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): July 29, 2022

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

Fannie Mae

Federally chartered corporation	0-50231	52-0883107	1100 15th Street, NW Washington, DC 20005	800 232-6643
(State or other jurisdiction of incorporation)	*(Commission File Number)*	*(IRS Employer Identification No.)*	*(Address of principal executive offices, including zip code)*	*(Registrant's telephone number, including area code)*

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):

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

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

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

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

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
None	N/A	N/A

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§203.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

The information in this report, including information contained in the exhibits submitted with this report, 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 July 29, 2022, Fannie Mae filed its quarterly report on Form 10-Q for the quarter ended June 30, 2022 and is issuing a press release reporting its financial results for the periods covered by the Form 10-Q. Copies of the press release and a financial supplement are furnished as Exhibits 99.1 and 99.2, respectively, to this report and are incorporated herein by reference. Copies may also be found on Fannie Mae's website, www.fanniemae.com, in the "About Us" section under "Investor Relations/Quarterly and Annual Results." Information appearing on the company's website is not incorporated into this report.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits. The following exhibits are being submitted with this report:

Exhibit Number	Description of Exhibit
99.1	Press release, dated July 29, 2022
99.2	Financial Supplement for Q2 2022, dated July 29, 2022
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

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/ Chryssa C. Halley
Chryssa C. Halley
Executive Vice President and Chief Financial Officer

Date: July 29, 2022

Fannie Mae

Contact: Pete Bakel **Resource Center: 1-800-232-6643**
202-752-2034 **Exhibit 99.1**
Date: July 29, 2022

Fannie Mae Reports Net Income of $4.7 Billion for Second Quarter 2022

- $4.7 billion net income for the second quarter of 2022, with net worth reaching $56.4 billion as of June 30, 2022
- $191 billion in liquidity provided to the single-family and multifamily mortgage markets in the second quarter of 2022
- $111 billion of single-family home purchase acquisitions in the second quarter of 2022, of which nearly 50% were for first-time homebuyers
- Acquired approximately 334,000 home purchase loans and 240,000 single-family refinance loans during the second quarter of 2022
- Approximately 156,000 units of rental housing financed in the second quarter of 2022, a significant majority of which were affordable to households earning at or below 120% of area median income, providing support for both workforce and affordable housing
- The average 30-year fixed-rate mortgage interest rate increased during the second quarter of 2022, from 4.67% as of March 31, 2022 to 5.70% as of June 30, 2022

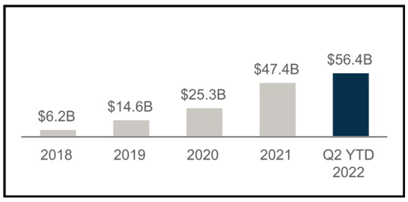
"Our solid second quarter results enhance our financial strength, and we remain focused on both managing risk and serving our mission to provide sustainable and affordable financing for the benefit of renters and homeowners."

David C. Benson, President and Interim Chief Executive Officer

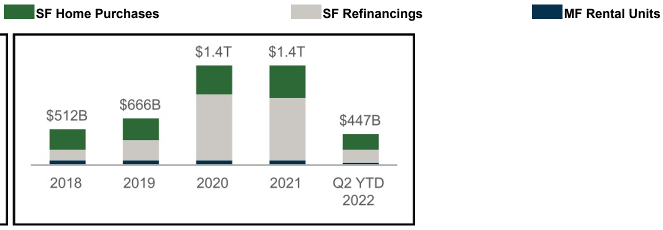
Q2 2022 Key Results

$56.4 Billion Net Worth

Increase of $4.6 billion in the second quarter of 2022

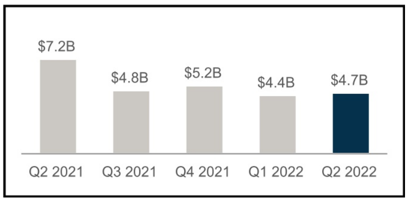


$447 Billion Supporting Housing Activity

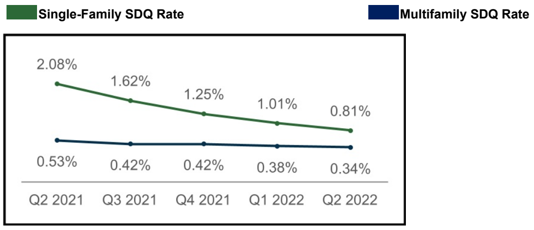


$4.7 Billion Net Income for Q2 2022

Increase of $245 million compared with first quarter 2022



Serious Delinquency Rates



Summary of Financial Results

(Dollars in millions)	Q222	Q122	Variance	% Change	Q221	Variance	% Change
Net interest income	**$ 7,808**	$ 7,399	$ 409	6 %	$ 8,286	$ (478)	(6)%
Fee and other income	**81**	83	(2)	(2)%	103	(22)	(21)%
Net revenues	**7,889**	7,482	407	5 %	8,389	(500)	(6)%
Investment gains (losses), net	**(49)**	(102)	53	52 %	646	(695)	NM
Fair value gains (losses), net	**529**	480	49	10 %	(446)	975	NM
Administrative expenses	**(795)**	(808)	13	2 %	(746)	(49)	(7)%
Credit-related income (expense)	**(251)**	(201)	(50)	(25)%	2,547	(2,798)	NM
TCCA fees	**(841)**	(824)	(17)	(2)%	(758)	(83)	(11)%
Credit enhancement expense	**(332)**	(278)	(54)	(19)%	(274)	(58)	(21)%
Change in expected credit enhancement recoveries	**(47)**	60	(107)	NM	(44)	(3)	(7)%
Other expenses, net	**(228)**	(236)	8	3 %	(280)	52	19 %
Income before federal income taxes	**5,875**	5,573	302	5 %	9,034	(3,159)	(35)%
Provision for federal income taxes	**(1,222)**	(1,165)	(57)	(5)%	(1,882)	660	35 %
Net income	**$ 4,653**	$ 4,408	$ 245	6 %	$ 7,152	$ (2,499)	(35)%
Total comprehensive income	**$ 4,649**	$ 4,401	$ 248	6 %	$ 7,120	$ (2,471)	(35)%
Net worth	**$ 56,407**	$ 51,758	$ 4,649	9 %	$ 37,345	$ 19,062	51 %

NM - Not meaningful

Financial Highlights

- Net income increased $245 million in the second quarter of 2022, compared with the first quarter of 2022, driven primarily by an increase in net interest income.
- Net interest income was $7.8 billion dollars in the second quarter of 2022, compared with $7.4 billion in the first quarter of 2022.
  - Higher income earned on investments as a result of increases in interest rates during the quarter contributed to an increase in net interest income from the company's retained mortgage portfolio and other investments portfolio.
  - Net interest income from the company's guaranty book of business decreased slightly due to a decline in net amortization income driven by reduced refinancing activity, partially offset by higher base guaranty fee income.
- Credit-related expense was $251 million in the second quarter of 2022, compared with $201 million in the first quarter of 2022. Credit-related expense for the second quarter was driven in part by an increase in interest rates that was partially offset by home price growth.
  - *Benefit from home price growth.* While home price growth was strong in the second quarter of 2022, the positive impact on the company's allowance was reduced by some recent market indicators that suggest home price growth may be moderating at a faster pace than the company anticipates.
  - *Provision from interest rate increases.* The rise in actual and projected interest rates in the second quarter of 2022 more than offset the benefit from home price growth. Increases in interest rates reduce the expected volume of loan prepayments and extend the expected life of previously modified loans accounted for as troubled debt restructurings, or TDRs, as it is less likely these loans will refinance.

Single-Family Business Financial Results

(Dollars in millions)	Q222	Q122	Variance	% Change	Q221	Variance	% Change
Net interest income	**$ 6,573**	$ 6,255	$ 318	5 %	$ 7,323	$ (750)	(10)%
Fee and other income	**60**	61	(1)	(2)%	80	(20)	(25)%
Net revenues	**6,633**	6,316	317	5 %	7,403	(770)	(10)%
Investment gains (losses), net	**(27)**	(66)	39	59 %	658	(685)	NM
Fair value gains (losses), net	**543**	527	16	3 %	(386)	929	NM
Administrative expenses	**(671)**	(683)	12	2 %	(619)	(52)	(8)%
Credit-related income (expense)	**(231)**	(236)	5	2 %	2,525	(2,756)	NM
TCCA fees	**(841)**	(824)	(17)	(2)%	(758)	(83)	(11)%
Credit enhancement expense	**(270)**	(210)	(60)	(29)%	(219)	(51)	(23)%
Change in expected credit enhancement recoveries	**(43)**	69	(112)	NM	(57)	14	25 %
Other expenses, net	**(199)**	(198)	(1)	(1)%	(315)	116	37 %
Income before federal income taxes	**4,894**	4,695	199	4 %	8,232	(3,338)	(41)%
Provision for federal income taxes	**(1,008)**	(986)	(22)	(2)%	(1,725)	717	42 %
Net income	**$ 3,886**	$ 3,709	$ 177	5 %	$ 6,507	$ (2,621)	(40)%
Average charged guaranty fee on new conventional acquisitions, net of TCCA fees	51.7 bps	48.9 bps	2.8 bps	6 %	47.9 bps	3.8 bps	8 %
Average charged guaranty fee on conventional guaranty book of business, net of TCCA fees	45.9 bps	45.6 bps	0.3 bps	1 %	45.2 bps	0.7 bps	2 %

NM - Not meaningful

Key Business Highlights

- Single-family conventional acquisition volume was $172.3 billion in the second quarter of 2022, a decrease of 28% compared with $239.5 billion in the first quarter of 2022. Purchase acquisition volume increased from $104.0 billion in the first quarter of 2022 to $111.0 billion in the second quarter of 2022, of which nearly 50% was for first-time homebuyers. Refinance acquisition volume was $61.3 billion in the second quarter of 2022, a decline from $135.5 billion in the first quarter of 2022, due to the higher mortgage interest rate environment.
- Average single-family conventional guaranty book of business in the second quarter of 2022 increased from the first quarter of 2022 by 1.9% driven primarily by growth in the average balance of loans acquired during the quarter. Credit characteristics of the single-family conventional guaranty book of business remained strong, with a weighted-average mark-to-market loan-to-value ratio of 50% and a weighted-average FICO credit score at origination of 753 as of June 30, 2022.
- Average charged guaranty fee, net of TCCA fees, on the single-family conventional guaranty book increased to 45.9 basis points as of June 30, 2022. Average charged guaranty fee on newly acquired single-family conventional loans, net of TCCA fees, increased 2.8 basis points to 51.7 basis points for the second quarter of 2022, compared with 48.9 basis points for the first quarter of 2022.
- Single-family serious delinquency rate decreased to 0.81% as of June 30, 2022, from 1.01% as of March 31, 2022 driven by borrowers exiting forbearance through a loan workout or by otherwise reinstating their loan. Single-family seriously delinquent loans are loans that are 90 days or more past due or in the foreclosure process.

Multifamily Business Financial Results

(Dollars in millions)	Q222	Q122	Variance	% Change	Q221	Variance	% Change
Net interest income	**$ 1,235**	$ 1,144	$ 91	8 %	$ 963	$ 272	28 %
Fee and other income	**21**	22	(1)	(5)%	23	(2)	(9)%
Net revenues	**1,256**	1,166	90	8 %	986	270	27 %
Fair value losses, net	**(14)**	(47)	33	70 %	(60)	46	77 %
Administrative expenses	**(124)**	(125)	1	1 %	(127)	3	2 %
Credit-related income (expense)	**(20)**	35	(55)	NM	22	(42)	NM
Credit enhancement expense	**(62)**	(68)	6	9 %	(55)	(7)	(13)%
Change in expected credit enhancement recoveries	**(4)**	(9)	5	56 %	13	(17)	NM
Other income (expenses), net*	**(51)**	(74)	23	31 %	23	(74)	NM
Income before federal income taxes	**981**	878	103	12 %	802	179	22 %
Provision for federal income taxes	**(214)**	(179)	(35)	(20)%	(157)	(57)	(36)%
Net income	**$ 767**	$ 699	$ 68	10 %	$ 645	$ 122	19 %
Average charged guaranty fee rate on multifamily guaranty book of business, at period end	79.5 bps	79.3 bps	0.2 bps	NM	76.8 bps	2.7 bps	4 %

NM - Not meaningful

* Includes investment gains or losses and other income or expenses.

Key Business Highlights

- New multifamily business volume was $18.7 billion during the second quarter of 2022, compared with $16 billion during the first quarter of 2022. The Federal Housing Finance Agency (FHFA) established a 2022 multifamily volume cap of $78 billion, of which 50% must be mission-driven, focused on certain affordable and underserved market segments, and 25% affordable to residents earning 60% or less of area median income.
- The multifamily guaranty book of business grew by 1.4% in the second quarter of 2022 to $425.7 billion. The average charged guaranty fee on the multifamily book increased from 79.3 basis points as of March 31, 2022 to 79.5 basis points as of June 30, 2022.
- As of June 30, 2022, more than 95% of the loans in the company's multifamily guaranty book of business that had received a forbearance, measured by unpaid principal balance, were in a repayment plan or reinstated.
- The multifamily serious delinquency rate decreased to 0.34% as of June 30, 2022, compared with 0.38% as of March 31, 2022, as recovery from COVID-19 continues. The multifamily serious delinquency rate, excluding loans that have received a forbearance since the start of the pandemic, remained at 0.03% as of June 30, 2022. Multifamily seriously delinquent loans are loans that are 60 days or more past due.

Additional Matters

Fannie Mae's Condensed Consolidated Balance Sheets and Condensed Consolidated Statements of Operations and Comprehensive Income for the second quarter of 2022 are available in the accompanying Annex; however, investors and interested parties should read the company's Second Quarter 2022 Form 10-Q, which was filed today with the Securities and Exchange Commission and is available on Fannie Mae's website, www.fanniemae.com. The company provides further discussion of its financial results and condition, credit performance, and other matters in its Second Quarter 2022 Form 10-Q. Additional information about the company's financial and credit performance is contained in Fannie Mae's "Q2 2022 Financial Supplement" at www.fanniemae.com.

# # #

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

Fannie Mae advances equitable and sustainable access to homeownership and quality, affordable rental housing for millions of people across America. We enable the 30-year fixed-rate mortgage and drive responsible innovation to make homebuying and renting easier, fairer, and more accessible. To learn more, visit fanniemae.com and follow us on twitter.com/fanniemae.

ANNEX
FANNIE MAE
Condensed Consolidated Balance Sheets
(Dollars in millions)

	As of	
	June 30, 2022	December 31, 2021
ASSETS		
Cash and cash equivalents	$ 41,639	$ 42,448
Restricted cash and cash equivalents (includes $28,346 and $59,203, respectively, related to consolidated trusts)	34,303	66,183
Securities purchased under agreements to resell (includes $13,391 and $13,533, respectively, related to consolidated trusts)	15,391	20,743
Investments in securities:		
Trading, at fair value (includes $3,824 and $4,224, respectively, pledged as collateral)	64,811	88,206
Available-for-sale, at fair value (with an amortized cost of $764 and $827, respectively)	765	837
Total investments in securities	65,576	89,043
Mortgage loans:		
Loans held for sale, at lower of cost or fair value	4,579	5,134
Loans held for investment, at amortized cost:		
Of Fannie Mae	58,241	61,025
Of consolidated trusts	4,035,180	3,907,712
Total loans held for investment (includes $4,071 and $4,964, respectively, at fair value)	4,093,421	3,968,737
Allowance for loan losses	(6,069)	(5,629)
Total loans held for investment, net of allowance	4,087,352	3,963,108
Total mortgage loans	4,091,931	3,968,242
Advances to lenders	4,622	8,414
Deferred tax assets, net	12,402	12,715
Accrued interest receivable, net (includes $8,968 and $8,878 related to consolidated trusts and net of allowance of $89 and $140, respectively)	9,565	9,264
Acquired property, net	1,485	1,259
Other assets	12,053	10,855
Total assets	$ 4,288,967	$ 4,229,166
LIABILITIES AND EQUITY		
Liabilities:		
Accrued interest payable (includes $8,777 and $8,517, respectively, related to consolidated trusts)	$ 9,355	$ 9,186
Debt:		
Of Fannie Mae (includes $1,866 and $2,381, respectively, at fair value)	144,455	200,892
Of consolidated trusts (includes $18,418 and $21,735, respectively, at fair value)	4,064,192	3,957,299
Other liabilities (includes $1,870 and $1,245, respectively, related to consolidated trusts)	14,558	14,432
Total liabilities	4,232,560	4,181,809
Commitments and contingencies (Note 13)	—	—
Fannie Mae stockholders' equity:		
Senior preferred stock (liquidation preference of $173,257 and $163,672, respectively)	120,836	120,836
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 1,158,087,567 shares outstanding	687	687
Accumulated deficit	(76,873)	(85,934)
Accumulated other comprehensive income	27	38
Treasury stock, at cost, 150,675,136 shares	(7,400)	(7,400)
Total stockholders' equity (See Note 1: Senior Preferred Stock Purchase Agreement and Senior Preferred Stock for information on the related dividend obligation and liquidation preference)	56,407	47,357
Total liabilities and equity	$ 4,288,967	$ 4,229,166

See Notes to Condensed Consolidated Financial Statements in the Second Quarter 2022 Form 10-Q

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

	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2022	2021	2022	2021
Interest income:				
Trading securities	$ **309**	$ 122	$ **465**	$ 262
Available-for-sale securities	**9**	18	**19**	37
Mortgage loans	**29,082**	24,932	**56,224**	48,285
Securities purchased under agreements to resell	**28**	4	**34**	12
Other	**27**	31	**53**	73
Total interest income	**29,455**	25,107	**56,795**	48,669
Interest expense:				
Short-term debt	**(5)**	(1)	**(6)**	(4)
Long-term debt	**(21,642)**	(16,820)	**(41,582)**	(33,637)
Total interest expense	**(21,647)**	(16,821)	**(41,588)**	(33,641)
Net interest income	**7,808**	8,286	**15,207**	15,028
Benefit (provision) for credit losses	**(218)**	2,588	**(458)**	3,353
Net interest income after benefit (provision) for credit losses	**7,590**	10,874	**14,749**	18,381
Investment gains (losses), net	**(49)**	646	**(151)**	691
Fair value gains (losses), net	**529**	(446)	**1,009**	338
Fee and other income	**81**	103	**164**	190
Non-interest income	**561**	303	**1,022**	1,219
Administrative expenses:				
Salaries and employee benefits	**(398)**	(365)	**(805)**	(752)
Professional services	**(198)**	(184)	**(407)**	(398)
Other administrative expenses	**(199)**	(197)	**(391)**	(344)
Total administrative expenses	**(795)**	(746)	**(1,603)**	(1,494)
Foreclosed property income (expense)	**(33)**	(41)	**6**	(36)
TCCA fees	**(841)**	(758)	**(1,665)**	(1,489)
Credit enhancement expense	**(332)**	(274)	**(610)**	(558)
Change in expected credit enhancement recoveries	**(47)**	(44)	**13**	(75)
Other expenses, net	**(228)**	(280)	**(464)**	(599)
Total expenses	**(2,276)**	(2,143)	**(4,323)**	(4,251)
Income before federal income taxes	**5,875**	9,034	**11,448**	15,349
Provision for federal income taxes	**(1,222)**	(1,882)	**(2,387)**	(3,204)
Net income	**4,653**	7,152	**9,061**	12,145
Other comprehensive loss:				
Changes in unrealized losses on available-for-sale securities, net of reclassification adjustments and taxes	**(2)**	(31)	**(7)**	(54)
Other, net of taxes	**(2)**	(1)	**(4)**	(5)
Total other comprehensive loss	**(4)**	(32)	**(11)**	(59)
Total comprehensive income	$ **4,649**	$ 7,120	$ **9,050**	$ 12,086
Net income	$ **4,653**	$ 7,152	$ **9,061**	$ 12,145
Dividends distributed or amounts attributable to senior preferred stock	**(4,649)**	(7,120)	**(9,050)**	(12,086)
Net income attributable to common stockholders	$ **4**	$ 32	$ **11**	$ 59
Earnings per share:				
Basic	$ **0.00**	$ 0.01	$ **0.00**	$ 0.01
Diluted	**0.00**	0.01	**0.00**	0.01
Weighted-average common shares outstanding:				
Basic	**5,867**	5,867	**5,867**	5,867
Diluted	**5,893**	5,893	**5,893**	5,893

See Notes to Condensed Consolidated Financial Statements in the Second Quarter 2022 Form 10-Q

EXHIBIT 99.2

Fannie Mae®

Financial Supplement
Q2 2022

July 29, 2022

- Some of the terms and other information in this presentation are defined and discussed more fully in Fannie Mae's Form 10-Q for the quarter ended June 30, 2022 (“Q2 2022 Form 10-Q”) and Form 10-K for the year ended December 31, 2021 (“2021 Form 10-K”). This presentation should be reviewed together with the Q2 2022 Form 10-Q and the 2021 Form 10-K, which are available at www.fanniemae.com in the “About Us—Investor Relations—SEC Filings” section. Information on or available through the company's website is not part of this supplement.
- Some of the information in this presentation is based upon information from third-party sources such as sellers and servicers of mortgage loans. Although Fannie Mae generally considers this information reliable, Fannie Mae does not independently verify all reported information.
- Due to rounding, amounts reported in this presentation may not sum to totals indicated (i.e., 100%), or amounts shown as 100% may not reflect the entire population.
- Unless otherwise indicated "Q2 YTD 2022" data is as of June 30, 2022 or for the first half of 2022. Data for prior years is as of December 31 or for the full year indicated.
- Note references are to endnotes, appearing on pages 23 to 26.
- Terms used in presentation

  CAS: Connecticut Avenue Securities®

  CIRT™: Credit Insurance Risk Transfer™

  CRT: Credit risk transfer

  DSCR: Weighted-average debt service coverage ratio

  DTI ratio: Debt-to-income (“DTI”) ratio refers to the ratio of a borrower’s outstanding debt obligations (including both mortgage debt and certain other long-term and significant short-term debts) to that borrower’s reported or calculated monthly income, to the extent the income is used to qualify for the mortgage

  DUS®: Fannie Mae’s Delegated Underwriting and Servicing program

  FHFA: The Federal Housing Finance Agency

  HARP®: Home Affordable Refinance Program®, registered trademarks of the Federal Housing Finance Agency, which allowed eligible Fannie Mae borrowers with high LTV ratio loans to refinance into more sustainable loans

  LTV ratio: Loan-to-value ratio

  MSA: Metropolitan statistical area

  MTMLTV ratio: Mark-to-market loan-to-value ratio, which refers to the current unpaid principal balance of a loan at period end, divided by the estimated current home price at period end

  OLTV ratio: Origination loan-to-value ratio, which refers to the unpaid principal balance of a loan at the time of origination of the loan, divided by the home price or property value at origination of the loan

  Refi Plus™: Refi Plus initiative, which offered refinancing flexibility to eligible Fannie Mae borrowers

  REO: Real estate owned by Fannie Mae because it has foreclosed on the property or obtained the property through a deed-in-lieu of foreclosure

  TCCA fees: Refers to revenues generated by the 10 basis point guaranty fee increase the company implemented on single-family residential mortgages pursuant to the Temporary Payroll Tax Cut Continuation Act of 2011 (“TCCA”) and as extended by the Infrastructure Investment and Jobs Act, the incremental revenue from which is remitted to Treasury and not retained by the company.

  UPB: Unpaid principal balance

Table of Contents

Overview

Corporate Financial Highlights

Summary of Q2 2022 Financial Results

(Dollars in millions)	Q2 2022	Q1 2022	Variance	Q2 YTD 2022	Q2 YTD 2021	Variance
Net interest income	**$7,808**	$7,399	$409	**$15,207**	$15,028	$179
Fee and other income	**81**	83	(2)	**164**	190	(26)
Net revenues	**7,889**	7,482	407	**15,371**	15,218	153
Investment gains (losses), net	**(49)**	(102)	53	**(151)**	691	(842)
Fair value gains, net	**529**	480	49	**1,009**	338	671
Administrative expenses	**(795)**	(808)	13	**(1,603)**	(1,494)	(109)
Credit-related income (expense)	**(251)**	(201)	(50)	**(452)**	3,317	(3,769)
TCCA fees	**(841)**	(824)	(17)	**(1,665)**	(1,489)	(176)
Credit enhancement expense	**(332)**	(278)	(54)	**(610)**	(558)	(52)
Change in expected credit enhancement recoveries	**(47)**	60	(107)	**13**	(75)	88
Other expenses, net[1]	**(228)**	(236)	8	**(464)**	(599)	135
Income before federal income taxes	**5,875**	5,573	302	**11,448**	15,349	(3,901)
Provision for federal income taxes	**(1,222)**	(1,165)	(57)	**(2,387)**	(3,204)	817
Net income	**$4,653**	$4,408	$245	**$9,061**	$12,145	$(3,084)
Total comprehensive income	**$4,649**	$4,401	$248	**$9,050**	$12,086	$(3,036)
Net worth	**$56,407**	$51,758	$4,649	**$56,407**	$37,345	$19,062
Net worth ratio[2]	1.3 %	1.2 %		1.3 %	0.9 %	

Q2 2022 Key Highlights

$4.7 billion net income in Q2 2022, with net worth reaching $56.4 billion as of June 30, 2022

Net income increased $245 million in the second quarter of 2022 compared with the first quarter of 2022 driven primarily by an increase in net interest income.

Net Interest income

- Higher income earned on investments as a result of increases in interest rates during the quarter contributed to an increase in net interest income from the company's retained mortgage portfolio and other investments portfolio.
- Net interest income from the company's guaranty book of business decreased slightly due to a decline in net amortization income driven by reduced refinancing activity, partially offset by higher base guaranty fee income.

Credit-related expense

Credit-related expense for the second quarter was driven in part by an increase in interest rates that was partially offset by home price growth.

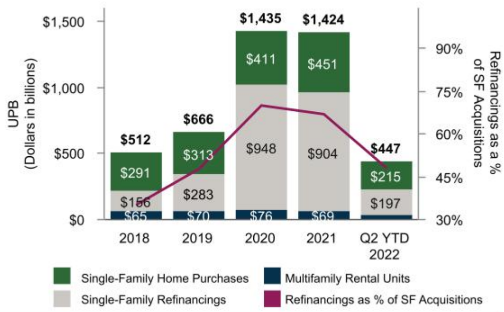
- *Benefit from home price growth.* While home price growth was strong in the second quarter of 2022, the positive impact on the company's allowance was reduced by some recent market indicators that suggest home price growth may be moderating at a faster pace than the company anticipates.
- *Provision from interest rate increases.* The rise in actual and projected interest rates in the second quarter of 2022 more than offset the benefit from home price growth. Increases in interest rates reduce the expected volume of loan prepayments and extend the expected life of previously modified loans accounted for as troubled debt restructurings, or TDRs, as it is less likely these loans will refinance.

Guaranty Book of Business Highlights

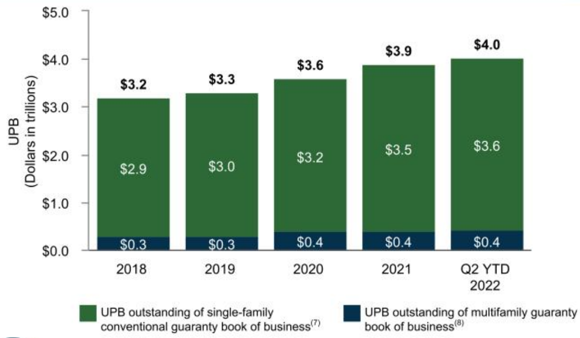
Market Liquidity Provided

Total liquidity provided in the second quarter of 2022 was $191B

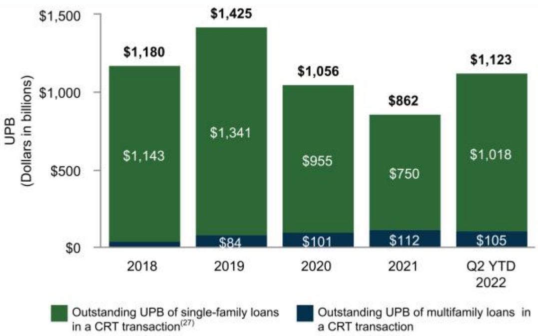
Unpaid Principal Balance	Units
$111B	334K Single-Family Home Purchases
$61B	240K Single-Family Refinancings
$19B	156K Multifamily Rental Units



Outstanding Guaranty Book of Business at Period End



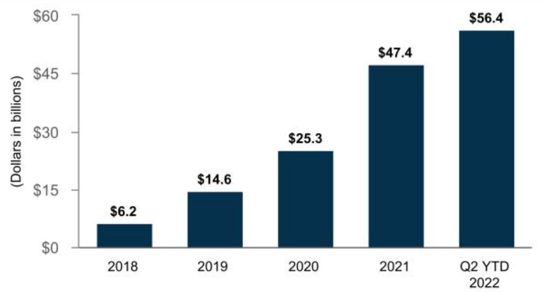
Guaranty Book in a CRT



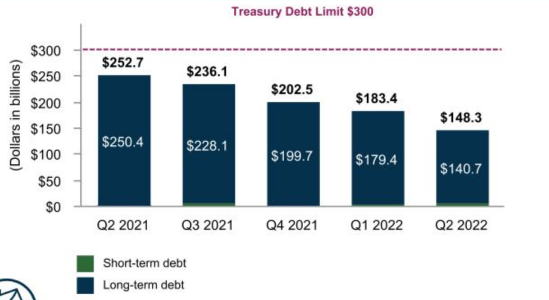
Interest Income and Liquidity Management

Components of Net Interest Income

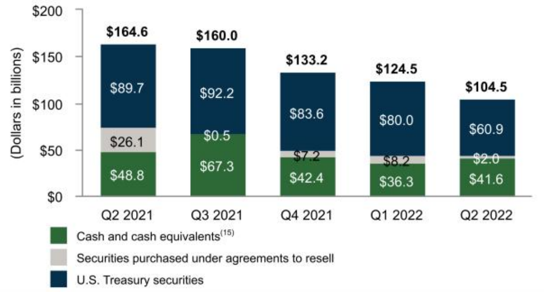
Net Worth of Fannie Mae



Aggregate Indebtedness of Fannie Mae(14)

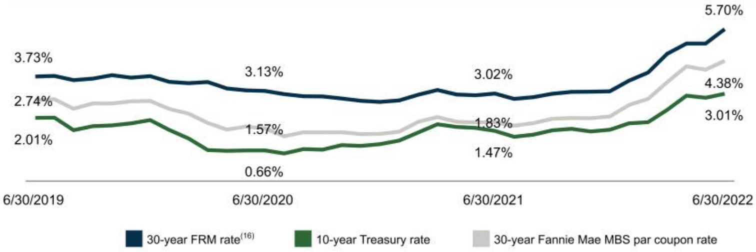


Other Investments Portfolio ("OIP")

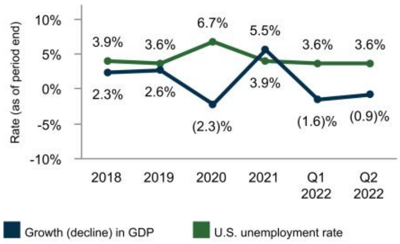


Key Market Economic Indicators

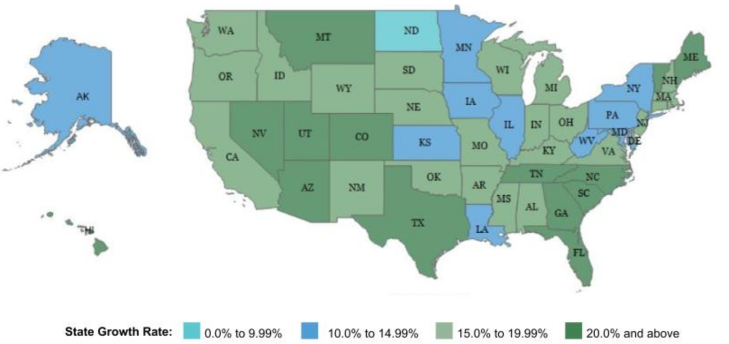
Benchmark Interest Rates



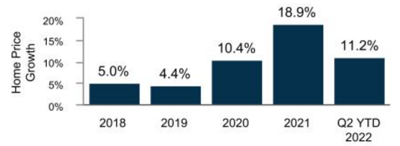
U.S. GDP Growth (Decline) Rate and Unemployment Rate(17)



One Year Home Price Growth Rate Q2 2022(18) United States 19.4%



Single-Family Home Price Growth Rate(18)



Top 10 States by UPB(18)

State	One Year Home Price Growth Rate Q2 2022	Share of Single-Family Conventional Guaranty Book
CA	19.8%	19%
TX	23.0%	7%
FL	33.7%	6%
NY	13.8%	4%
WA	19.6%	4%
NJ	18.5%	3%
CO	20.5%	3%
IL	13.6%	3%
VA	15.8%	3%
NC	26.3%	3%

Single-Family Business

Single-Family Highlights

Q2 2022

$6,573M
Net interest income

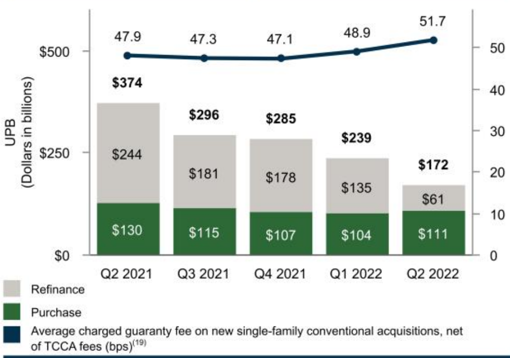
$(27)M
Investment losses, net

$543M
Fair value gains, net

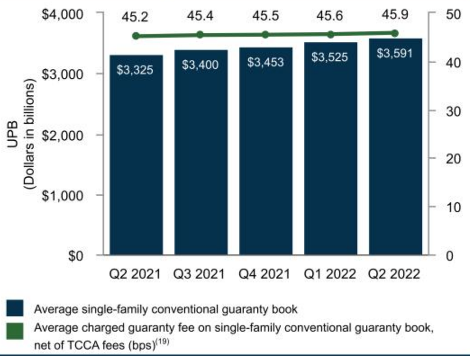
$(231)M
Credit-related expense

$3,886M
Net income

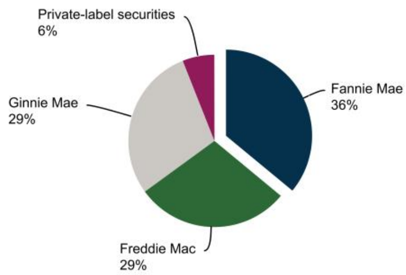
Single-Family Conventional Loan Acquisitions(7)



Single-Family Conventional Guaranty Book of Business(7)



Q2 2022 Single-Family Mortgage-Related Securities Share of Issuances



Highlights

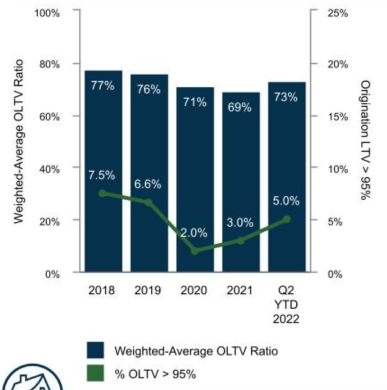
- Single-family conventional acquisition volume was $172.3 billion in Q2 2022, a decline from $239.5 billion in Q1 2022 due to the higher mortgage interest rate environment. Purchase acquisition volume was 64% of total single-family acquisition volume in the second quarter of 2022, compared to 43% in the first quarter of 2022, as refinance volumes continued to decline.
- The average single-family conventional guaranty book of business in Q2 2022 increased from Q1 2022 by 1.9% driven primarily by growth in the average balance of loans acquired during the quarter.
- Single-family serious delinquency rate decreased to 0.81% as of June 30, 2022, from 1.01% as of March 31, 2022 driven by borrowers exiting forbearance through a loan workout or by otherwise reinstating their loan.

Credit Characteristics of Single-Family Conventional Loan Acquisitions

Certain Credit Characteristics of Single-Family Conventional Loans by Acquisition Period | Q2 YTD 2022 Acquisition Credit Profile by Certain Loan Features

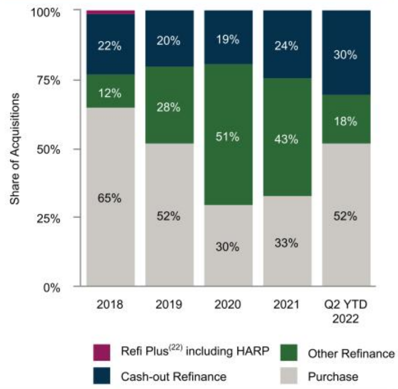
Categories are not mutually exclusive	Q2 2021	Q3 2021	Q4 2021	Full Year 2021	Q1 2022	Q2 2022	OLTV Ratio >95%	HomeReady®[21]	FICO Credit Score < 680[10]	DTI Ratio > 43%[20]
Total UPB (Dollars in billions)	$373.3	$296.4	$284.5	$1,354.7	$239.5	$172.3	$18.4	$10.1	$37.7	$123.8
Weighted-Average OLTV Ratio	70%	70%	70%	69%	71%	75%	97%	90%	70%	75%
OLTV Ratio > 95%	2%	4%	4%	3%	4%	5%	100%	41%	2%	5%
Weighted-Average FICO® Credit Score[10]	757	753	751	756	748	746	743	742	655	740
FICO Credit Score < 680[10]	6%	8%	8%	6%	9%	9%	4%	8%	100%	11%
DTI Ratio > 43%[20]	22%	24%	25%	23%	29%	32%	33%	51%	35%	100%
Fixed-rate	99%	99%	99%	99%	99%	99%	100%	100%	100%	99%
Primary Residence	93%	95%	91%	92%	90%	91%	100%	100%	96%	90%
HomeReady®[21]	3%	3%	3%	3%	2%	3%	23%	100%	2%	4%

Origination Loan-to-Value Ratio



FICO Credit Score[10]

Acquisitions by Loan Purpose



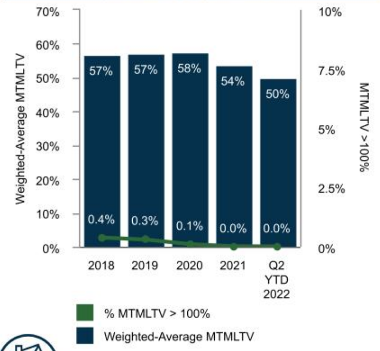
Credit Characteristics of Single-Family Conventional Guaranty Book of Business

Certain Credit Characteristics of Single-Family Conventional Guaranty Book of Business by Origination Year and Loan Features(7)(23)

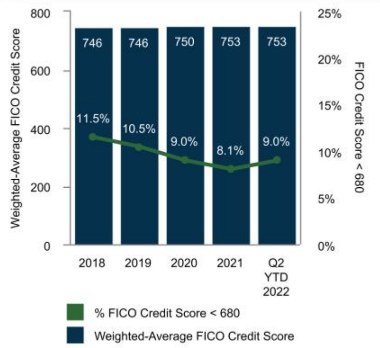
As of June 30, 2022

Categories are not mutually exclusive	Overall Book	Origination Year: 2008 & Earlier	2009-2018	2019	2020	2021	2022	Certain Loan Features: OLTV Ratio > 95%	HomeReady®(21)	FICO Credit Score < 680(10)	Refi Plus Including HARP(22)	DTI Ratio > 43%(20)
Total UPB (Dollars in billions)	$3,613.9	$84.0	$851.1	$179.0	$973.2	$1,211.2	$315.4	$164.8	$104.8	$290.7	$135.3	$842.2
Average UPB	$204,264	$80,157	$132,345	$201,064	$254,533	$273,262	$295,474	$169,781	$180,333	$158,560	$105,341	$221,855
Share of SF Conventional Guaranty Book	100%	2%	23%	5%	27%	34%	9%	5%	3%	9%	4%	23%
Loans in Forbearance by UPB(24)	0.3%	1.1%	0.5%	0.7%	0.3%	0.3%	0.1%	0.7%	0.8%	1.2%	0.5%	0.6%
Share of Loans with Credit Enhancement(25)	39%	10%	47%	55%	34%	41%	29%	83%	81%	37%	40%	43%
Serious Delinquency Rate(11)	0.81%	3.53%	1.12%	1.32%	0.34%	0.19%	0.02%	1.91%	1.34%	2.98%	1.25%	1.30%
Weighted-Average OLTV Ratio	72%	75%	74%	76%	71%	70%	74%	103%	87%	74%	84%	74%
OLTV Ratio > 95%	5%	9%	7%	8%	3%	3%	5%	100%	34%	7%	28%	6%
Amortized OLTV Ratio(26)	67%	70%	61%	71%	67%	68%	73%	92%	83%	70%	72%	70%
Weighted-Average Mark-to-Market LTV Ratio(9)	50%	32%	34%	49%	50%	57%	70%	64%	64%	49%	32%	52%
Weighted-Average FICO Credit Score(10)	753	697	747	747	762	755	747	733	742	651	727	741
FICO Credit Score < 680(10)	9%	38%	11%	9%	4%	7%	9%	12%	9%	100%	23%	11%

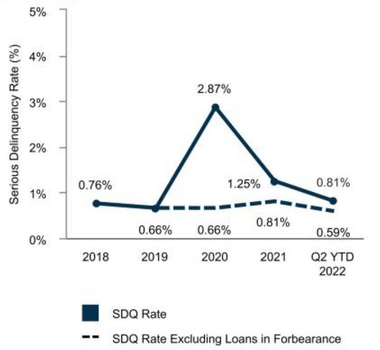
Mark-to-Market Loan-to-Value (MTMLTV) Ratio(9)



FICO Credit Score(10)

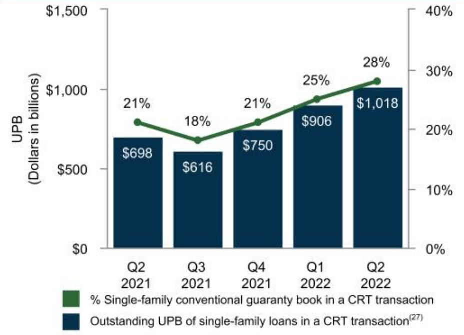


SDQ Rate(11)



Single-Family Credit Risk Transfer

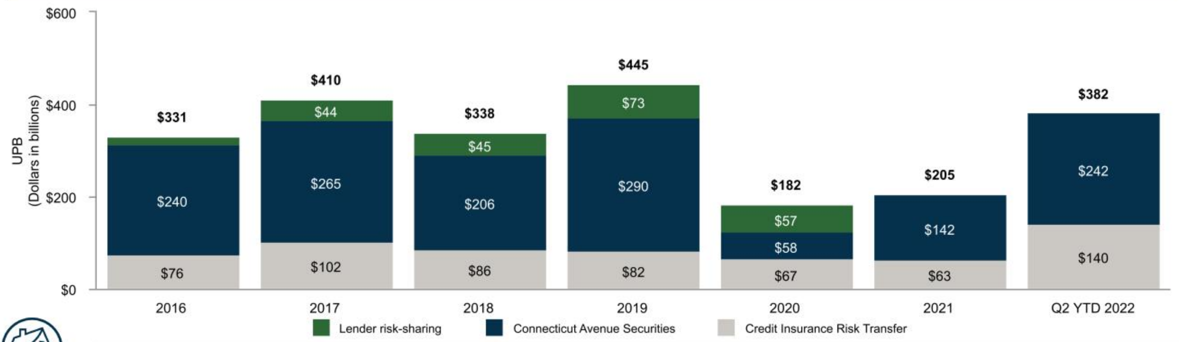
Single-Family Credit Risk Transfer



Single-Family Loans with Credit Enhancement

Credit Enhancement Outstanding UPB (dollars in billions)	2020 Outstanding UPB	2020 % of Book[30] Outstanding	2021 Outstanding UPB	2021 % of Book[30] Outstanding	Q2 YTD 2022 Outstanding UPB	Q2 YTD 2022 % of Book[30] Outstanding
Primary mortgage insurance & other[28]	$681	21%	$697	20%	**$734**	**20%**
Connecticut Avenue Securities[29]	$608	19%	$512	14%	**$681**	**19%**
Credit Insurance Risk Transfer[27]	$216	7%	$168	5%	**$276**	**7%**
Lender risk-sharing[29]	$131	4%	$70	2%	**$61**	**2%**
(Less: loans covered by multiple credit enhancements)	($304)	(9)%	($253)	(7)%	**($328)**	**(9)%**
Total single-family loans with credit enhancement	$1,332	42%	$1,194	34%	**$1,424**	**39%**

Single-Family Credit Risk Transfer Issuance

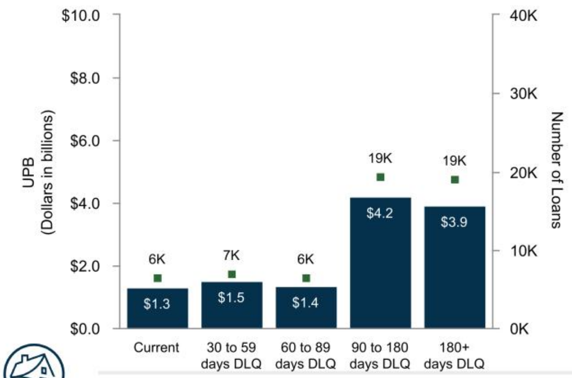


Single-Family Conventional Guaranty Book of Business in Forbearance

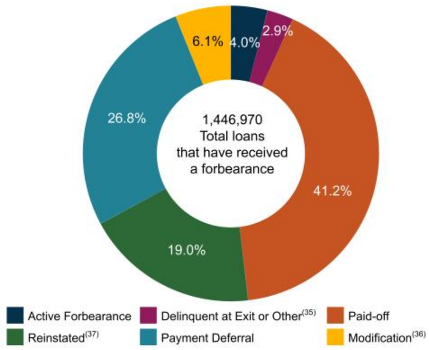
Certain Credit Characteristics of Single-Family Loans in Forbearance[24][31]

As of June 30, 2022		Origination Year					
Categories are not mutually exclusive	Total	2008 & Earlier	2009-2018	2019	2020	2021	2022
Total UPB (Dollars in billions)	**$12.3**	$1.0	$4.0	$1.2	$2.8	$3.1	$0.2
Average UPB	**$212,127**	$115,447	$167,989	$229,352	$278,068	$312,964	$357,377
Share of Single-Family Conventional Guaranty Book based on Loan Count	**0.3%**	0.0%	0.1%	0.0%	0.1%	0.1%	0.0%
Share of Single-Family Conventional Guaranty Book based on UPB[32]	**0.3%**	0.0%	0.1%	0.0%	0.1%	0.1%	0.0%
MTMLTV Ratio > 80% without Mortgage Insurance	**0.3%**	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%
DTI Ratio > 43%[20]	**39.6%**	3.1%	12.5%	4.3%	8.6%	10.4%	0.7%
FICO Credit Score < 680[10]	**28.9%**	4.1%	11.0%	2.5%	4.5%	6.4%	0.4%
OLTV Ratio > 95%	**10.0%**	0.9%	4.4%	1.5%	1.6%	1.5%	0.1%

Delinquency Status of $12.3B UPB in Forbearance[33] as of June 30, 2022

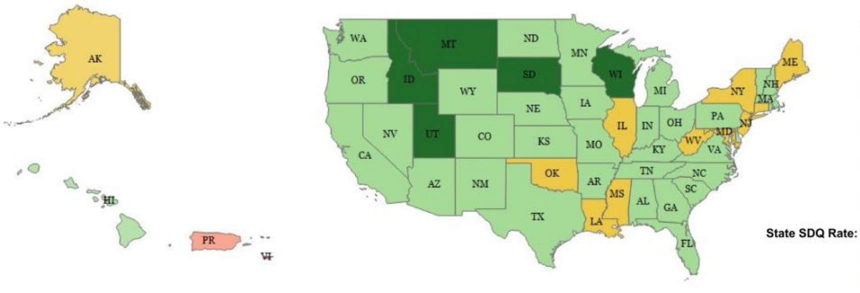


Single-Family Loan Forbearance Status[34] As of June 30, 2022



Single-Family Problem Loan Statistics

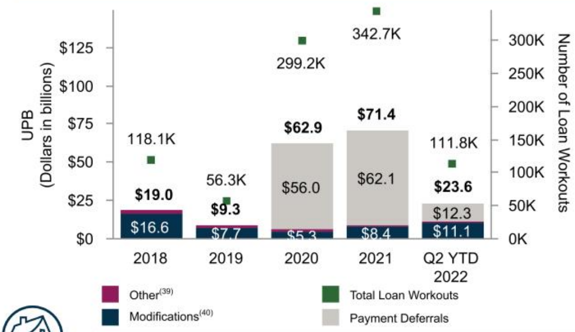
Single-Family Serious Delinquency Rate by State as of June 30, 2022[11]



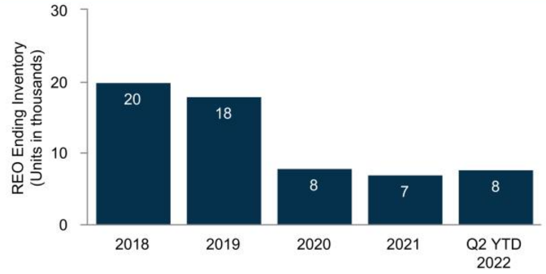
Top 10 States by UPB

State	Serious Delinquency Rate[11]	Average Months to Foreclosure[38]
CA	0.59%	47
TX	0.89%	29
FL	0.92%	67
NY	1.54%	71
WA	0.52%	—
NJ	1.17%	55
CO	0.51%	—
IL	1.08%	36
VA	0.67%	29
NC	0.69%	42

Single-Family Loan Workouts

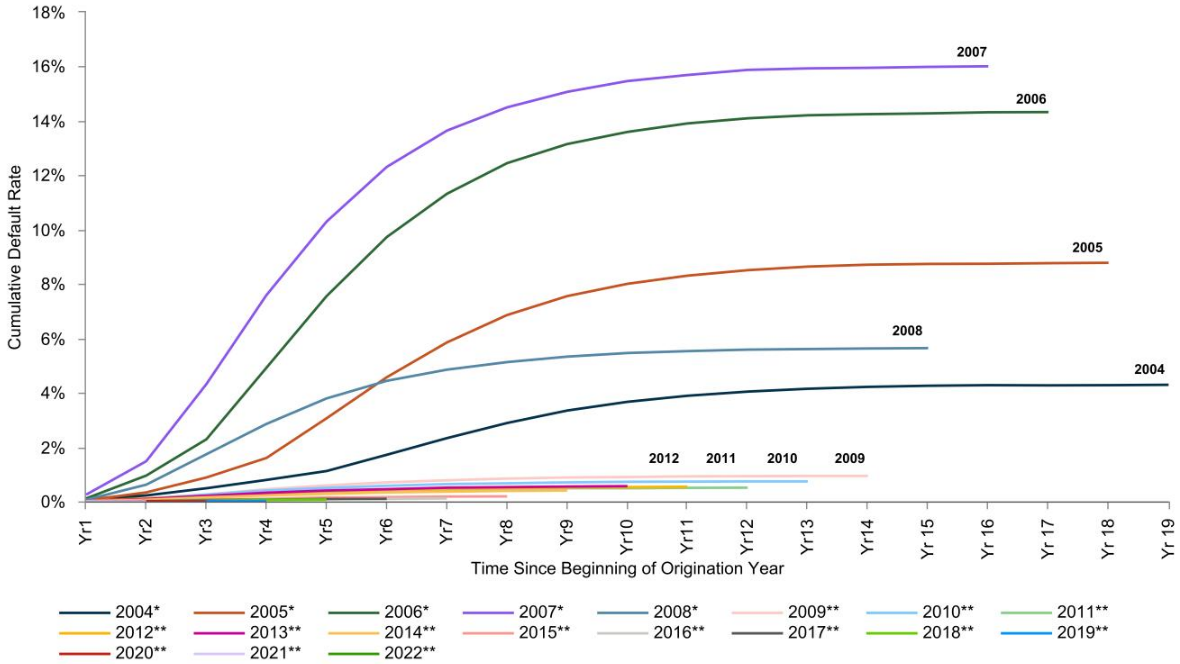


Single-Family REO Ending Inventory



Single-Family Cumulative Default Rates

Cumulative Default Rates of Single-Family Conventional Guaranty Book of Business by Origination Year(54)



* Loans originated prior to 2009 represent only 2% of the single-family conventional guaranty book of business as of June 30, 2022.

**As of June 30, 2022, cumulative default rates on the loans originated in each individual year from 2009-2022 were less than 1%.

Multifamily Business

Fannie Mae®

Multifamily Highlights

Q2 2022

$1,235M
Net interest income

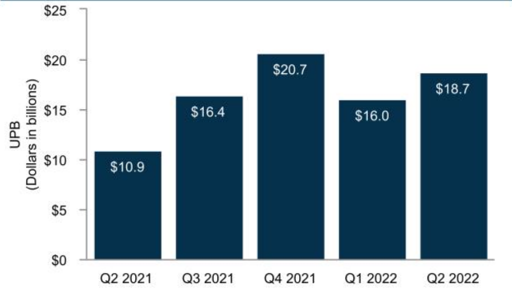
$21M
Fee and other income

$(14)M
Fair value losses, net

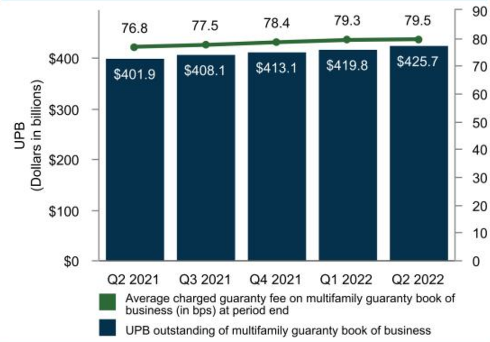
$(20)M
Credit-related expense

$767M
Net income

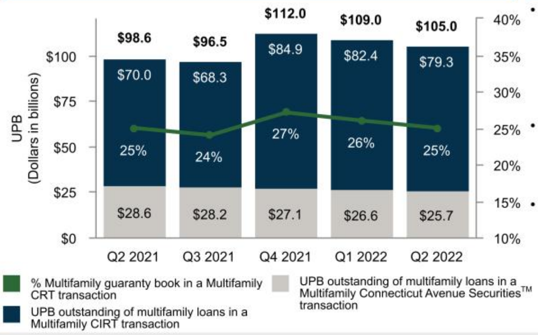
Multifamily New Business Volume



Multifamily Guaranty Book of Business[8]



Multifamily Credit Risk Transfer



Highlights

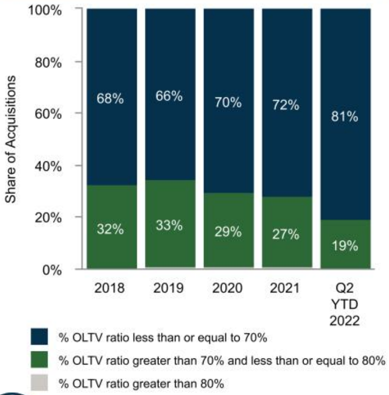
- New multifamily business volume was $18.7 billion in Q2 2022. The Federal Housing Finance Agency (FHFA) established a 2022 multifamily volume cap of $78 billion, of which 50% must be mission-driven, focused on certain affordable and underserved market segments, and 25% affordable to residents earning 60% or less of area median income.
- The multifamily guaranty book of business grew by 1.4% in Q2 2022 to $425.7 billion. The average charged guaranty fee on the multifamily book increased from 79.3 basis points as of March 31, 2022 to 79.5 basis points as of June 30, 2022.
- The multifamily serious delinquency rate decreased to 0.34% as of June 30, 2022, compared with 0.38% as of March 31, 2022, as recovery from COVID-19 continues. The multifamily serious delinquency rate, excluding loans that have received a forbearance since the start of the pandemic, remained flat at 0.03% as of June 30, 2022. Multifamily seriously delinquent loans are loans that are 60 days or more past due.

Credit Characteristics of Multifamily Loan Acquisitions

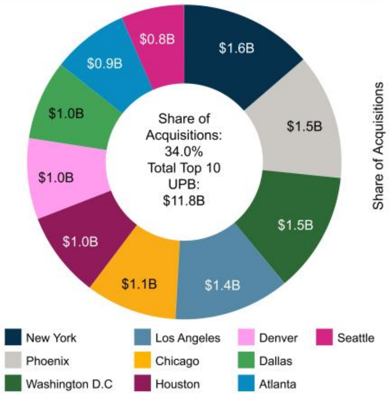
Certain Credit Characteristics of Multifamily Loans by Acquisition Period[8]

Categories are not mutually exclusive	2018	2019	2020	2021	Q2 YTD 2022
Total UPB (Dollars in billions)	$65.4	$70.2	$76.0	$69.5	**$34.7**
Weighted-Average OLTV Ratio	65%	66%	64%	65%	**61%**
Loan Count	3,723	4,113	5,051	4,203	**1,893**
% Lender Recourse[41]	100%	100%	99%	100%	**100%**
% DUS[42]	99%	100%	99%	99%	**99%**
% Full Interest-Only	33%	33%	38%	40%	**47%**
Weighted-Average OLTV Ratio on Full Interest-Only Acquisitions	58%	59%	58%	59%	**56%**
Weighted-Average OLTV Ratio on Non-Full Interest-Only Acquisitions	68%	69%	68%	68%	**65%**
% Partial Interest-Only[43]	53%	56%	50%	50%	**43%**

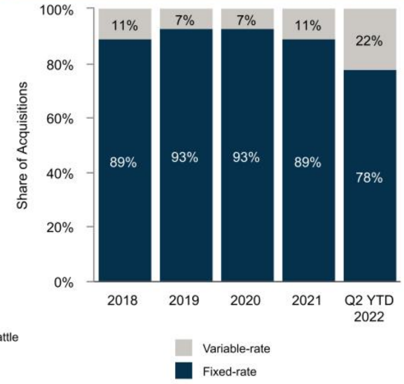
Origination Loan-to-Value Ratio[8]



Top 10 MSAs by Q2 YTD 2022 Acquisition UPB[8]



Acquisitions by Note Type[8]



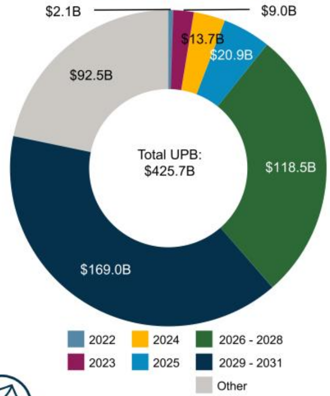
Credit Characteristics of Multifamily Guaranty Book of Business

Certain Credit Characteristics of Multifamily Guaranty Book of Business by Acquisition Year, Asset Class, or Targeted Affordable Segment[8]

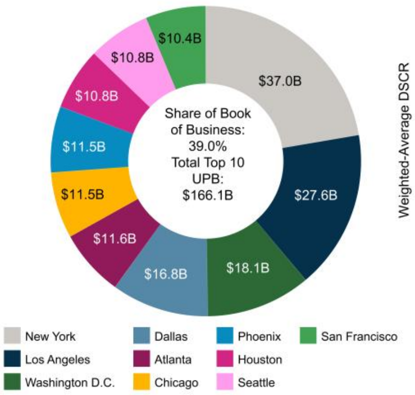
As of June 30, 2022

Categories are not mutually exclusive	Overall Book	Acquisition Year: 2008 & Earlier	2009-2017	2018	2019	2020	2021	2022	Asset Class or Targeted Affordable Segment: Conventional /Co-op[44]	Seniors Housing[44]	Student Housing[44]	Manufactured Housing[44]	Privately Owned with Subsidy[48]
Total UPB (Dollars in billions)	$425.7	$6.4	$126.4	$52.9	$64.6	$72.5	$68.2	$34.7	$375.3	$16.7	$14.5	$19.2	$49.9
% of Multifamily Guaranty Book	100%	2%	30%	12%	15%	17%	16%	8%	88%	4%	3%	5%	12%
Loan Count	28,284	2,479	8,474	2,908	3,604	4,805	4,122	1,892	25,374	622	588	1,700	3,832
Average UPB (Dollars in millions)	$15.1	$2.6	$14.9	$18.2	$17.9	$15.1	$16.5	$18.3	$14.8	$27.0	$24.6	$11.3	$13.0
Weighted-Average OLTV Ratio	65%	69%	66%	64%	66%	64%	64%	61%	65%	66%	66%	64%	68%
Weighted-Average DSCR[46]	2.2	2.6	2.0	1.9	2.1	2.5	2.4	2.2	2.2	1.6	1.9	2.3	2.1
% Fixed rate	90%	23%	90%	94%	94%	95%	90%	78%	91%	61%	82%	92%	84%
% Full Interest-Only	35%	29%	28%	36%	34%	39%	40%	47%	37%	13%	33%	26%	25%
% Partial Interest-Only[43]	50%	18%	50%	52%	56%	50%	50%	43%	49%	61%	61%	58%	45%
% Small Balance Loans[45]	39%	90%	43%	28%	34%	36%	26%	23%	40%	14%	22%	49%	46%
% DUS[8]	99%	92%	98%	100%	100%	99%	99%	99%	99%	98%	100%	100%	98%
Serious Delinquency Rate[47]	0.34%	0.34%	0.73%	0.43%	0.36%	0.05%	0.01%	0.00%	0.23%	1.39%	2.41%	0.02%	0.15%

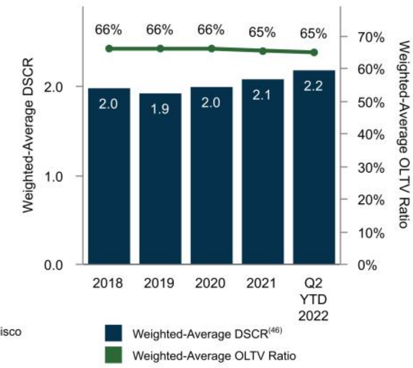
UPB by Maturity Year As of June 30, 2022[8]



Top 10 MSAs by UPB As of June 30, 2022[8]

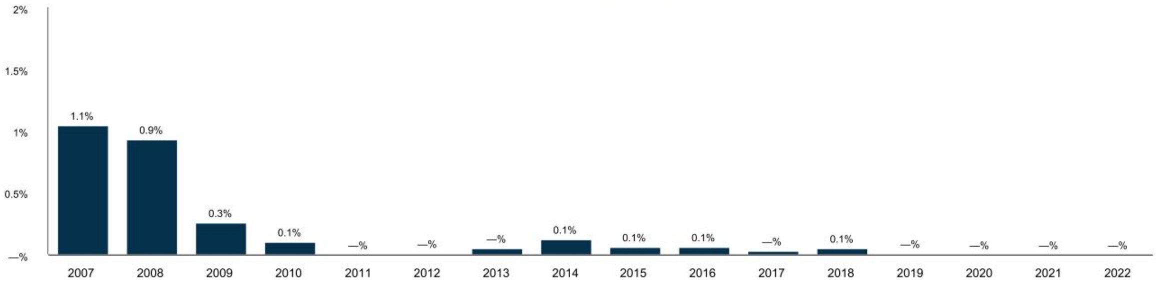


Certain Credit Characteristics of Guaranty Book

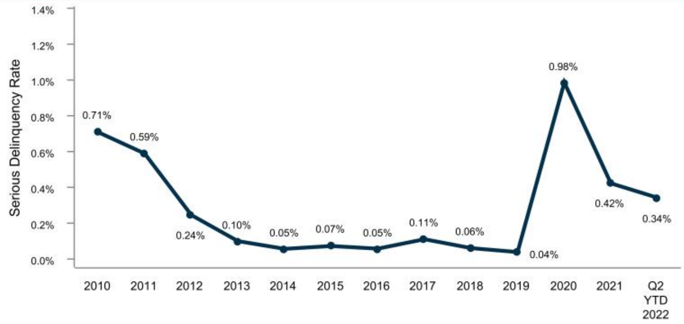


Multifamily Serious Delinquency, Credit Loss and Forbearance Rates

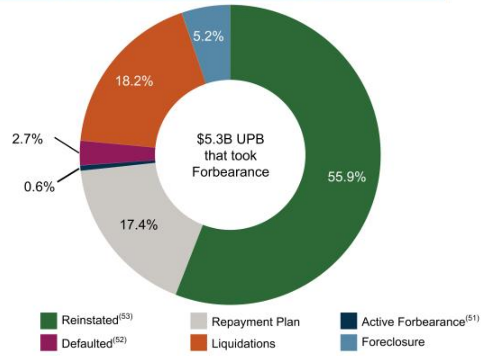
Cumulative Total Credit Loss Rate, Net by Acquisition Year Through Q2 2022[49]



Serious Delinquency Rate[47]



COVID-19-Related Loan Forbearance Status as of June 30, 2022[50]



Endnotes

Endnotes

(1) Other expenses, net are comprised of debt extinguishment gains and losses, housing trust fund expenses, loan subservicing costs, servicer fees paid in connection with certain loss mitigation activities, and gains and losses from partnership investments.

(2) Calculated based upon net worth divided by total assets outstanding at the end of the period.

(3) Intentionally left blank.

(4) Intentionally left blank.

(5) Intentionally left blank.

(6) Net amortization income refers to the amortization of premiums and discounts on mortgage loans and debt of consolidated trusts. These cost basis adjustments represent the difference between the initial fair value and the carrying value of these instruments as well as upfront fees Fannie Mae receives at the time of loan acquisition. This excludes the amortization of cost basis adjustments resulting from hedge accounting.

(7) Single-family conventional loan population consists of: (a) single-family conventional mortgage loans of Fannie Mae and (b) single-family conventional mortgage loans underlying Fannie Mae MBS other than loans underlying Freddie Mac securities that Fannie Mae has resecuritized. It excludes non-Fannie Mae single-family mortgage-related securities held in the retained mortgage portfolio for which Fannie Mae does not provide a guaranty. Conventional refers to mortgage loans and mortgage-related securities that are not guaranteed or insured, in whole or in part, by the U.S. government or one of its agencies.

(8) The multifamily guaranty book of business consists of: (a) multifamily mortgage loans of Fannie Mae; (b) multifamily mortgage loans underlying Fannie Mae MBS; and (c) other credit enhancements that the company provided on multifamily mortgage assets. It excludes non-Fannie Mae multifamily mortgage-related securities held in the retained mortgage portfolio for which Fannie Mae does not provide a guaranty.

(9) The average estimated mark-to-market LTV ratio is based on the unpaid principal balance of the loan divided by the estimated current value of the property at period end, which the company calculates using an internal valuation model that estimates periodic changes in home value. Excludes loans for which this information is not readily available.

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

(11) Single-family SDQ rate refers to single-family loans that are 90 days or more past due or in the foreclosure process, expressed as a percentage of the company's single-family conventional guaranty book of business, based on loan count. Single-family SDQ rate for loans in a particular category refers to SDQ loans in the applicable category, divided by the number of loans in the single-family conventional guaranty book of business in that category.

(12) Total base guaranty fee income is interest income from the guaranty book of business including the impact of a 10 basis point guaranty fee increase implemented in 2012 pursuant to the Temporary Payroll Tax Cut Continuation Act of 2011 and as extended by the Infrastructure Investment and Jobs Act, the incremental revenue from which is remitted to Treasury and not retained by the company.

(13) Includes interest income from assets held in the company's retained mortgage portfolio and other investments portfolio, as well as other assets used to generate lender liquidity. Also includes interest expense on the company's outstanding corporate debt and Connecticut Avenue Securities® debt as well as the impact from hedge accounting.

(14) Reflects the company's aggregate indebtedness at the end of each period presented measured in unpaid principal balance and excludes effects of cost basis adjustments and debt of consolidated trusts.

Endnotes

(15) Cash equivalents are comprised of overnight repurchase agreements and U.S. Treasuries that have a maturity at the date of acquisition of three months or less.

(16) Refers to the U.S. weekly average fixed-rate mortgage rate according to Freddie Mac's Primary Mortgage Market Survey®. These rates are reported using the latest available data for a given period.

(17) U.S. Gross Domestic Product ("GDP") annual growth (decline) rates for periods prior to 2022 are based on the annual "percentage change from fourth quarter to fourth quarter one year ago" calculated by the Bureau of Economic Analysis and are subject to revision. GDP decline rates for periods in 2022 are the annualized GDP decline rates based on the Second Quarter 2022 (Advance Estimate) published by the Bureau of Economic Analysis on July 28, 2022.

(18) Home price estimates are based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of June 2022. Including subsequent data may lead to materially different results. Home price growth rate is not seasonally adjusted. UPB estimates are based on data available through the end of June 2022, and the top 10 states are reported by UPB in descending order. One-year home price growth rate is for the 12-month period ending June 30, 2022.

(19) Represents, on an annualized basis, the sum of the base guaranty fees charged during the period for the company's single-family conventional guaranty arrangements plus the recognition of any upfront cash payments relating to these guaranty arrangements based on an estimated average life at the time of acquisition. Excludes the impact of a 10 basis point guaranty fee increase implemented pursuant to the TCCA, the incremental revenue from which is remitted to Treasury and not retained by the company.

(20) Excludes loans for which this information is not readily available. From time to time, the company revises its guidelines for determining a borrower's DTI ratio. The amount of income reported by a borrower and used to qualify for a mortgage may not represent the borrower's total income; therefore, the DTI ratios reported may be higher than borrowers' actual DTI ratios.

(21) Refers to HomeReady® mortgage loans, a low down payment mortgage product offered by the company that is designed for creditworthy low-income borrowers. HomeReady allows up to 97% loan-to-value ratio financing for home purchases. The company offers additional low down payment mortgage products that are not HomeReady loans; therefore, this category is not representative of all high LTV ratio single-family loans acquired or in the single-family conventional guaranty book of business for the periods shown. See the "OLTV Ratio > 95%" category for information on the single-family loans acquired or in the single-family conventional guaranty book of business with origination LTV ratios greater than 95%.

(22) "Refi Plus" refers to loans acquired under Fannie Mae's Refi Plus initiative, which offered refinancing flexibility to eligible Fannie Mae borrowers who were current on their loans and who applied prior to the initiative's December 31, 2018 sunset date. Refi Plus had no limits on maximum LTV ratio and provided mortgage insurance flexibilities for loans with LTV ratios greater than 80%.

(23) Calculated based on the aggregate unpaid principal balance of single-family loans for each category divided by the aggregate unpaid principal balance of loans in the single-family conventional guaranty book of business. Loans with multiple product features are included in all applicable categories.

(24) Consists of loans that are in an active forbearance as of June 30, 2022.

(25) Percentage of loans in the single-family conventional guaranty book of business, measured by unpaid principal balance, included in an agreement used to reduce credit risk by requiring collateral, letters of credit, mortgage insurance, corporate guarantees, inclusion in a credit risk transfer transaction reference pool, or other agreement that provides for Fannie Mae's compensation to some degree in the event of a financial loss relating to the loan.

(26) Amortized origination loan-to-value ratio is calculated based on the current UPB of a loan at period end, divided by the home price at origination of the loan.

(27) Includes mortgage pool insurance transactions covering loans with an unpaid principal balance of approximately $1.4 billion outstanding as of June 30, 2022.

(28) Refers to loans included in an agreement used to reduce credit risk by requiring primary mortgage insurance, collateral, letters of credit, corporate guarantees, or other agreements to provide an entity with some assurance that it will be compensated to some degree in the event of a financial loss. Excludes loans covered by credit risk transfer transactions unless such loans are also covered by primary mortgage insurance.

Endnotes

(29) Outstanding unpaid principal balance represents the underlying loan balance, which is different from the reference pool balance for CAS and some lender risk-sharing transactions.

(30) Based on the unpaid principal balance of the single-family conventional guaranty book of business as of period end.

(31) Calculated based on the unpaid principal balance of loans in forbearance with the specific credit characteristic and vintage divided by the total unpaid principal balance of loans in forbearance in that origination year at period end.

(32) Share of single-family conventional guaranty book based on UPB was calculated based upon the unpaid principal balance of loans in forbearance by vintage divided by the total unpaid principal balance of the single-family conventional guaranty book of business at period end.

(33) Pursuant to the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act"), for purposes of reporting to the credit bureaus, servicers must report a borrower receiving a COVID-19-related payment accommodation, such as a forbearance plan or loan modification, as current if the borrower was current prior to receiving the accommodation and the borrower makes all required payments in accordance with the accommodation. For purposes of the company's disclosures regarding delinquency status, loans receiving COVID-19-related payment forbearance are reported as delinquent according to the contractual terms of the loan.

(34) As a part of the company's relief programs and pursuant to the CARES Act, the company has authorized servicers to permit payment forbearance to borrowers experiencing a COVID-19-related financial hardship for up to 12 months without regard to the delinquency status of the loan, and for borrowers already in forbearance as of February 28, 2021, for a total of up to 18 months, provided that the forbearance does not result in the loan becoming greater than 18 months delinquent.

(35) Consists of 42,275 loans that were delinquent upon the expiration of the forbearance arrangement and 743 loans that exited forbearance through a repayment plan.

(36) Includes loans that are in trial modifications.

(37) Represents single-family loans that are no longer in forbearance and are current according to the original terms of the loan. Also includes loans that remained current throughout the forbearance arrangement and continue to perform.

(38) Measured from the borrowers' last paid installment on their mortgages to when the related properties were added to the company's REO inventory for foreclosures completed during the six months ended June 30, 2022. Home Equity Conversion Mortgages insured by the Department of Housing and Urban Development are excluded from this calculation.

(39) Includes repayment plans and foreclosure alternatives. Repayment plans reflect only those plans associated with loans that were 60 days or more delinquent. Beginning with the year ended December 31, 2020, completed forbearance arrangements are excluded.

(40) There were approximately 25,000 loans in a trial modification period that was not complete as of June 30, 2022.

(41) Represents the percentage of loans with lender risk-sharing agreements in place, measured by unpaid principal balance.

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

(43) Includes any loan that was underwritten with an interest-only term less than the term of the loan, regardless of whether it is currently in its interest-only period.

Endnotes

(44) See https://multifamily.fanniemae.com/financing-options/products for definitions. Loans with multiple product features are included in all applicable categories.

(45) Small balance loans refers to multifamily loans with an original unpaid balance of up to $6 million nationwide.

(46) Weighted-average debt service coverage ratio, or "DSCR", is calculated using the latest available income information from annual statements for these properties. When operating statement information is not available, the DSCR at the time of acquisition is used. If both are unavailable, the underwritten DSCR is used. Although the company uses the most recently available results from their multifamily borrowers, there is a lag in reporting, which typically can range from three to six months, but in some cases may be longer. Co-op loans are excluded from this metric.

(47) Multifamily SDQ rate refers to multifamily loans that are 60 days or more past due, expressed as a percentage of the company's multifamily guaranty book of business, based on unpaid principal balance. Multifamily SDQ rate for loans in a particular category (such as acquisition year, asset class or targeted affordable segment), refers to SDQ loans in the applicable category, divided by the unpaid principal balance of the loans in the multifamily guaranty book of business in that category.

(48) The Multifamily Affordable Business Channel focuses on financing properties that are under an agreement that provides long-term affordability, such as properties with rent subsidies or income restrictions. The parameters to qualify under Privately Owned with Subsidy were expanded in Q3 2021, resulting in an increase in properties classified as targeted affordable volume.

(49) Cumulative net credit loss rate is the cumulative net credit losses (gains) through June 30, 2022 on the multifamily loans that were acquired in the applicable period, as a percentage of the total acquired unpaid principal balance of multifamily loans in the applicable period. Net credit losses include expected benefit of freestanding loss-sharing benefit, primarily multifamily DUS lender risk-sharing transactions.

(50) Displays the status and percentage of UPB as of current period end of the multifamily loans in the guaranty book of business that have received a COVID-19-related forbearance since the onset of the COVID-19 pandemic, including loans that liquidated prior to period end. Since the COVID-19 pandemic was declared a national emergency in March 2020, Fannie Mae has broadly offered forbearance to affected multifamily borrowers.

(51) Includes loans that are in the process of extending their forbearance.

(52) Includes loans that are no longer in forbearance and are not on a repayment plan. Loans in this population may proceed to other loss mitigation activities, such as foreclosure or modification.

(53) Represents multifamily loans that are no longer in forbearance and are current according to the original terms of the loan.

(54) 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 June 30, 2022 is not necessarily indicative of the ultimate performance of the loans and performance may change, perhaps materially, in future periods.