact on the company's results and serious delinquency rates; the effectiveness of its management of its real estate owned inventory and pursuit of contractual remedies; changes in the fair value of its assets and liabilities; future legislative or regulatory requirements or changes that have a significant impact on the company's business, such as a requirement that the company implement a principal forgiveness program or the enactment of housing finance reform legislation; future updates to the company's models relating to loss reserves, including the assumptions used by these models; changes in generally accepted accounting principles; changes to the company's accounting policies; whether the company's counterparties meet their obligations in full; effects from activities the company takes to support the mortgage market and help borrowers; the company's future objectives and activities in support of those objectives, including actions the company may take to reach additional underserved creditworthy borrowers; actions the company may be required to take by FHFA, as its conservator or as its regulator, such as changes in the type of business the company does or the implementation of a single GSE security; the conservatorship and its effect on the company's business; the investment by Treasury and its effect on the company's business; the uncertainty of the company's future; challenges the company faces in retaining and hiring qualified employees; the deteriorated credit performance of many loans in the company's guaranty book of business; a decrease in the company's credit ratings; defaults by one or more institutional counterparties; resolution or settlement agreements the company may enter into with its counterparties; operational control weaknesses; changes in the fiscal and monetary policies of the Federal Reserve, including any change in the Federal Reserve's policy toward the reinvestment of principal payments of mortgage-backed securities or any future sales of such securities; changes in the structure and regulation of the financial services industry; the company's ability to access the debt markets; disruptions in the housing, credit, and stock markets; government investigations and litigation; the company's reliance on and the performance of the company's servicers; conditions in the foreclosure environment; global political risks; natural disasters, terrorist attacks, pandemics, or other major disruptive events; information security breaches; and many other factors, including those discussed in the "Risk Factors" section of and elsewhere in the company's annual report on Form 10-K for the year ended December 31, 2014 and the company's quarterly report on Form 10-Q for the quarter ended September 30, 2015, and elsewhere in this release.*

*Fannie Mae provides Web site addresses in its news releases solely for readers' information. Other content or information appearing on these Web sites is not part of this release.*

*Fannie Mae enables people to buy, refinance, or rent homes.*

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# ANNEX

## FANNIE MAE

**(In conservatorship)**

**Condensed Consolidated Balance Sheets — (Unaudited)**

**(Dollars in millions, except share amounts)**

| | As of | |
|---|---|---|
| | September 30, 2015 | December 31, 2014 |
| **ASSETS** | | |
| Cash and cash equivalents | $ 19,915 | $ 22,023 |
| Restricted cash (includes $25,809 and $27,515, respectively, related to consolidated trusts) | 30,281 | 32,542 |
| Federal funds sold and securities purchased under agreements to resell or similar arrangements | 26,600 | 30,950 |
| Investments in securities: | | |
| Trading, at fair value | 38,009 | 31,504 |
| Available-for-sale, at fair value (includes $351 and $596, respectively, related to consolidated trusts) | 22,007 | 30,654 |
| Total investments in securities | 60,016 | 62,158 |
| Mortgage loans: | | |
| Loans held for sale, at lower of cost or fair value | 3,716 | 331 |
| Loans held for investment, at amortized cost: | | |
| Of Fannie Mae | 241,294 | 272,360 |
| Of consolidated trusts | 2,804,581 | 2,782,344 |
| Total loans held for investment (includes $14,605 and $15,629, respectively, at fair value) | 3,045,875 | 3,054,704 |
| Allowance for loan losses | (29,135) | (35,541) |
| Total loans held for investment, net of allowance | 3,016,740 | 3,019,163 |
| Total mortgage loans | 3,020,456 | 3,019,494 |
| Accrued interest receivable, net (includes $7,371 and $7,169, respectively, related to consolidated trusts) | 8,137 | 8,193 |
| Acquired property, net | 7,691 | 10,618 |
| Deferred tax assets, net | 39,012 | 42,206 |
| Other assets | 18,674 | 19,992 |
| Total assets | $ 3,230,782 | $ 3,248,176 |
| **LIABILITIES AND EQUITY** | | |
| Liabilities: | | |
| Accrued interest payable (includes $8,156 and $8,282, respectively, related to consolidated trusts) | $ 10,016 | $ 10,232 |
| Federal funds purchased and securities sold under agreements to repurchase | 118 | 50 |
| Debt: | | |
| Of Fannie Mae (includes $9,975 and $6,403, respectively, at fair value) | 417,458 | 460,443 |
| Of consolidated trusts (includes $23,143 and $19,483, respectively, at fair value) | 2,788,787 | 2,761,712 |
| Other liabilities (includes $426 and $503, respectively, related to consolidated trusts) | 10,400 | 12,019 |
| Total liabilities | 3,226,779 | 3,244,456 |
| Commitments and contingencies | — | — |
| Fannie Mae stockholders’ equity: | | |
| Senior preferred stock, 1,000,000 shares issued and outstanding | 117,149 | 117,149 |
| Preferred stock, 700,000,000 shares are authorized—555,374,922 shares issued and outstanding | 19,130 | 19,130 |
| Common stock, no par value, no maximum authorization—1,308,762,703 shares issued and 1,158,082,750 shares outstanding | 687 | 687 |
| Accumulated deficit | (127,206) | (127,618) |
| Accumulated other comprehensive income | 1,613 | 1,733 |
| Treasury stock, at cost, 150,679,953 shares | (7,401) | (7,401) |
| Total Fannie Mae stockholders’ equity | 3,972 | 3,680 |
| Noncontrolling interest | 31 | 40 |
| Total equity | 4,003 | 3,720 |
| Total liabilities and equity | $ 3,230,782 | $ 3,248,176 |

See Notes to Condensed Consolidated Financial Statements in the Third Quarter 2015 Form 10-Q

## FANNIE MAE
**(In conservatorship)**
**Condensed Consolidated Statements of Operations and Comprehensive Income — (Unaudited)**
**(Dollars and shares in millions, except per share amounts)**

| | For the Three Months Ended September 30, | | For the Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2015 | 2014 | 2015 | 2014 |
| Interest income: | | | | |
| Trading securities | $ 99 | $ 151 | $ 330 | $ 421 |
| Available-for-sale securities | 261 | 395 | 931 | 1,249 |
| Mortgage loans (includes $24,537 and $25,217, respectively, for the three months ended and $73,426 and $76,704, respectively, for the nine months ended related to consolidated trusts) | 26,980 | 27,779 | 80,706 | 84,532 |
| Other | 37 | 29 | 104 | 77 |
| Total interest income | 27,377 | 28,354 | 82,071 | 86,279 |
| Interest expense: | | | | |
| Short-term debt | 37 | 26 | 99 | 67 |
| Long-term debt (includes $19,891 and $21,094, respectively, for the three months ended and $59,934 and $64,862, respectively, for the nine months ended related to consolidated trusts) | 21,752 | 23,144 | 65,640 | 71,386 |
| Total interest expense | 21,789 | 23,170 | 65,739 | 71,453 |
| Net interest income | 5,588 | 5,184 | 16,332 | 14,826 |
| Benefit for credit losses | 1,550 | 1,085 | 1,050 | 3,498 |
| Net interest income after benefit for credit losses | 7,138 | 6,269 | 17,382 | 18,324 |
| Investment gains, net | 299 | 171 | 1,155 | 749 |
| Fair value losses, net | (2,589) | (207) | (1,902) | (2,331) |
| Debt extinguishment gains (losses), net | (11) | 11 | — | 49 |
| Fee and other income | 259 | 826 | 1,123 | 5,564 |
| Non-interest income (loss) | (2,042) | 801 | 376 | 4,031 |
| Administrative expenses: | | | | |
| Salaries and employee benefits | 317 | 337 | 999 | 981 |
| Professional services | 219 | 263 | 741 | 780 |
| Occupancy expenses | 43 | 47 | 129 | 144 |
| Other administrative expenses | 373 | 59 | 495 | 170 |
| Total administrative expenses | 952 | 706 | 2,364 | 2,075 |
| Foreclosed property expense (income) | 497 | 249 | 1,152 | (227) |
| Temporary Payroll Tax Cut Continuation Act of 2011 (“TCCA”) fees | 413 | 351 | 1,192 | 1,008 |
| Other expenses, net | 204 | 72 | 412 | 479 |
| Total expenses | 2,066 | 1,378 | 5,120 | 3,335 |
| Income before federal income taxes | 3,030 | 5,692 | 12,638 | 19,020 |
| Provision for federal income taxes | (1,070) | (1,787) | (4,150) | (6,123) |
| Net income | 1,960 | 3,905 | 8,488 | 12,897 |
| Other comprehensive income (loss): | | | | |
| Changes in unrealized gains on available-for-sale securities, net of reclassification adjustments and taxes | (177) | 63 | (548) | 480 |
| Other | 430 | 32 | 428 | 32 |
| Total other comprehensive income (loss) | 253 | 95 | (120) | 512 |
| Total comprehensive income | 2,213 | 4,000 | 8,368 | 13,409 |
| Less: Comprehensive income attributable to noncontrolling interest | — | — | — | (1) |
| Total comprehensive income attributable to Fannie Mae | $ 2,213 | $ 4,000 | $ 8,368 | $ 13,408 |
| Net income | $ 1,960 | $ 3,905 | $ 8,488 | $ 12,897 |
| Less: Net income attributable to noncontrolling interest | — | — | — | (1) |
| Net income attributable to Fannie Mae | 1,960 | 3,905 | 8,488 | 12,896 |
| Dividends available for distribution to senior preferred stockholder | (2,202) | (3,999) | (8,357) | (13,403) |
| Net income (loss) attributable to common stockholders | $ (242) | $ (94) | $ 131 | $ (507) |
| Earnings (loss) per share: | | | | |
| Basic | (0.04) | (0.02) | 0.02 | (0.09) |
| Diluted | (0.04) | (0.02) | 0.02 | (0.09) |
| Weighted-average common shares outstanding: | | | | |
| Basic | 5,762 | 5,762 | 5,762 | 5,762 |
| Diluted | 5,762 | 5,762 | 5,893 | 5,762 |

See Notes to Condensed Consolidated Financial Statements in the Third Quarter 2015 Form 10-Q

# FANNIE MAE
**(In conservatorship)**
## Condensed Consolidated Statements of Cash Flows— (Unaudited)
**(Dollars in millions)**

| | For the Nine Months Ended September 30, | |
|---|---|---|
| | **2015** | **2014** |
| **Net cash provided by (used in) operating activities** | $ (6,375) | $ 960 |
| **Cash flows provided by investing activities:** | | |
| Proceeds from maturities and paydowns of trading securities held for investment | 633 | 1,046 |
| Proceeds from sales of trading securities held for investment | 1,028 | 1,241 |
| Proceeds from maturities and paydowns of available-for-sale securities | 3,477 | 4,505 |
| Proceeds from sales of available-for-sale securities | 6,919 | 2,461 |
| Purchases of loans held for investment | (146,577) | (93,029) |
| Proceeds from repayments and sales of loans acquired as held for investment of Fannie Mae | 21,460 | 19,765 |
| Proceeds from repayments and sales of loans acquired as held for investment of consolidated trusts | 376,169 | 281,787 |
| Net change in restricted cash | 2,261 | 477 |
| Advances to lenders | (92,345) | (71,268) |
| Proceeds from disposition of acquired property and preforeclosure sales | 16,306 | 19,533 |
| Net change in federal funds sold and securities purchased under agreements to resell or similar arrangements | 4,350 | 9,525 |
| Other, net | 103 | (178) |
| Net cash provided by investing activities | 193,784 | 175,865 |
| **Cash flows used in financing activities:** | | |
| Proceeds from issuance of debt of Fannie Mae | 337,748 | 284,266 |
| Payments to redeem debt of Fannie Mae | (381,487) | (339,528) |
| Proceeds from issuance of debt of consolidated trusts | 259,254 | 188,719 |
| Payments to redeem debt of consolidated trusts | (397,025) | (296,612) |
| Payments of cash dividends on senior preferred stock to Treasury | (8,075) | (16,594) |
| Other, net | 68 | 25 |
| Net cash used in financing activities | (189,517) | (179,724) |
| **Net decrease in cash and cash equivalents** | (2,108) | (2,899) |
| Cash and cash equivalents at beginning of period | 22,023 | 19,228 |
| Cash and cash equivalents at end of period | $ 19,915 | $ 16,329 |
| **Cash paid during the period for:** | | |
| Interest | $ 78,584 | $ 81,947 |
| Income taxes | 470 | 2,475 |

See Notes to Condensed Consolidated Financial Statements in the Third Quarter 2015 Form 10-Q

Exhibit 99.2

# Fannie Mae
# 2015 Third Quarter Credit Supplement

FannieMae

November 5, 2015

- This presentation includes information about Fannie Mae, including information contained in Fannie Mae's Quarterly Report on Form 10-Q for the quarter ended September 30, 2015, the "2015 Q3 Form 10-Q." Some of the terms used in these materials are defined and discussed more fully in the 2015 Q3 Form 10-Q and in Fannie Mae's Form 10-K for the year ended December 31, 2014, the "2014 Form 10-K." These materials should be reviewed together with the 2015 Q3 Form 10-Q and the 2014 Form 10-K, copies of which are available on the "SEC Filings" page in the "Investor Relations" section of Fannie Mae's web site at 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%). A dash indicates less than 0.05% or a null value.

- Unless otherwise indicated data labeled as "YTD 2015" is as of September 30, 2015 or for the first nine months of 2015.

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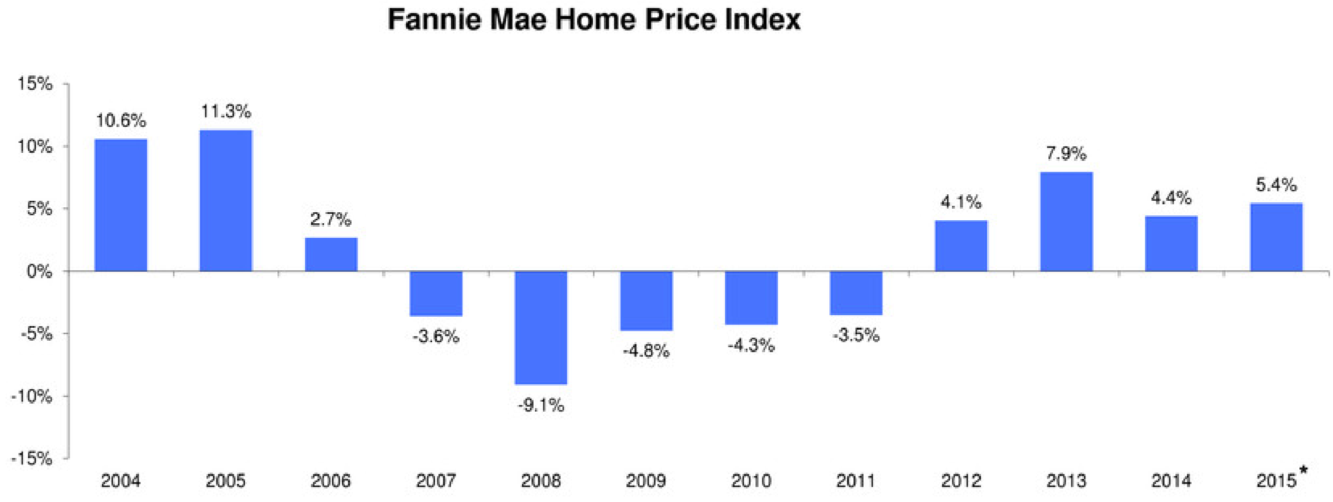
# Home Price Growth/Decline Rates in the U.S.




| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| S&P/Case-Shiller Index | 13.6% | 13.5% | 1.7% | -5.4% | -12.0% | -3.8% | -4.1% | -3.9% | 6.5% | 10.7% | 4.5% | 4.3%** |

* Year-to-date as of Q3 2015. Estimate based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of September 2015. Including subsequent data may lead to materially different results

**Year-to-date as of Q2 2015. As comparison, Fannie Mae's index for the same period is 4.0%.

Based on our home price index, we estimate that home prices on a national basis increased by 1.3% in the third quarter of 2015 and by 5.4% in the first nine months of 2015, following increases of 4.4% in 2014 and 7.9% in 2013. Despite the recent increases in home prices, we estimate that, through September 30, 2015, home prices on a national basis remained 5.6% 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.

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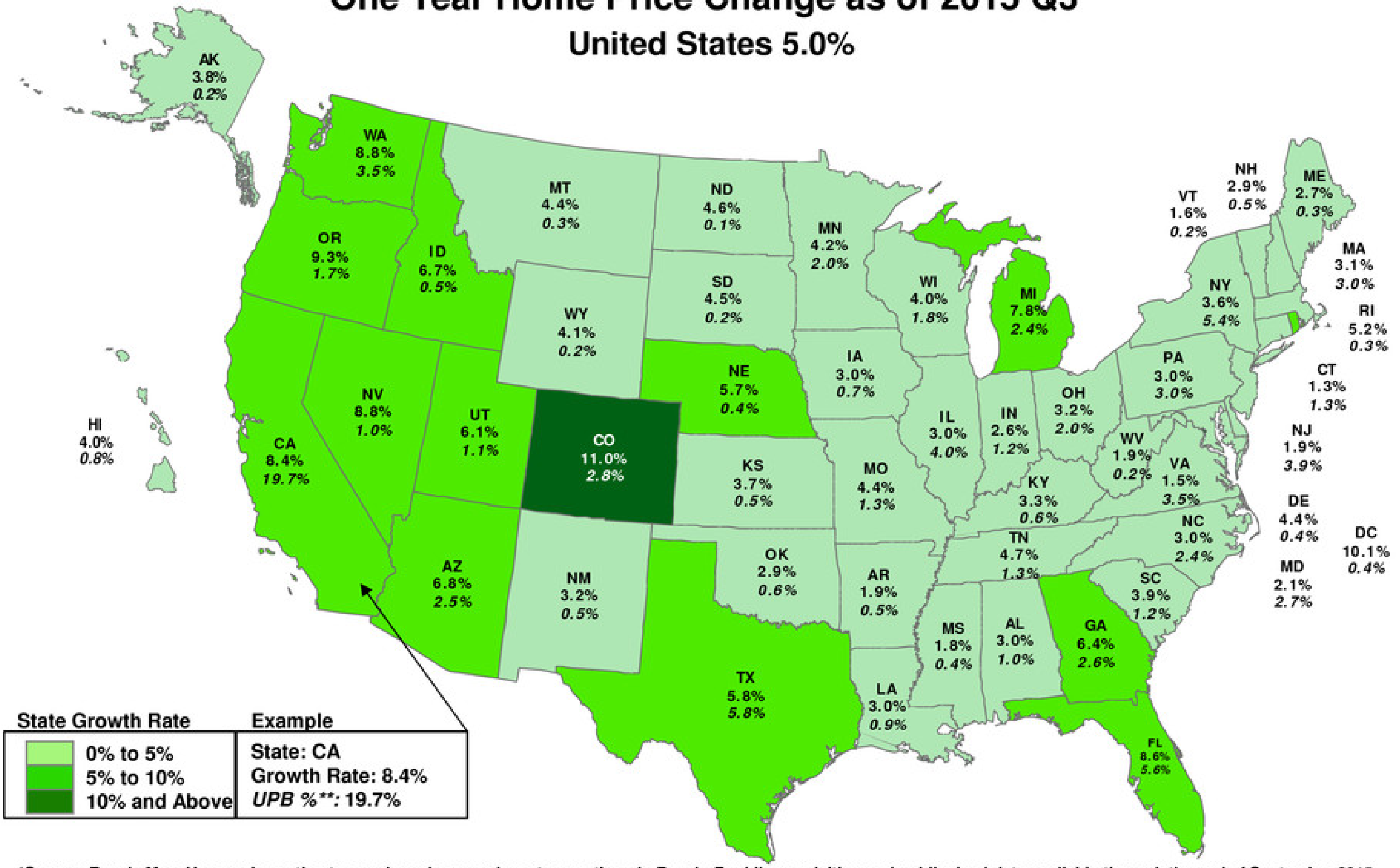
# One Year Home Price Change as of 2015 Q3*

## United States 5.0%

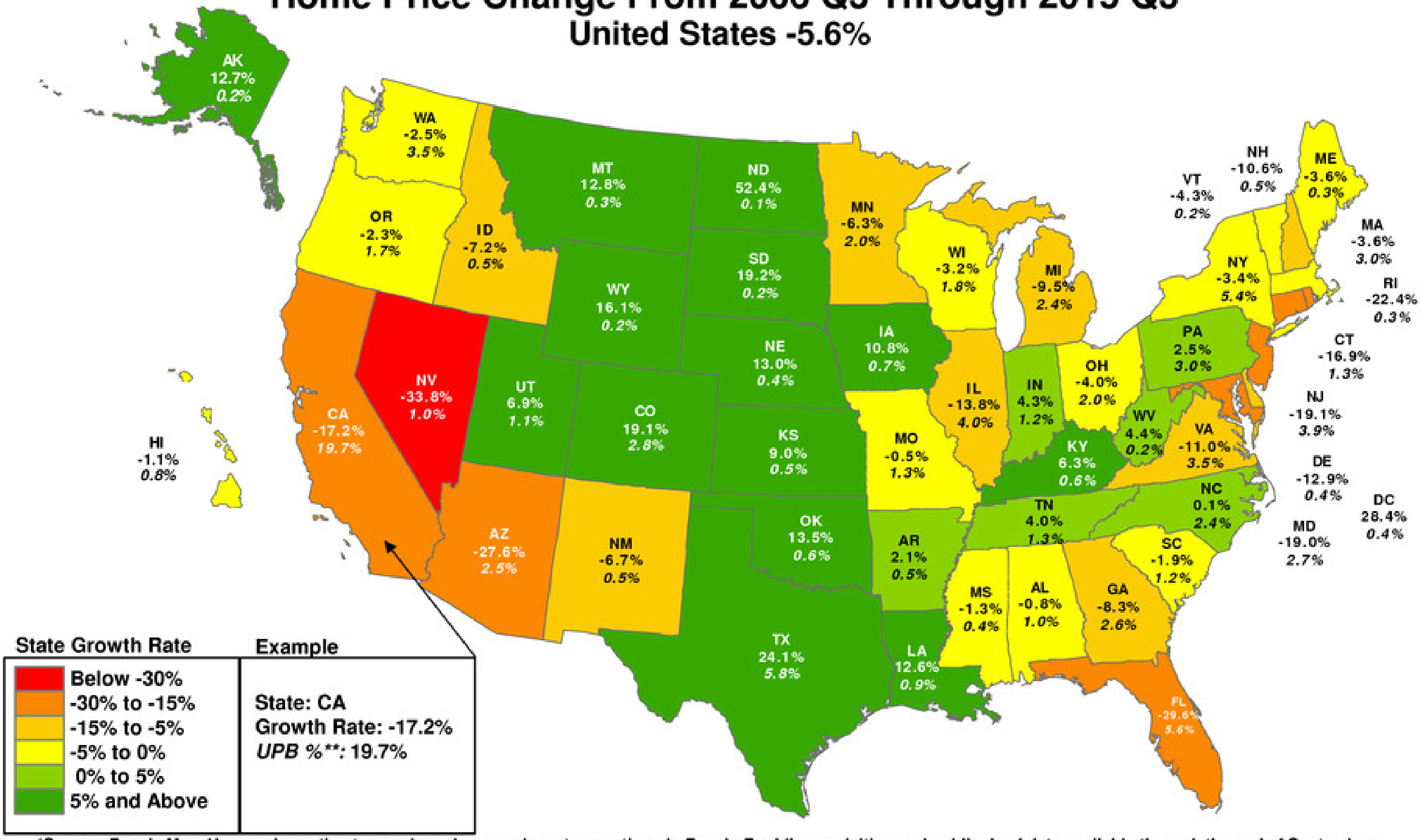



*Source: Fannie Mae. Home price estimates are based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of September 2015. UPB estimates are based on data available through the end of September 2015. Including subsequent data may lead to materially different 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 Q3*

## United States -5.6%




*Source: Fannie Mae. Home price estimates are based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of September 2015. UPB estimates are based on data available through the end of September 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.

FannieMae

# Credit Characteristics of Single-Family Business Acquisitions (1)

| Acquisition Period | Q3 2015 | | Q2 2015 | | Q1 2015 | | Full Year 2014 | | Q4 2014 | | Q3 2014 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Single-Family Acquisitions | Excl. Refi Plus [2] | Single-Family Acquisitions | Excl. Refi Plus [2] | Single-Family Acquisitions | Excl. Refi Plus [2] | Single-Family Acquisitions | Excl. Refi Plus [2] | Single-Family Acquisitions | Excl. Refi Plus [2] | Single-Family Acquisitions | Excl. Refi Plus [2] |
| Unpaid Principal Balance (billions) | $124.5 | $117.6 | $128.1 | $118.9 | $113.2 | $104.9 | $369.8 | $324.8 | $106.0 | $97.0 | $102.3 | $92.2 |
| Weighted Average Origination Note Rate | 4.05% | 4.04% | 3.87% | 3.86% | 3.98% | 3.97% | 4.31% | 4.28% | 4.22% | 4.20% | 4.28% | 4.26% |
| **Origination Loan-to-Value (LTV) Ratio** | | | | | | | | | | | | |
| <= 60% | 17.1% | 16.6% | 19.6% | 18.8% | 18.5% | 17.8% | 15.9% | 15.1% | 16.5% | 15.8% | 14.7% | 13.9% |
| 60.01% to 70% | 12.6% | 12.5% | 14.4% | 14.3% | 14.6% | 14.6% | 12.2% | 12.1% | 12.7% | 12.6% | 11.7% | 11.5% |
| 70.01% to 80% | 40.1% | 41.3% | 39.7% | 41.2% | 40.4% | 42.0% | 40.4% | 43.5% | 40.8% | 42.7% | 41.0% | 43.5% |
| 80.01% to 90% | 12.8% | 12.7% | 11.8% | 11.6% | 12.4% | 12.2% | 13.1% | 12.7% | 13.3% | 13.1% | 13.8% | 13.6% |
| 90.01% to 100% | 16.6% | 16.9% | 13.8% | 14.1% | 13.2% | 13.4% | 16.2% | 16.5% | 15.6% | 15.9% | 17.1% | 17.5% |
| > 100% | 0.7% | — | 0.8% | — | 0.9% | — | 2.2% | — | 1.2% | — | 1.7% | — |
| Weighted Average Origination LTV Ratio | 75.6% | 75.7% | 74.0% | 74.0% | 74.2% | 74.2% | 76.6% | 76.1% | 75.8% | 75.7% | 77.1% | 76.8% |
| **FICO Credit Scores [3]** | | | | | | | | | | | | |
| < 620 | 0.6% | 0.0% | 0.6% | — | 0.7% | — | 1.2% | — | 0.9% | — | 1.1% | — |
| 620 to < 660 | 5.0% | 4.5% | 4.3% | 3.7% | 4.6% | 4.0% | 5.4% | 4.4% | 5.4% | 4.7% | 5.4% | 4.6% |
| 660 to < 700 | 12.6% | 12.2% | 11.1% | 10.6% | 11.8% | 11.4% | 13.4% | 12.6% | 13.2% | 12.7% | 13.4% | 12.7% |
| 700 to < 740 | 20.7% | 20.8% | 19.7% | 19.8% | 20.1% | 20.3% | 21.0% | 21.2% | 20.8% | 21.0% | 21.1% | 21.3% |
| >=740 | 61.1% | 62.4% | 64.3% | 65.8% | 62.7% | 64.3% | 58.9% | 61.7% | 59.8% | 61.6% | 59.0% | 61.4% |
| Weighted Average FICO Credit Score | 747 | 749 | 750 | 753 | 748 | 751 | 744 | 748 | 745 | 748 | 744 | 748 |
| **Certain Characteristics** | | | | | | | | | | | | |
| Fixed-rate | 97.5% | 97.4% | 98.1% | 98.0% | 97.2% | 97.1% | 95.3% | 94.9% | 96.1% | 95.9% | 95.2% | 94.9% |
| Adjustable-rate | 2.5% | 2.6% | 1.9% | 2.0% | 2.8% | 2.9% | 4.7% | 5.1% | 3.9% | 4.1% | 4.8% | 5.1% |
| Alt-A [4] | 0.3% | — | 0.4% | — | 0.5% | — | 0.9% | — | 0.6% | — | 0.8% | — |
| Interest Only | — | — | — | — | — | — | — | — | — | — | — | — |
| Investor | 7.7% | 7.2% | 7.7% | 7.0% | 8.4% | 7.7% | 9.0% | 7.7% | 8.2% | 7.4% | 8.1% | 7.1% |
| Condo/Co-op | 10.0% | 10.1% | 10.3% | 10.4% | 9.6% | 9.6% | 10.3% | 10.3% | 9.9% | 10.0% | 10.1% | 10.1% |
| Refinance | 46.1% | 42.9% | 59.7% | 56.6% | 63.2% | 60.2% | 48.3% | 41.1% | 50.3% | 45.7% | 43.4% | 37.2% |
| **Loan Purpose** | | | | | | | | | | | | |
| Purchase | 53.9% | 57.1% | 40.3% | 43.4% | 36.8% | 39.8% | 51.7% | 58.9% | 49.7% | 54.3% | 56.6% | 62.8% |
| Cash-out refinance | 18.2% | 19.3% | 18.1% | 19.5% | 18.8% | 20.3% | 16.1% | 18.3% | 18.1% | 19.8% | 14.9% | 16.5% |
| Other refinance | 27.9% | 23.6% | 41.6% | 37.0% | 44.4% | 40.0% | 32.2% | 22.8% | 32.2% | 25.9% | 28.5% | 20.6% |
| **Top 3 Geographic Concentration** | Single-Family Acquisitions | | Single-Family Acquisitions | | Single-Family Acquisitions | | Single-Family Acquisitions | | Single-Family Acquisitions | | Single-Family Acquisitions | |
| | California | 20.6% | California | 24.8% | California | 25.6% | California | 21.2% | California | 22.1% | California | 20.5% |
| | Texas | 8.0% | Texas | 6.9% | Texas | 6.7% | Texas | 7.7% | Texas | 7.5% | Texas | 8.0% |
| | Florida | 5.2% | Florida | 4.9% | Florida | 4.7% | Florida | 5.3% | Florida | 5.1% | Florida | 5.2% |

(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 Q3 Form 10-Q.

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# Credit Risk Profile Summary of Single-Family Business Acquisitions[1]

## Credit Profile for Single-Family Acquisitions

| For the Nine Months Ended September 30, 2015 | | Origination Loan-to-Value (LTV) Ratio | | | | |
|---|---|---|---|---|---|---|
| | | <= 60% | 60.01% to 80% | 80.01% to 100% | > 100% | Total |
| FICO Credit Score [2] | >= 740 | 12.9% | 34.2% | 15.4% | 0.3% | 62.8% |
| | 660 to < 740 | 4.6% | 16.9% | 10.2% | 0.3% | 32.0% |
| | 620 to < 660 | 0.8% | 2.5% | 1.1% | 0.1% | 4.6% |
| | < 620 | 0.1% | 0.2% | 0.2% | 0.1% | 0.6% |
| | Total | 18.4% | 53.9% | 26.9% | 0.8% | 100.0% |

| For the Nine Months Ended September 30, 2014 | | Origination Loan-to-Value (LTV) Ratio | | | | |
|---|---|---|---|---|---|---|
| | | <= 60% | 60.01% to 80% | 80.01% to 100% | > 100% | Total |
| FICO Credit Score [2] | >= 740 | 10.1% | 31.6% | 16.1% | 0.9% | 58.6% |
| | 660 to < 740 | 4.5% | 17.4% | 11.6% | 1.1% | 34.5% |
| | 620 to < 660 | 0.9% | 2.8% | 1.4% | 0.4% | 5.4% |
| | < 620 | 0.2% | 0.4% | 0.4% | 0.3% | 1.4% |
| | Total | 15.7% | 52.2% | 29.5% | 2.6% | 100.0% |

| Change in Acquisitions Profile | | Origination Loan-to-Value (LTV) Ratio | | | | |
|---|---|---|---|---|---|---|
| | | <= 60% | 60.01% to 80% | 80.01% to 100% | > 100% | Total |
| FICO Credit Score [2] | >= 740 | 2.8% | 2.6% | -0.6% | -0.6% | 4.2% |
| | 660 to < 740 | 0.1% | -0.4% | -1.4% | -0.8% | -2.5% |
| | 620 to < 660 | -0.1% | -0.2% | -0.3% | -0.3% | -0.9% |
| | < 620 | -0.1% | -0.2% | -0.3% | -0.2% | -0.8% |
| | Total | 2.7% | 1.7% | -2.6% | -1.8% | — |

## Credit Profile for Single-Family Acquisitions (Excluding Refi Plus) [3]

| For the Nine Months Ended September 30, 2015 | | Origination Loan-to-Value (LTV) Ratio | | | | |
|---|---|---|---|---|---|---|
| | | <= 60% | 60.01% to 80% | 80.01% to 95% | > 95% | Total |
| FICO Credit Score [2] | >= 740 | 12.8% | 35.5% | 15.2% | 0.7% | 64.2% |
| | 660 to < 740 | 4.3% | 17.2% | 9.4% | 0.8% | 31.7% |
| | 620 to < 660 | 0.7% | 2.4% | 0.9% | 0.1% | 4.1% |
| | Total | 17.7% | 55.2% | 25.5% | 1.5% | 100.0% |

| For the Nine Months Ended September 30, 2014 | | Origination Loan-to-Value (LTV) Ratio | | | | |
|---|---|---|---|---|---|---|
| | | <= 60% | 60.01% to 80% | 80.01% to 95% | > 95% | Total |
| FICO Credit Score [2] | >= 740 | 10.1% | 34.8% | 16.5% | 0.4% | 61.8% |
| | 660 to < 740 | 4.1% | 18.3% | 11.0% | 0.5% | 33.8% |
| | 620 to < 660 | 0.7% | 2.6% | 0.9% | — | 4.3% |
| | Total | 14.9% | 55.7% | 28.5% | 0.9% | 100.0% |

| Change in Acquisitions Profile | | Origination Loan-to-Value (LTV) Ratio | | | | |
|---|---|---|---|---|---|---|
| | | <= 60% | 60.01% to 80% | 80.01% to 95% | > 95% | Total |
| FICO Credit Score [2] | >= 740 | 2.7% | 0.8% | -1.3% | 0.2% | 2.4% |
| | 660 to < 740 | 0.2% | -1.0% | -1.6% | 0.3% | -2.1% |
| | 620 to < 660 | — | -0.2% | -0.1% | — | -0.2% |
| | Total | 2.8% | -0.5% | -3.0% | 0.6% | — |

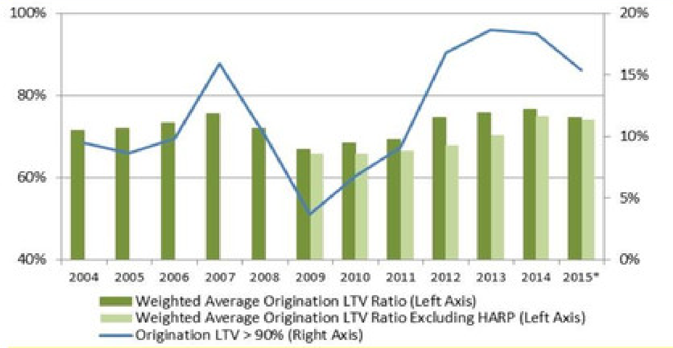
(1) Percentage calculated based on unpaid principal balance of loans at time of acquisition. Single-family business acquisitions refer to single-family mortgage loans we acquire through purchase or securitization transactions.

(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%.

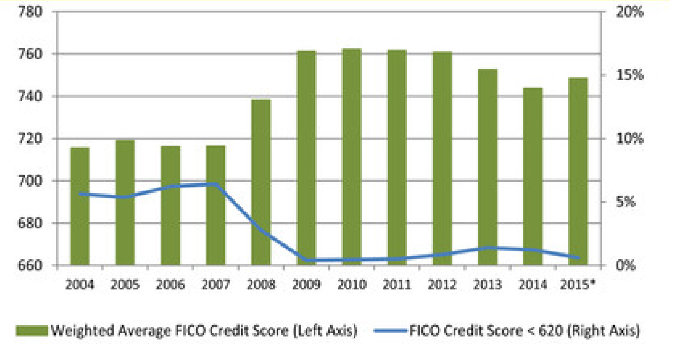
(3) Single-family business acquisitions for the applicable period excluding loans acquired under our Refi Plus initiative, which includes HARP.

# Certain Credit Characteristics of Single-Family Business Acquisitions: 2004 – 2015[(1)]

## Origination Loan-to-Value Ratio

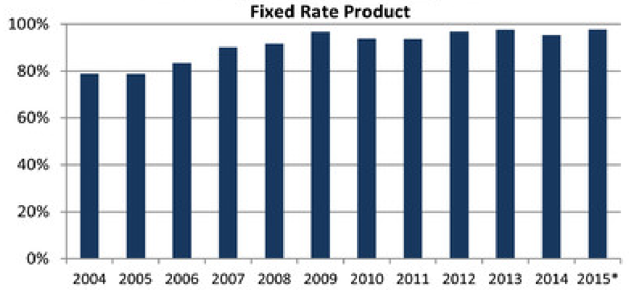



## FICO Credit Score [(2)]

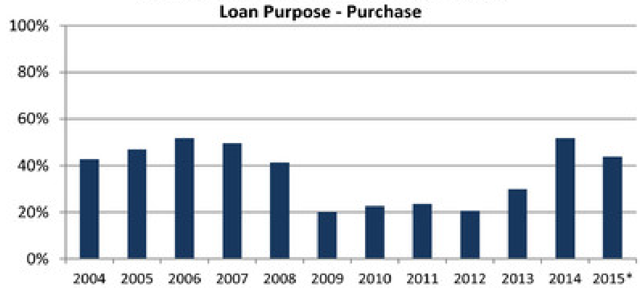



## Product Feature

**Share of Single-Family Business Acquisitions: Fixed Rate Product**




**Share of Single-Family Business Acquisitions: Loan Purpose - Purchase**

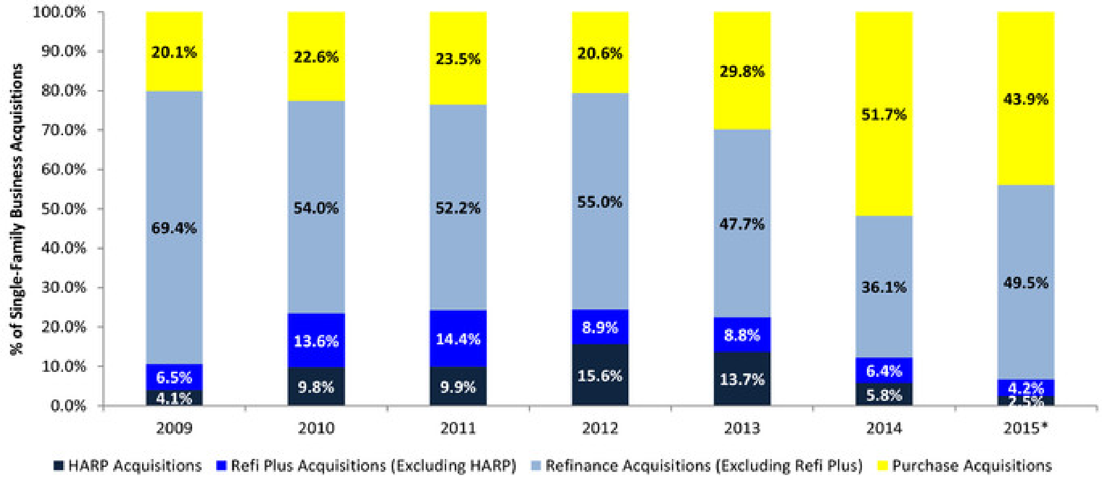



* Year-to-date through September 30, 2015.

(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




| Acquisition Year | 2009 | | 2010 | | 2011 | | 2012 | | 2013 | | 2014 | | 2015* | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | HARP (1) | Refi Plus (Excluding HARP) (1) | HARP (1) | Refi Plus (Excluding HARP) (1) | HARP (1) | Refi Plus (Excluding HARP) (1) | HARP (1) | Refi Plus (Excluding HARP) (1) | HARP (1) | Refi Plus (Excluding HARP) (1) | HARP (1) | Refi Plus (Excluding HARP) (1) | HARP (1) | Refi Plus (Excluding HARP) (1) |
| Unpaid Principal Balance (billions) | $27.9 | $44.7 | $59.0 | $80.5 | $55.6 | $81.2 | $129.9 | $73.8 | $99.5 | $64.4 | $21.5 | $23.5 | $9.0 | $15.5 |
| 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 Loan-to-Value Ratio:** | | | | | | | | | | | | | | |
| <=80% | — | 100% | — | 100% | — | 100% | — | 100% | — | 100% | — | 100% | — | 100% |
| 80.01% to 105% | 99.1% | — | 94.4% | — | 88.1% | — | 57.2% | — | 58.4% | — | 73.3% | — | 78.2% | — |
| 105.01% to 125% | 0.9% | — | 5.6% | — | 11.9% | — | 22.1% | — | 21.5% | — | 16.9% | — | 14.8% | — |
| >125% | — | — | — | — | — | — | 20.7% | — | 20.1% | — | 9.9% | — | 7.1% | — |
| Weighted Average Origination Loan-to-Value Ratio | 90.7% | 63.3% | 92.2% | 62.3% | 94.3% | 60.2% | 111.0% | 61.1% | 109.8% | 60.2% | 101.5% | 61.3% | 98.5% | 60.3% |
| **FICO Credit Scores (2)** | | | | | | | | | | | | | | |
| < 620 | 1.2% | 0.8% | 2.0% | 1.4% | 2.1% | 1.7% | 3.7% | 2.9% | 6.7% | 5.3% | 10.6% | 9.3% | 9.5% | 8.4% |
| 620 to < 660 | 2.5% | 1.7% | 3.6% | 2.4% | 3.8% | 2.8% | 6.0% | 4.2% | 9.5% | 6.9% | 14.5% | 11.2% | 14.3% | 10.1% |
| 660 to < 740 | 31.9% | 23.0% | 33.1% | 23.9% | 32.6% | 25.6% | 33.8% | 26.0% | 38.7% | 31.9% | 41.0% | 36.5% | 40.6% | 33.9% |
| >=740 | 64.4% | 74.5% | 61.2% | 72.3% | 61.5% | 70.0% | 56.6% | 66.9% | 45.1% | 55.8% | 33.9% | 43.0% | 35.6% | 47.6% |
| Weighted Average FICO Credit Score | 749 | 762 | 746 | 760 | 746 | 758 | 738 | 753 | 722 | 737 | 704 | 717 | 707 | 724 |

* Year-to-date through September 30, 2015.

(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 September 30, 2015 | Overall Book | Origination Year: 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 and Earlier |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Unpaid Principal Balance (billions) [(1)] | $2,777.2 | $313.3 | $316.4 | $519.1 | $592.3 | $234.9 | $196.6 | $139.1 | $54.1 | $99.2 | $312.2 |
| Share of Single-Family Conventional Guaranty Book | 100.0% | 11.3% | 11.4% | 18.7% | 21.3% | 8.5% | 7.1% | 5.0% | 1.9% | 3.6% | 11.2% |
| Average Unpaid Principal Balance [(1)] | $160,585 | $218,990 | $192,332 | $183,360 | $185,546 | $155,253 | $153,805 | $149,420 | $144,146 | $160,670 | $89,706 |
| Serious Delinquency Rate | 1.59% | 0.01% | 0.17% | 0.31% | 0.29% | 0.42% | 0.59% | 1.00% | 5.86% | 9.80% | 4.28% |
| Weighted Average Origination Loan-to-Value Ratio | 74.9% | 74.6% | 77.0% | 76.6% | 76.3% | 71.3% | 71.2% | 69.7% | 74.8% | 78.4% | 73.5% |
| Origination Loan-to-Value Ratio > 90% | 16.2% | 15.5% | 19.3% | 20.4% | 19.0% | 12.5% | 10.4% | 6.6% | 12.6% | 20.9% | 11.4% |
| Weighted Average Mark-to-Market Loan-to-Value Ratio | 61.1% | 71.8% | 69.4% | 61.5% | 55.6% | 51.2% | 52.7% | 54.6% | 68.6% | 84.4% | 59.1% |
| Mark-to-Market Loan-to-Value Ratio > 100% and <= 125% | 2.5% | 0.5% | 0.9% | 2.3% | 2.1% | 0.2% | 0.3% | 0.4% | 5.9% | 17.4% | 6.0% |
| Mark-to-Market Loan-to-Value Ratio > 125% | 0.8% | 0.1% | 0.3% | 0.7% | 0.6% | — | — | — | 1.1% | 6.8% | 2.0% |
| Weighted Average FICO [(2)] | 744 | 749 | 743 | 750 | 759 | 757 | 757 | 753 | 714 | 691 | 703 |
| FICO < 620 [(2)] | 2.3% | 0.6% | 1.2% | 1.7% | 1.1% | 0.7% | 0.8% | 0.8% | 6.1% | 11.5% | 8.1% |
| Interest Only | 2.2% | — | — | 0.2% | 0.3% | 0.5% | 0.9% | 1.0% | 8.3% | 19.3% | 9.7% |
| Negative Amortizing | 0.2% | — | — | — | — | — | — | — | — | — | 1.3% |
| Fixed-rate | 92.7% | 97.9% | 95.8% | 97.7% | 97.7% | 95.3% | 96.2% | 97.3% | 73.2% | 63.0% | 73.2% |
| Primary Residence | 88.0% | 88.3% | 86.8% | 86.2% | 88.7% | 87.2% | 89.2% | 90.7% | 87.7% | 90.1% | 88.9% |
| Condo/Co-op | 9.4% | 9.9% | 10.0% | 10.2% | 8.9% | 8.5% | 8.2% | 8.7% | 10.7% | 9.5% | 9.2% |
| Credit Enhanced [(3)] | 17.7% | 26.2% | 33.4% | 19.9% | 13.3% | 8.5% | 6.0% | 5.4% | 24.6% | 30.1% | 12.2% |
| Cumulative Default Rate [(4)] | — | — | — | 0.1% | 0.2% | 0.3% | 0.5% | 0.7% | 4.8% | 14.2% | — |

(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 September 30, 2015.

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

(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.

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

| As of September 30, 2015 | Categories Not Mutually Exclusive (1) | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Interest Only Loans | Loans with FICO < 620 (2) | Loans with FICO ≥ 620 and < 660 (2) | Loans with Origination LTV Ratio > 90% | Loans with FICO < 620 and Origination LTV Ratio > 90% | Alt-A Loans (3) | Refi Plus Including HARP (4) | Subtotal of Certain Product Features (1) |
| Unpaid Principal Balance (billions) (5) | $61.0 | $65.0 | $152.1 | $450.0 | $19.4 | $105.9 | $499.6 | $975.2 |
| Share of Single-Family Conventional Guaranty Book | 2.2% | 2.3% | 5.5% | 16.2% | 0.7% | 3.8% | 18.0% | 35.1% |
| Average Unpaid Principal Balance (5) | $230,157 | $118,263 | $133,561 | $171,574 | $133,231 | $148,117 | $155,135 | $152,486 |
| Serious Delinquency Rate | 8.19% | 7.88% | 5.13% | 2.36% | 8.87% | 6.75% | 0.74% | 2.87% |
| Acquisition Years 2005 - 2008 | 81.8% | 41.8% | 31.5% | 10.0% | 31.4% | 60.0% | — | 17.9% |
| Weighted Average Origination Loan-to-Value Ratio | 74.2% | 81.6% | 79.3% | 104.0% | 108.1% | 78.3% | 86.7% | 85.5% |
| Origination Loan-to-Value Ratio > 90% | 8.0% | 29.9% | 23.2% | 100.0% | 100.0% | 15.5% | 39.7% | 46.1% |
| Weighted Average Mark-to-Market Loan-to-Value Ratio | 81.3% | 72.2% | 69.6% | 85.6% | 93.0% | 74.2% | 66.7% | 71.5% |
| Mark-to-Market Loan-to-Value Ratio > 100% and <= 125% | 16.8% | 9.9% | 7.2% | 9.6% | 21.4% | 12.5% | 6.0% | 6.2% |
| Mark-to-Market Loan-to-Value Ratio > 125% | 6.1% | 3.8% | 2.6% | 3.3% | 9.3% | 4.6% | 1.7% | 2.0% |
| Weighted Average FICO (2) | 722 | 583 | 642 | 729 | 583 | 712 | 735 | 719 |
| FICO < 620 (2) | 1.6% | 100.0% | — | 4.3% | 100.0% | 2.7% | 4.9% | 6.7% |
| Fixed-rate | 23.6% | 83.3% | 86.2% | 95.7% | 88.2% | 65.2% | 98.9% | 89.5% |
| Primary Residence | 85.6% | 94.5% | 93.1% | 92.0% | 94.2% | 76.9% | 84.6% | 89.3% |
| Condo/Co-op | 14.7% | 4.7% | 6.1% | 9.9% | 5.9% | 9.8% | 9.4% | 8.9% |
| Credit Enhanced (6) | 13.5% | 22.9% | 21.5% | 62.1% | 54.9% | 10.5% | 12.4% | 31.5% |

(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 Q3 Form 10-Q.

(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 September 30, 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.

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

| | SF Conventional Guaranty Book of Business as of September 30, 2015 [1] | | | | Seriously Delinquent Loans as of September 30, 2015 [2] | | Real Estate Owned (REO) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | UPB ($ in Billions) | % of Total | Weighted Average Mark-to-Market LTV | Mark-to-Market LTV > 100% | Seriously Delinquent Loan Share [2] | SDQ Rate [2] | Q3 2015 Acquisitions (# of Properties) | Q3 2015 Dispositions (# of Properties) | REO Ending Inventory as of September 30, 2015 | Average Days to Foreclosure [3] | % of YTD 2015 Credit Losses [4] |
| **Select States [5]** | | | | | | | | | | | |
| California | $547.6 | 19.7% | 51.9% | 2.2% | 5.2% | 0.60% | 768 | 908 | 2,350 | 738 | 1.3% |
| Texas | $160.2 | 5.8% | 58.4% | 0.1% | 3.1% | 0.75% | 413 | 522 | 1,116 | 695 | 0.1% |
| Florida | $154.4 | 5.6% | 68.8% | 12.2% | 12.5% | 3.11% | 3,141 | 6,345 | 10,985 | 1,436 | 23.2% |
| New York | $150.8 | 5.4% | 56.9% | 2.9% | 10.6% | 3.67% | 821 | 507 | 2,610 | 1,631 | 15.9% |
| Illinois | $111.3 | 4.0% | 67.9% | 7.0% | 5.4% | 1.95% | 1,179 | 2,138 | 5,663 | 920 | 7.7% |
| New Jersey | $108.9 | 3.9% | 65.8% | 6.5% | 10.1% | 5.01% | 1,302 | 860 | 4,157 | 1,609 | 21.3% |
| Washington | $98.2 | 3.5% | 59.5% | 1.6% | 1.9% | 1.01% | 362 | 570 | 1,174 | 911 | 1.2% |
| Virginia | $97.2 | 3.5% | 63.2% | 2.6% | 1.8% | 0.95% | 352 | 434 | 1,062 | 564 | 0.8% |
| Pennsylvania | $84.1 | 3.0% | 64.1% | 2.2% | 4.6% | 2.06% | 932 | 1,074 | 2,634 | 988 | 3.3% |
| Massachusetts | $82.9 | 3.0% | 58.1% | 1.3% | 3.0% | 1.98% | 253 | 319 | 1,274 | 1,246 | 1.7% |
| **Region [6]** | | | | | | | | | | | |
| Midwest | $412.2 | 14.8% | 65.7% | 3.4% | 16.3% | 1.38% | 3,715 | 6,052 | 14,530 | 699 | 13.2% |
| Northeast | $519.1 | 18.7% | 61.7% | 3.5% | 33.8% | 3.10% | 3,880 | 3,763 | 13,608 | 1,315 | 46.8% |
| Southeast | $609.8 | 22.0% | 65.8% | 5.4% | 28.5% | 1.91% | 6,205 | 10,871 | 21,439 | 1,098 | 31.8% |
| Southwest | $457.5 | 16.5% | 61.4% | 1.6% | 10.5% | 0.90% | 2,012 | 2,397 | 4,864 | 619 | 2.4% |
| West | $778.5 | 28.0% | 54.6% | 2.4% | 10.9% | 0.81% | 1,913 | 2,401 | 6,517 | 963 | 5.9% |
| Total | $2,777.2 | 100.0% | 61.1% | 3.3% | 100.0% | 1.59% | 17,725 | 25,484 | 60,958 | 990 | 100.0% |

(1) Based on the unpaid principal balance (UPB) of the single-family conventional guaranty book of business as of September 30, 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 September 30, 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. "SDQ 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 during the first nine months of 2015. Home Equity Conversion Mortgages (HECMs) insured by HUD are excluded from this calculation.

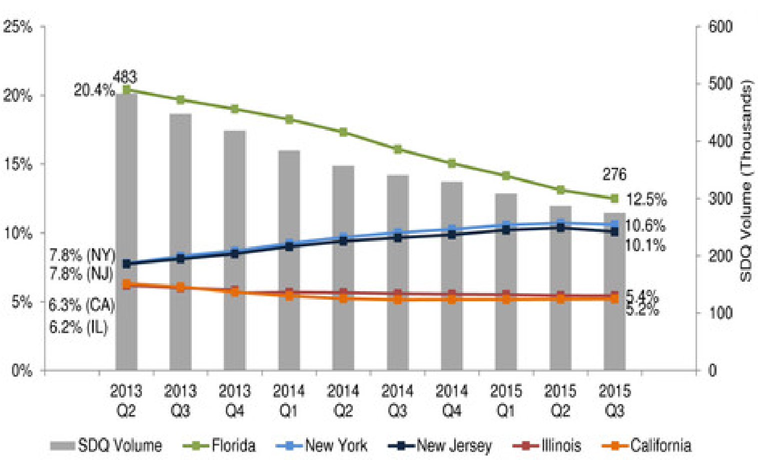
(4) Expressed as a percentage of credit losses for the single-family guaranty book of business. Credit losses consist of (a) charge-offs, net of recoveries and (b) foreclosed property expense (income), adjusted to exclude the impact of fair value losses resulting from credit-impaired loans acquired from MBS trusts. Includes the impact of credit losses associated with our redesignation in the first nine months of 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 Q3 Form 10-Q.

(5) Select states represent the top ten states in UPB of the single-family conventional guaranty book of business as of September 30, 2015.

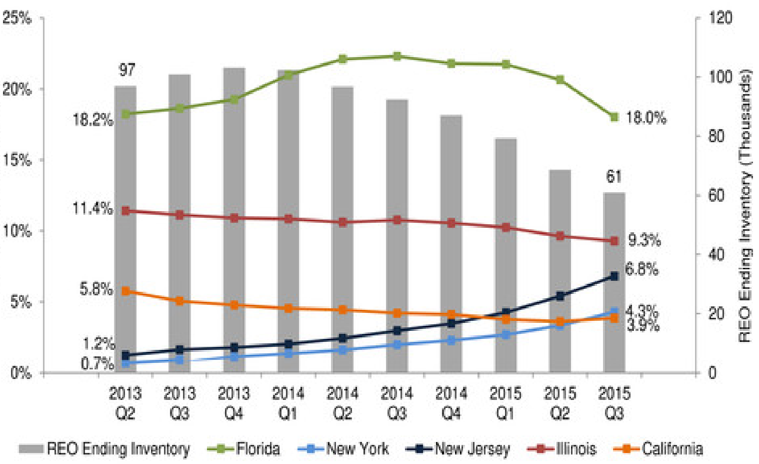
(6) For information on which states are included in each region, refer to Fannie Mae's 2015 Q3 Form 10-Q.

## Seriously Delinquent Loan and REO Ending Inventory Share by Select States (1)

**Seriously Delinquent Loan Share by Select States (2)**




**REO Ending Inventory Share by Select States (3)**




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. High levels of foreclosures, changes in state foreclosure laws, new federal and state servicing requirements imposed by regulatory actions and legal settlements, and the need for servicers to adapt to these changes have lengthened the time it takes to foreclose on a mortgage loan in a number of states, particularly in New York, Florida and New Jersey. 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 September 30, 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.

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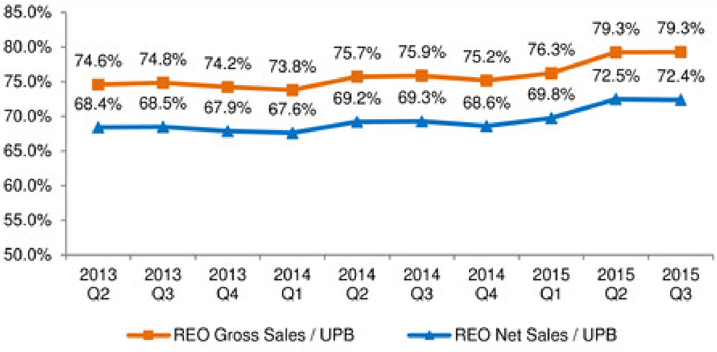
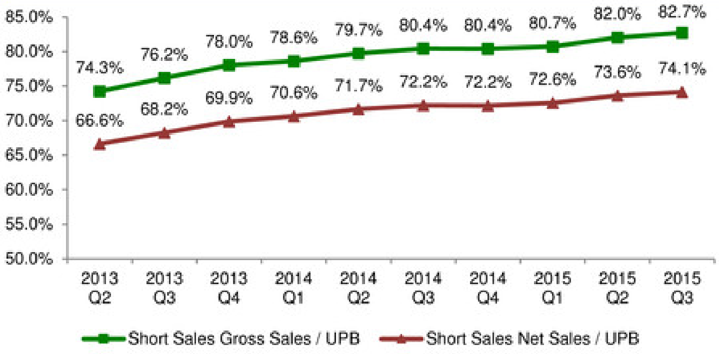
# Single-Family Short Sales and REO Sales Prices to UPB of Mortgage Loans

**REO (1) Direct Sale Dispositions: Sales Prices to UPB (2)**




**Short Sales: Sales Prices to UPB (2)**




**Net Sales Prices to UPB Trends for Top 10 States (2)(3)**

| REO Net Sales Prices to UPB | Q3 2014 | Q4 2014 | Q1 2015 | Q2 2015 | Q3 2015 |
|---|---|---|---|---|---|
| Florida | 67.7% | 69.2% | 70.8% | 73.5% | 74.8% |
| Illinois | 59.5% | 58.6% | 60.8% | 64.5% | 63.9% |
| Ohio | 56.7% | 56.1% | 55.9% | 62.7% | 63.4% |
| Michigan | 60.4% | 56.2% | 59.2% | 64.6% | 65.7% |
| Maryland | 61.7% | 61.4% | 64.9% | 67.5% | 67.3% |
| Pennsylvania | 61.0% | 60.2% | 59.6% | 63.0% | 61.3% |
| California | 81.2% | 78.5% | 81.3% | 84.0% | 83.1% |
| Georgia | 75.2% | 75.7% | 76.8% | 78.3% | 77.5% |
| Washington | 79.5% | 78.5% | 81.8% | 84.8% | 86.6% |
| New Jersey | 61.3% | 56.9% | 54.2% | 57.7% | 58.8% |

| Short Sales Net Sales Prices to UPB | Q3 2014 | Q4 2014 | Q1 2015 | Q2 2015 | Q3 2015 |
|---|---|---|---|---|---|
| Florida | 68.9% | 70.2% | 69.1% | 72.7% | 72.0% |
| California | 76.8% | 77.8% | 78.4% | 78.3% | 80.0% |
| Illinois | 65.1% | 64.4% | 65.5% | 64.5% | 66.8% |
| New Jersey | 66.8% | 64.4% | 67.8% | 65.7% | 66.9% |
| New York | 71.6% | 70.4% | 73.6% | 72.8% | 73.1% |
| Nevada | 68.9% | 71.1% | 68.6% | 71.5% | 70.5% |
| Maryland | 69.2% | 71.2% | 70.0% | 70.3% | 70.6% |
| Washington | 76.7% | 79.3% | 76.2% | 78.5% | 80.5% |
| Arizona | 74.1% | 73.5% | 75.3% | 77.0% | 77.5% |
| Michigan | 68.5% | 65.3% | 67.6% | 71.7% | 63.3% |

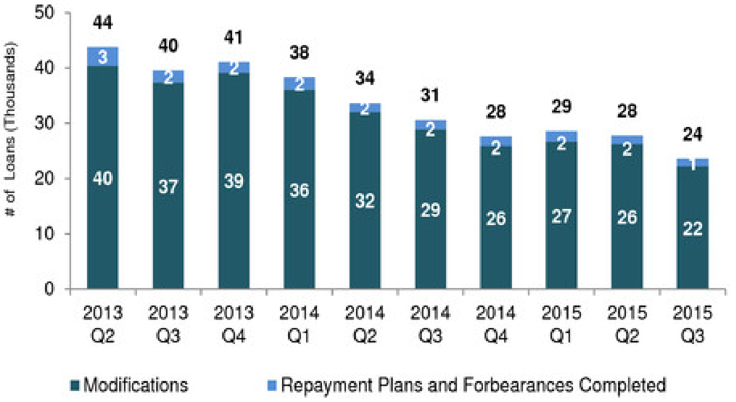
(1) Includes REO properties that have been sold to a third party (excluding properties that have been repurchased by the seller/servicer, acquired by a mortgage insurance company, redeemed by a borrower, or sold through the FHFA Rental Pilot).

(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.

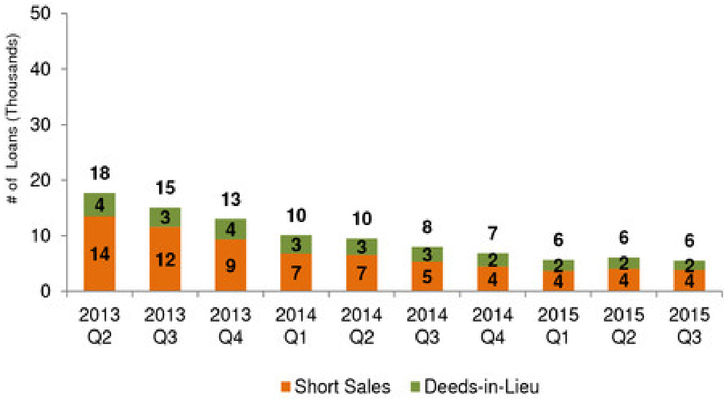
(3) The states shown had the greatest volume of properties sold in the first nine months of 2015 in each respective category.

## Single-Family Loan Workouts

**Home Retention Strategies** (1)




**Foreclosure Alternatives** (2)




(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 (1)

| | 2012 Q3 | 2012 Q4 | 2013 Q1 | 2013 Q2 | 2013 Q3 | 2013 Q4 | 2014 Q1 | 2014 Q2 | 2014 Q3 | 2014 Q4 | 2015 Q1 | 2015 Q2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Modifications (2) | 41,697 | 39,712 | 43,153 | 40,358 | 37,337 | 39,159 | 36,044 | 32,010 | 28,861 | 25,908 | 26,700 | 26,214 |
| **% Current or Paid Off** | | | | | | | | | | | | |
| 3 months post modification | 84% | 85% | 86% | 83% | 83% | 84% | 83% | 79% | 79% | 80% | 79% | 77% |
| 6 months post modification | 80% | 82% | 79% | 77% | 79% | 79% | 76% | 72% | 74% | 74% | 72% | n/a |
| 9 months post modification | 78% | 78% | 76% | 75% | 76% | 74% | 72% | 71% | 71% | 70% | n/a | n/a |
| 12 months post modification | 76% | 76% | 75% | 74% | 73% | 73% | 72% | 70% | 69% | n/a | n/a | n/a |
| 15 months post modification | 74% | 75% | 74% | 71% | 72% | 72% | 71% | 67% | n/a | n/a | n/a | n/a |
| 18 months post modification | 75% | 75% | 72% | 70% | 72% | 71% | 70% | n/a | n/a | n/a | n/a | n/a |
| 21 months post modification | 75% | 74% | 72% | 71% | 72% | 71% | n/a | n/a | n/a | n/a | n/a | n/a |
| 24 months post modification | 74% | 74% | 73% | 72% | 72% | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

(1) Excludes loans that were classified as subprime adjustable rate mortgages that were modified into fixed rate mortgages. 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.

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

| | % of Single-Family Conventional Guaranty Book of Business [1] | | | | | | % of Single-Family Credit Losses [2] | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 |
| **Certain Product Features** [3] | | | | | | | | | | | | |
| Negative Amortizing Loans | 0.2% | 0.2% | 0.2% | 0.3% | 0.3% | 0.4% | 1.5% | 0.9% | 0.8% | 0.5% | 1.2% | 1.9% |
| Interest Only Loans | 2.2% | 2.5% | 2.9% | 3.7% | 4.7% | 5.6% | 19.3% | 10.2% | 18.7% | 21.8% | 25.8% | 28.6% |
| Loans with FICO < 620 [4] | 2.3% | 2.5% | 2.6% | 2.9% | 3.2% | 3.5% | 11.3% | 12.1% | 7.0% | 7.8% | 7.9% | 8.0% |
| Loans with FICO ≥ 620 and < 660 [4] | 5.5% | 5.5% | 5.5% | 6.0% | 6.7% | 7.4% | 18.2% | 17.6% | 15.7% | 14.2% | 14.7% | 15.1% |
| Loans with Origination LTV Ratio > 90% | 16.2% | 15.9% | 15.1% | 12.8% | 10.0% | 9.4% | 17.0% | 15.3% | 20.8% | 16.8% | 14.0% | 15.9% |
| Loans with FICO < 620 and Origination LTV Ratio > 90% [4] | 0.7% | 0.7% | 0.7% | 0.7% | 0.7% | 0.8% | 2.8% | 2.9% | 2.0% | 2.3% | 2.2% | 2.7% |
| Alt-A Loans [5] | 3.8% | 4.2% | 4.7% | 5.6% | 6.6% | 7.6% | 30.3% | 17.4% | 26.0% | 23.7% | 27.3% | 33.2% |
| Subprime Loans [6] | 0.1% | 0.1% | 0.1% | 0.2% | 0.2% | 0.2% | 2.1% | 1.3% | -0.2% | 1.1% | 0.6% | 1.1% |
| Refi Plus Including HARP | 18.0% | 19.1% | 19.5% | 16.5% | 11.2% | 7.1% | 7.5% | 10.4% | 7.4% | 3.5% | 1.4% | 0.1% |
| **Vintages** | | | | | | | | | | | | |
| 2009 - 2015 | 83.2% | 80.5% | 76.2% | 65.3% | 51.6% | 39.0% | 9.6% | 13.3% | 10.0% | 5.1% | 2.4% | 0.4% |
| 2005 - 2008 | 10.6% | 12.2% | 14.7% | 21.7% | 30.4% | 38.0% | 80.0% | 74.7% | 77.6% | 81.8% | 82.9% | 87.9% |
| 2004 & Prior | 6.2% | 7.3% | 9.1% | 13.1% | 18.0% | 23.0% | 10.4% | 12.0% | 12.4% | 13.1% | 14.8% | 11.7% |
| **Select States** [7] | | | | | | | | | | | | |
| Florida | 5.6% | 5.6% | 5.7% | 6.0% | 6.3% | 6.6% | 23.2% | 32.6% | 28.9% | 21.4% | 11.0% | 17.5% |
| New Jersey | 3.9% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% | 21.3% | 7.2% | 3.7% | 2.0% | 0.8% | 1.2% |
| New York | 5.4% | 5.5% | 5.6% | 5.6% | 5.6% | 5.5% | 15.9% | 4.8% | 1.9% | 0.9% | 0.6% | 0.8% |
| Illinois | 4.0% | 4.1% | 4.1% | 4.2% | 4.3% | 4.3% | 7.7% | 10.9% | 12.9% | 9.6% | 3.5% | 4.3% |
| Maryland | 2.7% | 2.7% | 2.8% | 2.8% | 2.9% | 2.8% | 4.1% | 5.9% | 3.1% | 1.8% | 0.6% | 1.9% |
| Pennsylvania | 3.0% | 3.0% | 3.1% | 3.1% | 3.0% | 3.0% | 3.3% | 4.2% | 3.0% | 1.6% | 0.8% | 0.8% |
| Connecticut | 1.3% | 1.3% | 1.4% | 1.4% | 1.4% | 1.4% | 2.4% | 2.8% | 1.4% | 0.9% | 0.3% | 0.4% |
| Ohio | 2.0% | 2.1% | 2.1% | 2.2% | 2.3% | 2.4% | 2.1% | 4.2% | 4.1% | 3.3% | 2.1% | 2.2% |
| Nevada | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.1% | 2.0% | 1.4% | 3.8% | 4.8% | 7.9% | 6.1% |
| Massachusetts | 3.0% | 3.0% | 3.1% | 3.1% | 3.1% | 3.0% | 1.7% | 1.0% | 0.8% | 1.0% | 1.2% | 1.3% |
| All Other States | 68.0% | 67.7% | 67.3% | 66.6% | 66.0% | 65.8% | 16.3% | 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, with the exception of 2015 which is as of September 30, 2015.

(2) Based on the single-family credit losses for the year ended December 31 for the time periods noted, with the exception of 2015 which is through September 30, 2015. 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 the first nine months of 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 Q3 Form 10-Q.

(6) For a description of our subprime loan classification criteria, refer to Fannie Mae's 2014 Form 10-K.

(7) Select states represent the top ten states with the highest percentage of single-family credit losses for the nine months ended September 30, 2015.

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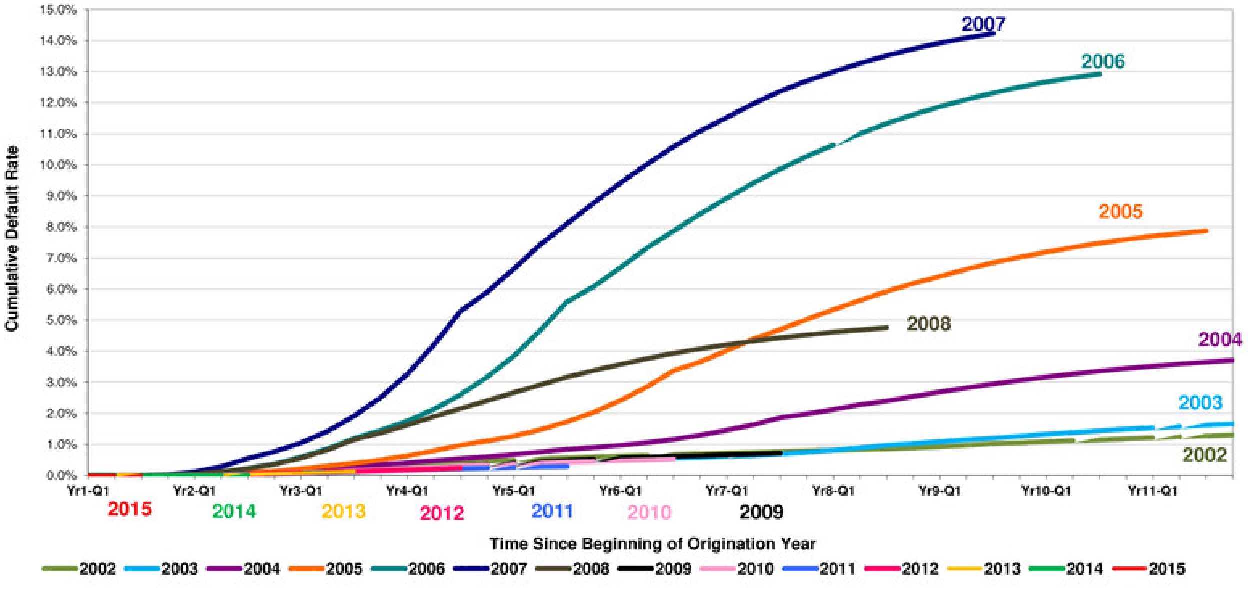
# Cumulative Default Rates of Single-Family Conventional Guaranty Book of Business by Origination Year




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 September 30, 2015 is not necessarily indicative of the ultimate performance of the loans and performance is likely to change, perhaps materially, in future periods.

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# Multifamily Credit Profile by Loan Attributes

| As of September 30, 2015 | Loan Counts | Unpaid Principal Balance ($ in Billions) | % of Multifamily Guaranty Book of Business (UPB) | % Seriously Delinquent [1] | YTD 2015 Multifamily Credit Losses ($ in Millions) [2][3] | 2014 Multifamily Credit Losses ($ in Millions) [2][3] | 2013 Multifamily Credit Losses ($ in Millions) [2][3] | 2012 Multifamily Credit Losses ($ in Millions) [3] |
|---|---|---|---|---|---|---|---|---|
| Total Multifamily Guaranty Book of Business | 30,584 | $210.5 | 100% | 0.05% | $6 | $(46) | $52 | $257 |
| **Credit Enhanced Loans:** | | | | | | | | |
| Credit Enhanced | 28,076 | $197.3 | 94% | 0.05% | $14 | $(35) | $0 | $189 |
| Non-Credit Enhanced | 2,508 | $13.2 | 6% | 0.10% | $(8) | $(11) | $52 | $68 |
| **Origination loan-to-value ratio:** [4] | | | | | | | | |
| Less than or equal to 70% | 19,286 | $114.0 | 54% | 0.03% | $(13) | $(11) | $24 | $37 |
| Greater than 70% and less than or equal to 80% | 9,535 | $90.8 | 43% | 0.09% | $3 | $(38) | $18 | $182 |
| Greater than 80% | 1,763 | $5.6 | 3% | 0.03% | $16 | $3 | $10 | $38 |
| **Delegated Underwriting and Servicing (DUS ®) Loans:** [5] | | | | | | | | |
| DUS ® - Small Balance Loans [6] | 8,134 | $15.2 | 7% | 0.24% | $3 | $11 | $3 | $19 |
| DUS ® - Non Small Balance Loans | 13,336 | $184.8 | 88% | 0.03% | $(6) | $(67) | $29 | $182 |
| **DUS ® - Total** | **21,470** | **$200.0** | **95%** | **0.05%** | **$(3)** | **$(57)** | **$32** | **$201** |
| Non-DUS - Small Balance Loans [6] | 8,746 | $5.7 | 3% | 0.36% | $3 | $11 | $23 | $41 |
| Non-DUS - Non Small Balance Loans | 368 | $4.8 | 2% | — | $6 | $0 | $(3) | $15 |
| **Non-DUS - Total** | **9,114** | **$10.5** | **5%** | **0.20%** | **$8** | **$11** | **$20** | **$56** |
| **Maturity Dates:** | | | | | | | | |
| Loans maturing in 2015 | 194 | $1.0 | 0% | 1.20% | $(6) | $(3) | $(1) | $20 |
| Loans maturing in 2016 | 1,552 | $7.4 | 4% | 0.06% | $(1) | $8 | $17 | $30 |
| Loans maturing in 2017 | 2,815 | $13.6 | 6% | 0.19% | $(7) | $(19) | $42 | $84 |
| Loans maturing in 2018 | 2,530 | $14.6 | 7% | 0.07% | $12 | $(4) | $0 | $35 |
| Loans maturing in 2019 | 2,455 | $18.9 | 9% | 0.06% | $(2) | $1 | $(3) | $21 |
| Other maturities | 21,038 | $155.0 | 74% | 0.03% | $10 | $(29) | $(4) | $68 |
| **Loan Size Distribution:** | | | | | | | | |
| Less than or equal to $750K | 6,413 | $1.7 | 1% | 0.21% | $1 | $5 | $7 | $13 |
| Greater than $750K and less than or equal to $3M | 9,685 | $14.9 | 7% | 0.24% | $7 | $19 | $33 | $45 |
| Greater than $3M and less than or equal to $5M | 4,162 | $15.2 | 7% | 0.24% | $11 | $(9) | $2 | $31 |
| Greater than $5M and less than or equal to $25M | 8,570 | $90.4 | 43% | 0.04% | $(10) | $(53) | $(18) | $141 |
| Greater than $25M | 1,754 | $88.3 | 42% | — | $(3) | $(9) | $29 | $28 |

(1) We classify multifamily loans as seriously delinquent when payment is 60 days or more past due.

(2) Negative values are the result of recoveries on previously recognized credit losses.

(3) Dollar amount of multifamily credit-related losses/(income) for the applicable period and category. Total credit losses for each period will not tie to sum of all categories due to rounding. The 2013 multifamily credit losses for DUS and Non-DUS loans have been corrected from the amounts previously reported.

(4) Weighted average origination loan-to-value ratio is 66% as of September 30, 2015.

(5) Under the Delegated Underwriting and Servicing, or DUS ®, product line, 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.

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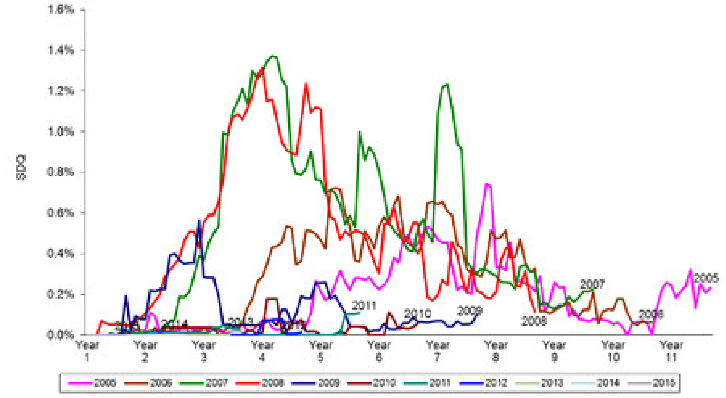
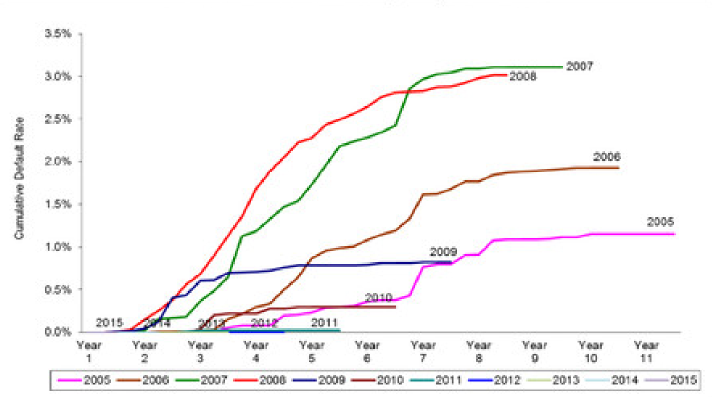
# Multifamily Credit Profile by Acquisition Year

### Multifamily SDQ Rate by Acquisition Year




### Cumulative Defaults by Acquisition Year




| As of September 30, 2015 | Unpaid Principal Balance ($ in Billions) | % of Multifamily Guaranty Book of Business (UPB) | % Seriously Delinquent (1) | # of Seriously Delinquent loans (1) | YTD 2015 Multifamily Credit Losses ($ in Millions) (2)(3) | 2014 Multifamily Credit Losses ($ in Millions) (2)(3) | 2013 Multifamily Credit Losses ($ in Millions) (2)(3) | 2012 Multifamily Credit Losses ($ in Millions) (3) |
|---|---|---|---|---|---|---|---|---|
| Total Multifamily Guaranty Book of Business | $210.5 | 100% | 0.05% | 50 | $6 | $(46) | $52 | $257 |
| **By Acquisition Year:** | | | | | | | | |
| 2015 | $32.3 | 15% | — | — | — | — | — | — |
| 2014 | $28.4 | 13% | 0.00% | 1 | — | — | — | — |
| 2013 | $26.0 | 12% | 0.02% | 2 | $0 | — | — | — |
| 2012 | $28.1 | 13% | 0.02% | 4 | $0 | $0 | $0 | — |
| 2011 | $19.5 | 9% | 0.11% | 6 | $2 | $0 | $(1) | $0 |
| 2010 | $13.7 | 6% | 0.06% | 3 | $0 | $2 | $7 | $1 |
| 2009 | $13.1 | 6% | 0.10% | 2 | $4 | $(3) | $(14) | $17 |
| 2008 | $11.3 | 5% | 0.12% | 7 | $(9) | $(4) | $(6) | $60 |
| 2007 | $14.2 | 7% | 0.23% | 18 | $(5) | $(17) | $50 | $123 |
| Prior to 2007 | $23.9 | 11% | 0.07% | 7 | $14 | $(25) | $17 | $57 |

(1) We classify multifamily loans as seriously delinquent when payment is 60 days or more past due.

(2) Negative values are the result of recoveries on previously recognized credit losses.

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

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## Multifamily Credit Profile

| As of September 30, 2015 | Unpaid Principal Balance ($ in Billions) | % of Multifamily Guaranty Book of Business (UPB) | % Seriously Delinquent [1] | YTD 2015 Multifamily Credit Losses ($ in Millions) [2][3] | 2014 Multifamily Credit Losses ($ in Millions) [2][3] | 2013 Multifamily Credit Losses ($ in Millions) [2][3] | 2012 Multifamily Credit Losses ($ in Millions) [3] |
|---|---|---|---|---|---|---|---|
| Total Multifamily Guaranty Book of Business | $210.5 | 100% | 0.05% | $6 | $(46) | $52 | $257 |
| **Region:** [4] | | | | | | | |
| Midwest | $18.9 | 9% | 0.11% | $10 | $(3) | $(20) | $40 |
| Northeast | $36.3 | 17% | 0.09% | $5 | $4 | $(4) | $25 |
| Southeast | $48.2 | 23% | 0.09% | $3 | $(22) | $6 | $138 |
| Southwest | $43.7 | 21% | 0.02% | $(1) | $(21) | $(16) | $19 |
| West | $63.5 | 30% | 0.02% | $(12) | $(4) | $87 | $35 |
| **Top Five States by UPB:** | | | | | | | |
| California | $48.1 | 23% | 0.01% | $0 | $(2) | $4 | $4 |
| Texas | $23.3 | 11% | — | $(1) | $(33) | $(8) | $6 |
| New York | $20.6 | 10% | 0.08% | $2 | $2 | $1 | $7 |
| Florida | $12.4 | 6% | — | $(3) | $(8) | $11 | $92 |
| Washington | $7.9 | 4% | 0.04% | $1 | $0 | $1 | $0 |
| **Asset Class:** [5] | | | | | | | |
| Conventional/Co-op | $187.4 | 89% | 0.06% | $4 | $(37) | $52 | $242 |
| Seniors Housing | $13.0 | 6% | — | $9 | $(3) | — | — |
| Manufactured Housing | $5.6 | 3% | — | $0 | $(2) | $0 | $7 |
| Student Housing | $4.5 | 2% | — | $(7) | $(4) | $1 | $7 |
| **Targeted Affordable Segment:** | | | | | | | |
| Privately Owned with Subsidy [6] | $29.7 | 14% | 0.07% | $18 | $(4) | $(8) | $9 |
| **DUS & Non-DUS Lenders/Servicers:** | | | | | | | |
| DUS: Bank (Direct, Owned Entity, or Subsidiary) | $82.9 | 39% | 0.03% | $(3) | $(28) | $6 | $55 |
| DUS: Non-Bank Financial Institution | $122.5 | 58% | 0.07% | $5 | $(25) | $39 | $180 |
| Non-DUS: Bank (Direct, Owned Entity, or Subsidiary) | $4.6 | 2% | 0.14% | $1 | $2 | $2 | $17 |
| Non-DUS: Non-Bank Financial Institution | $0.3 | 0% | — | $3 | $6 | $5 | $6 |
| Non-DUS: Public Agency/Non Profit | $0.1 | 0% | — | $0 | — | $0 | $0 |

(1) We classify multifamily loans as seriously delinquent when payment is 60 days or more past due.

(2) Negative values are the result of recoveries on previously recognized credit losses.

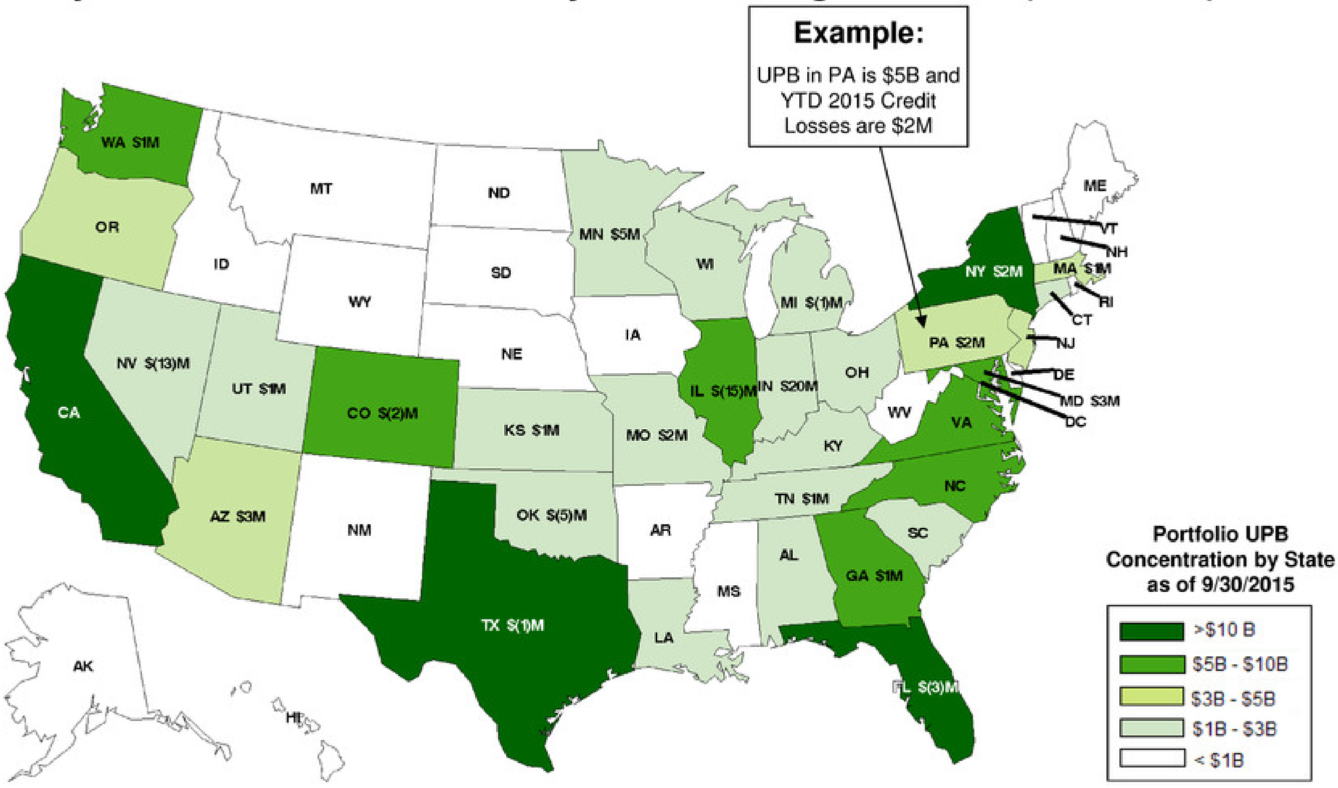
(3) Dollar amount of multifamily credit-related losses/(income) for the applicable period and category. Total credit losses for each period will not tie to sum of all categories due to rounding.

(4) For information on which states are included in each region, refer to Fannie Mae's 2014 Form 10-K.

(5) Conventional Multifamily/Cooperative Housing/Affordable Housing: Conventional Multifamily is a loan secured by a residential property comprised of five or more dwellings which offers market rental rates (i.e., not subsidized or subject to rent restrictions). Cooperative Housing is a multifamily loan made to a cooperative housing corporation and secured by a first or subordinated lien on a cooperative multifamily housing project that contains five or more units. Affordable Housing is a multifamily loan on a mortgaged property encumbered by a regulatory agreement or recorded restriction that limits rents, imposes income restrictions on tenants or places other restrictions on the use of the property. Manufactured Housing Communities: A multifamily loan secured by a residential development that consists of sites for manufactured homes and includes utilities, roads and other infrastructure. In some cases, landscaping and various other amenities such as a clubhouse, swimming pool, and tennis and/or sports courts are also included. Seniors Housing: A multifamily loan secured by a mortgaged property that is intended to be used for residents for whom the owner or operator provides special services that are typically associated with either "independent living" or "assisted living." Some Alzheimer's and skilled nursing capabilities are permitted. Dedicated Student Housing: Multifamily loans secured by residential properties in which college or graduate students make up at least 80% of the tenants. Dormitories are not included.

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

# Multifamily YTD 2015 Credit Losses by State Through 2015 Q3 ($ Millions) (1)




**Numbers:** Represent YTD 2015 credit-related losses/(income) for each state which totaled $6M in losses for the nine months ended September 30, 2015. States with no numbers had less than $500K in credit losses or less than $500K in credit-related income in YTD 2015.
**Shading:** Represent Unpaid Principal Balance (UPB) for each state which totaled $210.5B as of September 30, 2015.

(1) Total state credit losses will not tie to total YTD 2015 credit losses due to rounding. Negative values are the result of recoveries on previously recognized credit losses.