Fannie Mae Single-Family Loan Performance Data Glossary

Fannie Mae provides loan performance data on a portion of its single-family mortgage loans to promote better understanding of the credit performance of Fannie Mae mortgage loans. The population includes two datasets.

The Single-Family, Fixed-Rate Mortgage (**primary**) dataset contains a subset of Fannie Mae's 30-year-and-less, fully amortizing, full-documentation, single-family, conventional fixed-rate mortgages. This dataset does not include data on adjustable-rate mortgage loans, balloon mortgage loans, interest-only mortgage loans, mortgage loans with prepayment penalties, government-insured mortgage loans, Home Affordable Refinance Program® (HARP®) mortgage loans, Refi Plus™ mortgage loans, or non-standard mortgage loans. Certain types of mortgage loans (e.g., mortgage loans with original LTVs greater than 97 percent, Alt-A, other mortgage loans with reduced documentation and/or streamlined processing, and programs or variances that are ineligible today) have been excluded in order to make the dataset more reflective of current underwriting guidelines. Also excluded are mortgage loans originated prior to 1999, mortgage loans subject to long-term standby commitments, sold with lender recourse or subject to other third-party risk-sharing arrangements, or that were acquired by Fannie Mae on a negotiated bulk basis.

The initial population of mortgage loans in the primary dataset included Fannie Mae acquisitions between January 1, 2000 and March 31, 2012 with corresponding monthly performance data as of December 31, 2012. Every quarter following the initial release, Fannie Mae has updated and will continue to update the acquisitions data to include a new quarter of acquired mortgage loans as of the prior year in addition to providing updated performance data as of the previous quarter. Fannie Mae releases updated information on or after the 20th of the month following the end of the quarter.

The **HARP** dataset contains approximately one million 30-year, fixed-rate mortgage loans that are in the primary dataset that were acquired by Fannie Mae from January 1, 2000 through September 30, 2015 and then subsequently refinanced into a fixed-rate mortgage through HARP from April 1, 2009 through September 30, 2016. We do not anticipate adding new HARP loan acquisitions to this dataset. We expect to update the monthly performance data for the HARP dataset on a quarterly basis in conjunction with our normal quarterly updates of the primary historical dataset. The HARP dataset also includes a mapping key to assist users in aligning the loan ID in the primary dataset with the corresponding loan ID in the HARP dataset after the loan was refinanced.

Data Element	File	Description	Notes	Allowable Values/ Calculations
Adjusted Months To Maturity	P	The number of calendar months remaining until the outstanding unpaid principal balance of the mortgage loan amortizes to a zero balance, taking into account any additional prepayments, which could lead to the loan paying off earlier than its maturity date.	This field will be left blank for mortgage loans that have been modified.	
Asset Recovery Costs	P	Expenses associated with removing occupants and personal property from an occupied property post foreclosure. Such expenses include relocation assistance, deed-in-lieu fee, and fees and costs associated with eviction actions.	This field will be populated 90 days after the disclosed Disposition Date of the mortgage loan or the subject property.	
Associated Taxes for Holding Property	P	Payment of taxes associated with holding the property.	This field will be populated 90 days after the disclosed Disposition Date of the mortgage loan or the subject property.	
Borrower Credit Score at Origination	A	A numerical value used by the financial services industry to evaluate the quality of borrower credit. Credit scores are typically based on a proprietary statistical model that is developed for use by credit data repositories. These credit repositories apply the model to borrower credit information to arrive at a credit score. When this term is used by Fannie Mae, it is referring to the "classic" FICO score developed by Fair Isaac Corporation.	In cases where a mortgage loan is delivered without a credit score or the credit score information is outdated, Fannie Mae may acquire an updated credit score and use this information in place of the data provided at the time of the mortgage loan delivery. If the borrower credit score is outside of the range mentioned above or is unknown the value will be blank.	• 300 - 850 • Blank (if Credit Score is < 300 or > 850 or unknown)
Co-Borrower Credit Score at Origination	A	A numerical value used by the financial services industry to evaluate the quality of borrower credit. Credit scores are typically based on a proprietary statistical model that is developed for use by credit data repositories. These credit repositories apply the model to co-borrower credit information to arrive at a credit score. When this term is used by Fannie Mae, it is referring to the "classic" FICO score developed by Fair Isaac Corporation.	In cases where a mortgage loan is delivered without a credit score or the credit score information is outdated, Fannie Mae may acquire an updated credit score and use this information in place of the data provided at the time of the mortgage loan delivery. If the co-borrower credit score is outside of the range mentioned above, is not applicable, or is unknown the value will be blank.	• 300 - 850 • Blank (if Credit Score is < 300 or > 850, unknown, or is not applicable)
Credit Enhancement Proceeds	P	Proceeds from primary and/or pool mortgage insurance policy claims and recourse and indemnification payments from lenders under arrangements designed to limit credit exposure to Fannie Mae. Includes only amounts actually collected.	This field will be populated 90 days after the disclosed Disposition Date of the mortgage loan or the subject property.	

Data Element	File	Description	Notes	Allowable Values/ Calculations
Current Actual UPB	P	The current actual outstanding unpaid principal balance of a mortgage loan as it contributes to the current outstanding balance of the Reference Pool.	For a mortgage loan that has been modified, the current actual UPB will be updated to reflect the modified terms, including principal forbearance, if applicable. The actual unpaid principal balance for the first six months after acquiring the mortgage loan is intentionally left blank. For a mortgage loan that has been liquidated within six months of acquisition, the current actual UPB will display the original UPB as a rounded value. For a mortgage loan that has been liquidated after six months of acquisition, the current actual UPB will display the UPB at the time of liquidation.	
Current Interest Rate	P	The rate of interest in effect for the periodic installment due.	For a mortgage loan that has been modified, the current actual UPB will be updated to reflect the modified terms, including principal forgiveness, if applicable. The current actual UPB will be reduced to zero in the month in which the loan is removed from the Reference Pool. Due to borrower privacy considerations, this value will be rounded to the nearest $1,000 for the first six months of the life of the loan.	
Current Loan Delinquency Status	P	The number of months the obligor is delinquent as determined by the governing mortgage documents.	For mortgage loans that are liquidated, or the delinquency is unknown, the value of 'X' will display.	• 0 = Current, or less than 30 days past due • 1 = 30 – 59 days • 2 = 60 – 89 • 3 = 90 - 119 • Sequence continues thereafter for every 30 day period • X = Unknown

Data Element	File	Description	Notes	Allowable Values/ Calculations
Disposition Date	P	The date on which Fannie Mae's interest in a property ends through either the transfer of the property to a third party or the satisfaction of the mortgage obligation.	This field will be populated 90 days after the disclosed Disposition Date of the mortgage loan or the subject property. For the sale of an REO property, the Disposition Date is the date of REO sale. Due to borrower privacy considerations, the day value defaults to "01", regardless of the date on which the actual foreclosure event occurred within the reported month and year.	• MM/DD/YYYY
First Payment Date	A	The date of the first scheduled mortgage loan payment to be made by the borrower under the terms of the mortgage loan documents.		• MM/YYYY
First Time Home Buyer Indicator	A	An indicator that denotes if the borrower or co-borrower qualifies as a first-time homebuyer.	An individual is to be considered a first-time homebuyer who (1) is purchasing the property; (2) will reside in the property; and (3) had no ownership interest (sole or joint) in a residential property during the three-year period preceding the date of the purchase of the property. In addition, an individual who is a displaced homemaker or single parent also will be considered a first-time homebuyer if he or she had no ownership interest in a principal residence (other than a joint ownership interest with a spouse) during the preceding three-year time period.	• Y = Yes • N = No • U = Unknown
Foreclosure Costs	P	Expenses associated with obtaining title to property from the mortgagor, valuing the property, and maintaining utility services to the property. Such costs include costs and fees associated with bankruptcy and foreclosure.	This field will be populated 90 days after the disclosed Disposition Date of the mortgage loan or the subject property.	
Foreclosure Date	P	The date on which the completion of the legal action of foreclosure occurred.	Servicing lenders may refer to this as the liquidation or sale date, not to be confused with the REO sale date. Due to borrower privacy considerations, the day value defaults to "01", regardless of the date on which the actual foreclosure event occurred within the reported month and year.	• MM/DD/YYYY
Foreclosure Principal Write-off Amount	P	Amounts that Fannie Mae or its loan servicers have determined to be uncollectable under applicable state laws, due to foreclosure statute of limitations.		
Last Paid Installment Date	P	The due date of the last paid installment that was collected for the mortgage loan.	The day value defaults to "01."	• MM/DD/YYYY

Data Element	File	Description	Notes	Allowable Values/ Calculations
Loan Age	P	The number of calendar months since the mortgage loan's origination date. For purposes of calculating this data element, origination means the date on which the first full month of interest begins to accrue.		= [Monthly Reporting Period – First Payment Date] + 1
Loan Identifier	A and P	A unique identifier for the mortgage loan.	The Loan Identifier does not correspond to other mortgage loan identifiers found in existing Fannie Mae disclosures.	
Loan Purpose	A	An indicator that denotes whether the mortgage loan is either a refinance mortgage or a purchase money mortgage. Purpose may be the purchase of a new property or refinance of an existing lien (with cash out or with no cash out).		• P = Purchase • C = Cash-out Refinance • R = No Cash-out Refinance • U = Refinance – Not Specified
Maturity Date	P	The month and year in which a mortgage loan is scheduled to be paid in full as defined in the mortgage loan documents.	For a mortgage loan that has been modified, the maturity date will be updated to reflect the modified terms, if applicable.	• MM/YYYY = (First Payment Date + Original Loan Term) – 1 month Modified mortgage loans: = (Payment Effective Date + Modified Remaining Months Count) – 1 Month
Metropolitan Statistical Area (MSA)	P	The numeric Metropolitan Statistical Area Code for the property securing the mortgage loan. MSAs are established by the US Office of Management and Budget. An area usually qualifies as an MSA if it is defined by the Bureau of the Census as an urbanized area and has a population of 50,000 or more in a total metropolitan area of at least 100,000. An MSA may consist of one or more counties.	If the property is not in a designated MSA, the value will default to "00000."	• XXXXX (five-digit MSA code)
Miscellaneous Holding Expenses and Credits	P	Expenses and credits associated with preserving the property, including Homeowners Association and other dues; flood, hazard, and MI premiums and refunds; rental income; and title insurance costs.	This field will be populated 90 days after the disclosed Disposition Date of the mortgage loan or the subject property.	
Modification Flag	P	An indicator that denotes if the mortgage loan has been modified.	The Modification Flag will be set to "Y" once a mortgage loan has been modified. Given the various mortgage loan modification programs available to borrowers, a mortgage loan could be modified more than once.	• Y = Yes • N = No
Monthly Reporting Period	P	The month and year that pertains to the servicer's cut-off period for mortgage loan information.	The day value defaults to "01."	• MM/DD/YYYY

Data Element	File	Description	Notes	Allowable Values/ Calculations
Mortgage Insurance Type	A	The entity that is responsible for the Mortgage Insurance premium payment.		• 1 = Borrower Paid • 2= Lender Paid • 3 = Investor Paid • Blank = None
Net Sale Proceeds	P	Total cash received from the sale of the property net of any applicable selling expenses, such as fees and commissions, allowable for inclusion under the terms of the property sale, as currently reported on the HUD-1 or other settlement statement.	This field will be populated 90 days after the disclosed Disposition Date of the mortgage loan or the subject property.	
Non-Interest Bearing UPB	P	A portion of the UPB that will not accrue interest.	This field will be populated for modified loans.	
Number of Borrowers	A	The number of individuals obligated to repay the mortgage loan.	If no data is available, this field will be blank.	• 1 - 10
Number of Units	A	The number of units comprising the related mortgaged property.		• 1 - 4
Occupancy Type	A	An indicator that denotes whether the mortgage loan, at its origination date, is secured by a principal residence, second home or investment property.	Also known as Occupancy Status.	• P = Principal • S = Second • I = Investor • U = Unknown
Original Combined Loan-to-Value (CLTV)	A	A ratio calculated at the time of origination for a mortgage loan. The CLTV reflects the loan-to-value ratio inclusive of all loans secured by a mortgaged property on the origination date of the underlying mortgage loan.	This field is calculated by adding together (i) the original loan amount of the first lien mortgage loan, (ii) the amount then currently drawn on a home equity line of credit as of the origination date of the underlying mortgage loan, and (iii) the outstanding principal balance of any other subordinate mortgage loan as of the origination date of the underlying mortgage loan, and dividing the resulting sum by the lower of (x) the sales price of the mortgaged property and (y) the value of the mortgaged property.	• 0% - 200% • Blank (if CLTV is > 200 or unknown)
Original Debt to Income Ratio	A	A ratio calculated at origination derived by dividing the borrower's total monthly obligations (including housing expense) by his or her stable monthly income. This calculation is used to determine the mortgage amount for which a borrower qualifies.	Also known as "total debt-to-income ratio," "expense ratio," and "total expense ratio." For values outside the allowable range, or if unknown, or if the mortgage loan is a HARP refinance, this will be blank.	• 1% - 64% • Blank (if DTI is = 0, or ≥ 65, unknown, or if the mortgage loan is a HARP refinance)

Data Element	File	Description	Notes	Allowable Values/ Calculations
Origination Channel	A	Channel refers to the three options listed below: • Retail (R) • Correspondent (C) • Broker (B)	Also known as "Origination Type" or "Third Party Originator (TPO)" For mortgage loans acquired prior to March 2013, the term "retail" may also, from time to time, include certain mortgage loans originated pursuant to a contractual arrangement, specifically approved by Fannie Mae, between a third party and the mortgage loan seller by which the third party may perform one or more of the functions (but not all) related to the origination of the mortgage loan, including taking the mortgage loan application, processing, underwriting, funding or delivering the mortgage loan to Fannie Mae.	• R • B • C
Original Interest Rate	A	The original interest rate on a mortgage loan as identified in the original mortgage loan documents.		• Blank = Unknown
Original Loan Term	A	The number of months in which regularly scheduled borrower payments are due under the terms of the related mortgage documents.	Mortgage loans with Original Loan Terms less than 60 or greater than or equal to 420 are excluded from the data population.	• 60 - 419
Original Loan-to-Value (LTV)	A	A ratio calculated at the time of origination for a mortgage loan. The Original LTV reflects the loan-to-value ratio of the loan amount secured by a mortgaged property on the origination date of the underlying mortgage loan.	This is calculated by dividing the original loan amount by either (1) in the case of a purchase, the lower of the sales price of a mortgaged property or its value at the time of the sale, or (2) in the case of a refinancing, the value of the mortgaged property at the time of refinancing. For the purposes of calculating the LTV ratio and determining eligibility for a mortgage loan acquired through a HARP refinancing, an appraisal is not required if Fannie Mae waived the property fieldwork requirements to establish program eligibility. The disclosed LTV ratio for that loan is based on an estimate of value produced by an automated valuation model at the time of the refinance. Alternatively, if Fannie Mae did not waive the property fieldwork requirements, an appraisal can be provided to Fannie Mae by the lender to establish program eligibility. When an appraisal is obtained and is used to successfully establish HARP program eligibility, it is used to calculate the disclosed LTV ratio.	• 0% - 97% (or up to 200% for a mortgage loan acquired through a HARP refinance) • Blank (if LTV is >97% or is >200% for a mortgage loan acquired through a HARP refinance, or unknown)

Data Element	File	Description	Notes	Allowable Values/ Calculations
Original UPB	A	The original amount of the mortgage loan as indicated by the mortgage documents.	Also known as the original loan amount, original principal balance, or original loan size. Values disclosed will be rounded.	
Origination Date	A	The date of the note.		• MM/YYYY
Other Foreclosure Proceeds	P	Amounts, other than sale proceeds, received by Fannie Mae following foreclosure of a property, including redemption proceeds received from the mortgagor.	This field will be populated 90 days after the disclosed Disposition Date of the mortgage loan or the subject property.	
Primary Mortgage Insurance Percent	A	The original percentage of mortgage insurance coverage obtained for an insured conventional mortgage loan and used following the occurrence of an event of default to calculate the insurance benefit, as defined by the underlying master primary insurance policy.	This field will display a blank if: • There is no Mortgage Insurance Percentage at-issuance;	• 1% - 50% • Blank (if not applicable or is < 1% or > 50%)
Principal Forgiveness Amount	P	A reduction of the UPB owed on a mortgage by a borrower that is formally agreed to by the lender and the borrower, usually in conjunction with a loan modification.	This field will be populated for modified loans.	
Product Type	A	A code that denotes if a mortgage loan is a fixed-rate or adjustable-rate mortgage.		• FRM – Fixed-rate mortgage loan
Property Preservation and Repair Costs	P	The expenses associated with securing and preserving the property including two major categories: maintenance and repairs. Maintenance costs are associated with preserving the property through normal upkeep, while repairs are associated with either avoiding deterioration of the asset or a marketing decision to help maximize sales proceeds upon final disposition.	This field will be populated 90 days after the disclosed Disposition Date of the mortgage loan or the subject property.	
Property State	A	A two-letter abbreviation indicating the state or territory within which the property securing the mortgage loan is located.		
Property Type	A	A field that denotes whether the property type securing the mortgage loan is a cooperative share, condominium, planned urban development, single-family home, or manufactured home.	If no data is available, this field will be blank.	• SF = Single-Family • CO = Condo • CP = Co-Op • MH = Manufactured Housing • PU = PUD
Relocation Mortgage Indicator	A	An indicator that denotes whether or not the type of mortgage loan is a relocation mortgage loan, made to borrowers whose employers relocate their employees.		• Y = Yes • N = No

Data Element	File	Description	Notes	Allowable Values/ Calculations
Remaining Months to Legal Maturity	P	The number of calendar months remaining until the mortgage loan is due to be paid in full based on the maturity date as defined in the mortgage documents.	Also known as Remaining Maturity.	= Maturity Date - Monthly Reporting Period
Repurchase Make Whole Proceeds	P	Amounts received by Fannie Mae under the terms of our representation and warranty arrangements for the repurchase of the mortgage loan or the subject property or loss reimbursement subsequent to property disposition.	Includes make whole proceeds associated with mortgage loans that were part of a bulk settlement. This field will be populated 90 days after the disclosed Disposition Date of the mortgage loan or the subject property.	
Repurchase Make Whole Proceeds Flag	P	Indicates if Fannie Mae received proceeds under the terms of its representation and warranty arrangements for the repurchase of the mortgage loan.		• Y = Yes • N = No
Seller Name	A	The name of the entity that delivered the mortgage loan to Fannie Mae.	In instances of mergers or acquisitions, the Seller Name may reflect the acquiring entity. For sellers that represent less than one percent of volume within a given acquisition quarter as represented by the original unpaid principal balance, "Other" will be displayed in this field.	• Name of Seller
Servicing Activity Indicator	P	An indicator that denotes a change in servicing activity during the corresponding reporting period.	This indicator is designed to identify changes that have generally occurred to the primary servicer or sub-servicing arrangement for the reference loan. Not all mortgage loans identified with this indicator require specific action on the part of the respective borrower or co-borrower.	• Y = Yes • N = No
Servicer Name	P	The name of the entity that serves as the primary servicer of the mortgage loan.	The Servicer Name will be populated in the first reporting period and thereafter will be populated only if there is a change in Servicer Name. The Servicer Name may reflect the servicing entity that is most recently associated with the mortgage loan, including the latest affiliate if there was a merger or acquisition. For servicers that represent less than one percent of the current actual unpaid principal balance for the last month of a given quarter, "Other" will be displayed in this field. For activity periods prior to December 2001, Servicer Name will be blank since the servicer information for this period is unavailable.	• Name of Servicer • Other • Blank = Unknown

Data Element	File	Description	Notes	Allowable Values/ Calculations
Zero Balance Code	P	A code indicating the reason the mortgage loan's balance was reduced to zero.		• 01 = Prepaid or Matured • 02 = Third Party Sale • 03 = Short Sale • 06 = Repurchased • 09 = Deed-in-Lieu, REO • 15 = Note Sale • 16 = Reperforming Loan Sale
Zero Balance Effective Date	P	Date on which the mortgage loan balance was reduced to zero.		• MM/YYYY
Zip Code Short	A	Limited to the first three digits of the code designated by the U.S. Postal Service where the subject property is located.		XXX = first three digits of the property's zip code