

Single Family Loan-Level Dataset Summary Statistics

July 2016

Background

- Freddie Mac is making the Single Family Loan-Level Dataset available at the direction of its regulator, the Federal Housing Finance Agency (FHFA) as part of a larger effort to increase transparency and help investors build more accurate credit performance models in support of the risk-sharing initiatives highlighted in FHFA’s Conservatorship Scorecard.¹
- The Single Family Loan-Level Dataset includes loan-level origination and loan performance and actual loss data on a portion of Single Family mortgages acquired by Freddie Mac. Approximately 22.19 million loans are in the “full” Single Family Loan-Level Dataset, meeting the following selection criteria²:
 - » Fully amortizing, 30-year fixed-rate mortgages originated from January 1, 1999, through June 30, 2015, with monthly loan performance data through December 31, 2015, that were sold to Freddie Mac or issued in Freddie Mac Participation Certificates (PCs).
 - » Fully amortizing, fixed-rate mortgages originated from January 1, 2005, through June 30, 2015, with monthly loan performance data through December 31, 2015, that were sold to Freddie Mac or issued in Freddie Mac Participation Certificates (PCs).
 - » Mortgages categorized as having verified or waived documentation (i.e. “full documentation”).
- Freddie Mac has created a smaller dataset for those who may not require, or have the capability, to download the full dataset.
The sample dataset is a simple random sample³ of 50,000 loans selected from each vintage year of the full Single Family Loan-Level Dataset, totaling 825,500 loans.

¹ The 2016 Conservatorship Scorecard can be found at

<http://www.fhfa.gov/AboutUs/Reports/ReportDocuments/2016-Scorecard.pdf>

² Refer to the Appendix A for a summary of the criteria excluding loans from the Single Family Loan-Level Dataset

³ In simple random sampling, each loan in the full Single Family Loan-Level Dataset has an equal probability of being selected once for inclusion in the sample dataset. A simple random sample is meant to be an unbiased representation of the larger population.

Full Volume Dataset – Origination Summary Statistics								
Year	Loan Count	Total Original UPB (\$B)	Average Original UPB (\$)	Credit Score ¹	Original Combined Loan-to-Value (CLTV) Ratio ¹	Original Loan-to-Value (LTV) Ratio ¹	Original Debt-to-Income (DTI) Ratio ¹	Weighted Average Coupon (WAC) ¹
1999	1,095,015	137.9	125,942	712	77.6	77.5	33.2	7.3
2000	786,269	103.7	131,825	712	78.8	78.2	35.2	8.1
2001	1,755,361	259.5	147,803	715	76.2	75.5	33.7	7.0
2002	1,682,959	261.7	155,507	718	74.8	73.8	34.0	6.5
2003	1,927,035	311.2	161,473	725	73.5	72.1	32.8	5.7
2004	1,127,953	188.1	166,760	718	75.3	73.6	35.6	5.8
2005	1,691,637	289.3	171,016	725	72.2	70.5	36.3	5.8
2006	1,260,396	226.5	179,723	724	74.2	71.7	37.6	6.4
2007	1,220,024	223.8	183,469	725	75.8	73.0	37.8	6.3
2008	1,179,072	240.2	203,676	742	72.5	70.7	37.2	6.0
2009	1,973,400	423.1	214,416	763	67.7	65.9	32.3	4.9
2010	1,269,794	265.1	208,760	764	68.6	67.1	32.2	4.6
2011	952,696	207.8	218,076	765	69.3	67.9	32.3	4.3
2012	1,327,545	295.3	222,436	767	69.9	68.6	31.4	3.6
2013	1,296,886	282.9	218,114	760	72.5	71.4	32.5	3.8
2014	967,064	212.2	219,384	752	76.8	76.0	34.4	4.3
2015	681,519	159.8	234,396	755	74.6	73.8	34.1	3.9
Total	22,194,625	4,087.8	184,181	740	72.9	71.5	34.1	5.4

¹ Weighted averages using Original UPB

Full Volume Dataset – Performance Summary Statistics ¹												
Year	Loan Count	Prepay % ²	Cumulative Default Event % ³	Remaining % ⁴	Cumulative Post-Default Event Repurchase % ⁵	Ever D180 % ⁶	D180 and Pre-D180 Credit Event % ⁷	Cumulative Modification % ⁸	Ever D120 % ⁹	Ever D120 and Pre-D120 Credit Event % ¹⁰	Pre-D120 Modification rate ¹¹	Cumulative Loss amount (\$ B) ¹²
1999	1,095,015	96.4%	1.3%	2.4%	0.1%	2.1%	2.2%	0.5%	2.9 %	2.9 %	0.1 %	0.2
2000	786,269	97.4%	1.4%	1.2%	0.2%	2.1%	2.3%	0.5%	2.9 %	2.9 %	0.1 %	0.2
2001	1,755,361	95.8%	1.6%	2.7%	0.2%	2.3%	2.5%	0.6%	3.1 %	3.1 %	0.1 %	0.7
2002	1,682,959	93.0%	1.9%	5.1%	0.2%	2.7%	3.0%	0.9%	3.6 %	3.7 %	0.1 %	1.0
2003	1,927,035	86.7%	2.1%	11.2%	0.1%	3.4%	3.7%	1.3%	4.4 %	4.4 %	0.2 %	1.6
2004	1,127,953	83.2%	3.5%	13.3%	0.2%	5.5%	5.9%	2.4%	6.9 %	7.0 %	0.3 %	2.0
2005	1,691,637	78.9%	5.2%	15.9%	0.2%	7.8%	8.3%	3.5%	9.4 %	9.5 %	0.5 %	6.5
2006	1,260,396	79.0%	7.3%	13.7%	0.4%	10.5%	11.3%	4.9%	12.5 %	12.7 %	0.8 %	8.0
2007	1,220,024	76.1%	8.1%	15.7%	0.8%	12.4%	13.2%	5.9%	14.5 %	14.8 %	0.9 %	8.3
2008	1,179,072	81.4%	4.1%	14.5%	0.4%	7.1%	7.5%	3.5%	8.5 %	8.6 %	0.4 %	3.8
2009	1,973,400	73.3%	0.5%	26.2%	0.0%	1.0%	1.1%	0.4%	1.3 %	1.3 %	0.0 %	0.6
2010	1,269,794	59.9%	0.2%	39.9%	0.0%	0.5%	0.6%	0.2%	0.7 %	0.7 %	0.0 %	0.1
2011	952,696	48.9%	0.1%	51.0%	0.0%	0.3%	0.3%	0.1%	0.4 %	0.4 %	0.0 %	0.0
2012	1,327,545	21.0%	0.0%	78.9%	0.0%	0.1%	0.1%	0.1%	0.2 %	0.2 %	0.0 %	0.0
2013	1,296,886	15.5%	0.0%	84.5%	0.0%	0.1%	0.1%	0.0%	0.2 %	0.2 %	0.0 %	0.0
2014	967,064	13.1%	0.0%	86.9%	0.0%	0.0%	0.0%	0.0%	0.1 %	0.1 %	0.0 %	0.0
2015	681,519	2.2%	.	97.8%	.	0.0%	0.0%	.	0.0 %	0.0 %	.	
Total	22,194,625	68.4%	2.3%	29.3%	0.2%	3.5%	3.8%	1.5%	4.4%	4.4%	0.2 %	33.0

¹ Reflects monthly performance data through December 2015.

² Count of loans that prepaid in full or were repurchased prior to default (Zero Balance Code = 01 or 06) divided by Loan Count; partial prepayments (curtailments) are excluded from the calculation

³ Count of loans that were terminated in the dataset due to a non-prepayment default event (Zero Balance Code = 03 or 09) divided by Loan Count

⁴ Count of active loans, divided by Loan Count

⁵ Count of loans that were terminated in the dataset due to a non-prepayment default event and subsequently repurchased (Zero Balance Code = 03 or 09 AND repurchase flag = 'Y'), divided by Loan Count

⁶ Count of loans that reached a delinquency status of D180, including at REO Acquisition, divided by Loan Count

⁷ Count of loans that reached a delinquency status of D180, including at REO Acquisition, and loans that were terminated in the dataset due to a non-prepayment credit event (Zero Balance Code = 03 or 09) divided by Loan Count.

⁸ Count of loans that were modified divided by Loan Count. Repeat mods on a loan are not part of the calculation.

⁹ Count of loans that reached a delinquency status of D120, including at REO Acquisition, divided by loan count.

¹⁰Count of loans that reached a delinquency status of D120, including at REO acquisition, and loans that were terminated in the dataset due to a non-prepayment credit event (Zero Balance Code = 03 or 09) divided by Loan Count.

¹¹Count of loans that were modified at or before a delinquency status of D120 divided by Loan count. Repeat modifications s on a loan are not part of the calculation.

¹² Sum of actual loss column for loans with a non-prepayment credit event (zero balance code = 03 or 09).

Full Volume Dataset – Performance Summary Statistics ¹ (Cont'd)											
Year	Total Original UPB (\$B)	% of Original UPB Prepaid ²	UPB-Weighted Cumulative Default Event % ³	% of Original UPB Remaining ⁴	UPB-Weighted Cumulative Post-Default Event Repurchase % ⁵	% of Original UPB Ever D180 ⁶	% of Original UPB D180 and Pre D180 Credit Event ⁷	UPB-Weighted Cumulative Modification % ⁸	UPB weighted Ever D120% ⁹	UPB Weighted Ever D120 and Pre-D120 Credit Event% ¹⁰	UPB Weighted Pre-D120 Modification rate ¹¹
1999	137.9	91.2%	0.9%	1.1%	0.1%	1.6%	1.7%	0.4%	2.3 %	2.3 %	0.1 %
2000	103.7	95.6%	1.0%	0.6%	0.2%	1.5%	1.7%	0.5%	2.2 %	2.2 %	0.1 %
2001	259.5	93.3%	1.0%	1.3%	0.2%	1.6%	1.7%	0.5%	2.2 %	2.2 %	0.1 %
2002	261.7	90.2%	1.2%	2.7%	0.1%	1.9%	2.1%	0.7%	2.5 %	2.6 %	0.1 %
2003	311.2	79.8%	1.6%	6.8%	0.1%	2.7%	2.9%	1.2%	3.5 %	3.5 %	0.1 %
2004	188.1	77.4%	2.8%	8.7%	0.1%	4.8%	5.1%	2.2%	6.0 %	6.0 %	0.3 %
2005	289.3	70.5%	5.1%	10.2%	0.2%	7.7%	8.2%	3.7%	9.2 %	9.4 %	0.5 %
2006	226.5	73.8%	7.3%	9.6%	0.5%	10.9%	11.6%	5.3%	12.7 %	12.9 %	0.9 %
2007	223.8	72.7%	8.2%	11.4%	0.8%	12.9%	13.7%	6.5%	15.0 %	15.3 %	1.0 %
2008	240.2	79.3%	3.9%	9.5%	0.4%	7.2%	7.6%	3.8%	8.5 %	8.6 %	0.5 %
2009	423.1	71.4%	0.4%	17.2%	0.0%	0.9%	1.0%	0.4%	1.2 %	1.2 %	0.0 %
2010	265.1	60.7%	0.2%	27.4%	0.0%	0.4%	0.5%	0.2%	0.6 %	0.6 %	0.0 %
2011	207.8	52.1%	0.1%	36.9%	0.0%	0.2%	0.2%	0.1%	0.3 %	0.3 %	0.0 %
2012	295.3	21.1%	0.0%	67.7%	0.0%	0.1%	0.1%	0.0%	0.1 %	0.1 %	0.0 %
2013	282.9	16.0%	0.0%	75.8%	0.0%	0.1%	0.1%	0.0%	0.1 %	0.1 %	0.0 %
2014	212.2	16.2%	0.0%	80.3%	0.0%	0.0%	0.0%	0.0%	0.1 %	0.1 %	0.0 %
2015	159.8	2.4%	.	96.6%	.	0.0%	0.0%	0.0%	0.0 %	0.0%	.
Total	4087.8	62.1%	2.0%	27.2%	0.1%	3.2%	3.4%	1.5%	3.9 %	3.9 %	0.2 %

¹ Reflects monthly performance data through December 2015.

² Calculated by dividing the ending UPB of all prepaid loans (Zero Balance Code = 01or 06) by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

³ Calculated by dividing the sum of the default event UPB by the Total Original UPB. The calculation does not include Prepayments or pre-default Repurchases (Zero Balance Code = 01 or 06). The UPB is determined using the priority in Footnote 12.

⁴ Calculated by dividing the ending UPB of all active loans (for which the Zero Balance Code is null in the terminal record) by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

⁵ Calculated by dividing the sum of the post-default event repurchase UPB by the Total Original UPB, for loans that were terminated due to a non-prepayment default event (see Footnote 3) and subsequently repurchased (Zero Balance Code = 03 or 09 AND repurchase flag = 'Y'). See Footnote 12 for determining the post-default event repurchase UPB

⁶ Calculated by dividing the ending UPB of all loans that reached a delinquency status of D180, including at REO Acquisition, by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

⁷ Calculated by dividing the ending UPB of all loans that reached a delinquency status as of D180, including at REO Acquisition, and loans that were terminated in the dataset due to a non-prepayment credit event (Zero Balance Code = 03 or 09) by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

⁸ Calculated by dividing the sum of the modification UPB by the Total Original UPB. The modification UPB is the current actual UPB as of the month of modification (modification flag = 'Y'). Repeat mods on a loan are not part of the calculation.

⁹ Calculated by dividing the ending UPB of all loans that reached a delinquency status of D120, including at REO Acquisition, by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

¹⁰ Calculated by dividing the ending UPB of all loans that reached a delinquency status as of D120, including at REO Acquisition, and loans that were terminated in the dataset due to a non-prepayment credit event (Zero Balance Code = 03 or 09) by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

¹¹ Calculated by dividing the ending UPB of all loans that were modified at or before D120 by the Total Original UPB. Repeat mods on a loan are not part of the calculation.

¹² If the ending UPB on the terminal record is null, determine the UPB by using the following priority: 1. Use the Current Actual UPB from the previous period; 2. if the Current Actual UPB in the previous period is null, use the Original UPB.

Sample Dataset – Origination Summary Statistics								
Year	Loan Count	Total Original UPB (\$B)	Average Original UPB (\$)	Credit Score ¹	Original Combined Loan-to-Value (CLTV) Ratio ¹	Original Loan-to-Value (LTV) Ratio ¹	Original Debt-to-Income (DTI) Ratio ¹	Weighted Average Coupon (WAC) ¹
1999	50,000	6.3	125,689	711	78.0	77.9	33.6	7.4
2000	50,000	6.5	130,919	712	79.0	78.4	35.2	8.1
2001	50,000	7.4	148,132	715	76.5	75.7	33.8	7.0
2002	50,000	7.7	154,680	717	75.0	74.0	34.1	6.6
2003	50,000	8.0	160,415	724	73.7	72.4	33.0	5.8
2004	50,000	8.3	166,583	718	75.4	73.7	35.7	5.8
2005	50,000	8.5	170,652	724	72.1	70.3	36.3	5.8
2006	50,000	9.0	179,593	724	74.3	71.8	37.6	6.4
2007	50,000	9.2	183,764	725	75.8	73.1	37.8	6.3
2008	50,000	10.2	203,979	743	72.7	70.9	37.0	6.0
2009	50,000	10.7	213,723	763	67.9	66.1	32.5	4.9
2010	50,000	10.4	208,389	763	68.7	67.2	32.4	4.6
2011	50,000	10.9	217,079	764	69.5	68.1	32.4	4.4
2012	50,000	11.1	222,672	767	69.9	68.5	31.4	3.6
2013	50,000	10.9	217,600	759	73.1	72.0	32.9	3.9
2014	50,000	11.0	219,866	752	76.7	76.0	34.3	4.3
2015	25,000	5.9	235,113	755	74.6	73.7	34.0	3.9
Total	825,500	152.1	184,321	740	73.3	71.9	34.2	5.4

¹ Weighted averages using Original UPB

Sample Dataset – Performance Summary Statistics ¹												
Year	Loan Count	Prepay % ²	Cumulative Default Event % ³	Remaining % ⁴	Cumulative Post-Default Event Repurchase % ⁵	Ever D180 % ⁶	D180 and Pre-D180 Credit Event % ⁷	Cumulative Modification % ⁸	Ever D120% ⁹	Ever D120 and Pre-D120 Credit Event% ¹⁰	Pre-D120 Modification rate ¹¹	Cumulative Loss amount (\$ B) ¹²
1999	50,000	96.5%	1.4%	2.1%	0.2%	2.2%	2.4%	0.6%	3.1%	3.2%	0.1%	0.0
2000	50,000	97.3%	1.5%	1.2%	0.2%	2.1%	2.3%	0.5%	2.9%	2.9%	0.1%	0.0
2001	50,000	95.7%	1.6%	2.7%	0.2%	2.2%	2.5%	0.6%	3.0%	3.1%	0.1%	0.0
2002	50,000	93.3%	1.8%	4.9%	0.2%	2.8%	3.0%	0.9%	3.6%	3.6%	0.1%	0.0
2003	50,000	86.6%	2.3%	11.1%	0.1%	3.6%	3.9%	1.3%	4.6%	4.7%	0.2%	0.0
2004	50,000	83.3%	3.4%	13.3%	0.2%	5.4%	5.8%	2.3%	6.8%	6.9%	0.3%	0.1
2005	50,000	79.0%	4.9%	16.1%	0.2%	7.5%	8.0%	3.5%	9.1%	9.2%	0.5%	0.2
2006	50,000	78.9%	7.5%	13.6%	0.4%	10.8%	11.5%	4.9%	12.6%	12.8%	0.7%	0.3
2007	50,000	76.3%	8.0%	15.7%	0.7%	12.2%	13.0%	5.8%	14.4%	14.6%	0.9%	0.3
2008	50,000	82.0%	3.7%	14.3%	0.3%	6.6%	7.0%	3.3%	7.9%	8.0%	0.3%	0.1
2009	50,000	72.7%	0.4%	26.8%	0.0%	1.0%	1.1%	0.4%	1.2%	1.3%	0.0%	0.0
2010	50,000	60.8%	0.2%	39.0%	0.0%	0.5%	0.6%	0.2%	0.7%	0.7%	0.0%	0.0
2011	50,000	50.3%	0.1%	49.6%	.	0.3%	0.3%	0.1%	0.5%	0.5%	0.0%	0.0
2012	50,000	22.2%	0.0%	77.7%	.	0.1%	0.1%	0.0%	0.2%	0.2%	.	0.0
2013	50,000	16.7%	0.0%	83.3%	.	0.1%	0.1%	0.1%	0.2%	0.2%	0.0%	0.0
2014	50,000	14.1%	0.0%	85.9%	.	0.1%	0.1%	0.0%	0.1%	0.1%	.	0.0
2015	25,000	2.2%	.	97.8%	.	0.0%	0.0%	.	0.0%	0.0%	.	.
Total	825,000	67.1%	2.2%	30.7%	0.2%	3.5%	3.7%	1.5%	4.3%	4.4%	0.2%	1.2

¹ Reflects monthly performance data through December 2015.

² Count of loans that prepaid in full or were repurchased prior to default (Zero Balance Code = 01 or 06) divided by Loan Count; partial prepayments (curtailments) are excluded from the calculation

³ Count of loans that were terminated in the dataset due to a non-prepayment default event (Zero Balance Code = 03 or 09) divided by Loan Count

⁴ Count of active loans, divided by Loan Count

⁵ Count of loans that were terminated in the dataset due to a non-prepayment default event and subsequently repurchased (Zero Balance Code = 03or 09 AND repurchase flag = ‘Y’), divided by Loan Count

⁶ Count of loans that reached a delinquency status of D180, including at REO Acquisition, divided by Loan Count

⁷ Count of loans that reached a delinquency status of D180, including at REO Acquisition, and loans that were terminated in the dataset due to a non-prepayment credit event (Zero Balance Code = 03 or 09) divided by Loan Count

⁸ Count of loans that were modified divided by Loan Count. Repeat modifications on a loan are not part of the calculation.

⁹ Count of loans that reached a delinquency status of D120, including at REO Acquisition, divided by loan count.

¹⁰Count of loans that reached a delinquency status of D120, including at REO acquisition, and loans that were terminated in the dataset due to a non-prepayment credit event (Zero Balance Code = 03 or 09) divided by Loan Count.

¹¹Count of loans that were modified at or before a delinquency status of D120 divided by Loan count. Repeat modifications on a loan are not part of the calculation.

¹² Sum of actual loss column for loans with a non-prepayment credit event (zero balance code = 03 Or 09).

Sample Dataset – Performance Summary Statistics ¹ (Cont'd)											
Year	Total Original UPB (\$B)	% of Original UPB Prepaid ²	UPB-Weighted Cumulative Default Event % ³	% of Original UPB Remaining ⁴	UPB-Weighted Cumulative Post-Default Event Repurchase % ⁵	% of Original UPB Ever D180 ⁶	% of Original UPB D180 and Pre D180 Credit Event ⁷	UPB-Weighted Cumulative Modification % ⁸	UPB weighted Ever D120% ⁹	UPB Weighted Ever D120 and Pre-D120 Credit Event% ¹⁰	UPB Weighted Pre-D120 Modification rate ¹¹
1999	6.3	91.9%	1.0%	1.0%	0.1%	1.7%	1.8%	0.5%	2.4%	2.5%	0.1%
2000	6.5	95.5%	1.1%	0.5%	0.2%	1.6%	1.8%	0.4%	2.2%	2.3%	0.1%
2001	7.4	93.4%	1.0%	1.3%	0.2%	1.5%	1.7%	0.5%	2.2%	2.2%	0.1%
2002	7.7	90.6%	1.2%	2.6%	0.1%	1.9%	2.1%	0.7%	2.5%	2.6%	0.1%
2003	8.0	80.2%	1.7%	6.7%	0.0%	2.8%	3.0%	1.2%	3.7%	3.7%	0.2%
2004	8.3	77.7%	2.8%	8.6%	0.1%	4.8%	5.1%	2.2%	5.9%	6.0%	0.3%
2005	8.5	70.6%	4.8%	10.2%	0.2%	7.5%	8.0%	3.7%	8.9%	9.1%	0.6%
2006	9.0	73.7%	7.5%	9.5%	0.4%	11.1%	11.8%	5.3%	12.8%	13.1%	0.8%
2007	9.2	72.8%	8.1%	11.3%	0.8%	12.8%	13.5%	6.5%	14.8%	15.1%	1.0%
2008	10.2	80.3%	3.5%	9.4%	0.3%	6.6%	6.9%	3.5%	7.8%	7.9%	0.4%
2009	10.7	71.2%	0.4%	17.5%	0.0%	0.9%	0.9%	0.4%	1.1%	1.1%	0.0%
2010	10.4	61.6%	0.1%	26.7%	0.0%	0.4%	0.4%	0.2%	0.6%	0.6%	0.0%
2011	10.9	53.2%	0.1%	36.0%	.	0.3%	0.3%	0.1%	0.4%	0.4%	0.0%
2012	11.1	22.7%	0.0%	66.1%	.	0.1%	0.1%	0.0%	0.1%	0.1%	.
2013	10.9	17.8%	0.0%	74.5%	.	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%
2014	11.0	17.3%	0.0%	79.1%	.	0.0%	0.0%	0.0%	0.1%	0.1%	.
2015	5.9	2.4%	.	96.5%	.	0.0%	0.0%	.	0.0%	0.0%	.
Total	152.1	60.9%	1.9%	28.8%	0.1%	3.1%	3.3%	1.5%	3.8%	3.8%	0.2%

¹ Reflects monthly performance data December 2015.

² Calculated by dividing the ending UPB of all prepaid loans (Zero Balance Code = 01or 06) by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

³ Calculated by dividing the sum of the default event UPB by the Total Original UPB. The calculation does not include Prepayments or pre-default Repurchases (Zero Balance Code = 01 or 06). The UPB is determined using the priority in Footnote 12.

⁴ Calculated by dividing the ending UPB of all active loans (for which the Zero Balance Code is null in the terminal record) by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

⁵ Calculated by dividing the sum of the post-default event repurchase UPB by the Total Original UPB, for loans that were terminated due to a non-prepayment default event (see Footnote 3) and subsequently repurchased (Zero Balance Code = 03 or 09 AND repurchase flag = 'Y'). See Footnote 12 for determining the post-default event repurchase UPB

⁶ Calculated by dividing the ending UPB of all loans that reached a delinquency status of D180, including at REO Acquisition, by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

⁷ Calculated by dividing the ending UPB of all loans that reached a delinquency status as of D180, including at REO Acquisition, and loans that were terminated in the dataset due to a non-prepayment credit event (Zero Balance Code = 03 or 09) by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

⁸ Calculated by dividing the sum of the modification UPB by the Total Original UPB. The modification UPB is the current actual UPB as of the month of modification (modification flag = 'Y'). For repeat modifications, the modification UPB of each is included. The UPB is determined using the priority in Footnote 12.

⁹ Calculated by dividing the ending UPB of all loans that reached a delinquency status of D120, including at REO Acquisition, by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

¹⁰ Calculated by dividing the ending UPB of all loans that reached a delinquency status as of D120, including at REO Acquisition, and loans that were terminated in the dataset due to a non-prepayment credit event (Zero Balance Code = 03 or 09) by the Total Original UPB. The UPB is determined using the priority in Footnote 12.

¹¹ Calculated by dividing the ending UPB of all loans that were modified at or before D120 by the Total Original UPB. Repeat modifications on a loan are not part of the calculation.

¹² If the ending UPB on the terminal record is null, determine the UPB by using the following priority: 1. Use the Current Actual UPB from the previous period; 2. if the Current Actual UPB in the previous period is null, use the Original UPB.

Origination Summary Statistics – Variances (Sample – Full)						
Year	Average Original UPB (\$)	Credit Score	Original Combined Loan-to-Value (CLTV) Ratio	Original Loan-to-Value (LTV) Ratio	Original Debt-to-Income (DTI) Ratio	Weighted Average Coupon (WAC)
1999	-253	-1.0	0.4	0.4	0.4	0.1
2000	-906	0.0	0.2	0.2	0	0
2001	329	0.0	0.3	0.2	0.1	0
2002	-827	-1.0	0.2	0.2	0.1	0.1
2003	-1,058	-1.0	0.2	0.3	0.2	0.1
2004	-177	0.0	0.1	0.1	0.1	0
2005	-364	-1.0	-0.1	-0.2	0	0
2006	-130	0.0	0.1	0.1	0	0
2007	295	0.0	0	0.1	0	0
2008	303	1.0	0.2	0.2	-0.2	0
2009	-693	0.0	0.2	0.2	0.2	0
2010	-371	-1.0	0.1	0.1	0.2	0
2011	-997	-1.0	0.2	0.2	0.1	0.1
2012	236	0.0	0	-0.1	0	0
2013	-514	-1.0	0.6	0.6	0.4	0.1
2014	482	0.0	-0.1	0	-0.1	0
2015	717	0.0	0	-0.1	-0.1	0

Performance Summary Statistics – Variances (Sample – Full)										
Year	Prepay %	Cumulative Default Event %	Cumulative Post-Default Event Repurchase %	Remaining %	Ever D180 %	D180 and Pre-D180 Credit Event %	Cumulative Modification %	Ever D120%	Ever D120 and Pre-D120 Credit Event%	Pre-D120 Modification rate
1999	0.1%	0.1%	-0.3%	0.1%	0.1%	0.2%	0.1%	0.2%	0.3%	0.0%
2000	-0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
2001	-0.1%	0.0%	0.0%	0.0%	-0.1%	0.0%	0.0%	-0.1%	0.0%	0.0%
2002	0.3%	-0.1%	-0.2%	0.0%	0.1%	0.0%	0.0%	0.0%	-0.1%	0.0%
2003	-0.1%	0.2%	-0.1%	0.0%	0.2%	0.2%	0.0%	0.2%	0.3%	0.0%
2004	0.1%	-0.1%	0.0%	0.0%	-0.1%	-0.1%	-0.1%	-0.1%	-0.1%	0.0%
2005	0.1%	-0.3%	0.2%	0.0%	-0.3%	-0.3%	0.0%	-0.3%	-0.3%	0.0%
2006	-0.1%	0.2%	-0.1%	0.0%	0.3%	0.2%	0.0%	0.1%	0.1%	-0.1%
2007	0.2%	-0.1%	0.0%	-0.1%	-0.2%	-0.2%	-0.1%	-0.1%	-0.2%	0.0%
2008	0.6%	-0.4%	-0.2%	-0.1%	-0.5%	-0.5%	-0.2%	-0.6%	-0.6%	-0.1%
2009	-0.6%	-0.1%	0.6%	0.0%	0.0%	0.0%	0.0%	-0.1%	0.0%	0.0%
2010	0.9%	0.0%	-0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
2011	1.4%	0.0%	-1.4%		0.0%	0.0%	0.0%	0.1%	0.1%	0.0%
2012	1.2%	0.0%	-1.2%		0.0%	0.0%	-0.1%	0.0%	0.0%	
2013	1.2%	0.0%	-1.2%		0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
2014	1.0%	0.0%	-1.0%		0.1%	0.1%	0.0%	0.0%	0.0%	
2015	0.0%		0.0%		0.0%	0.0%				

Performance Summary Statistics – Variances (Sample – Full, Cont’d)									
Year	% of Original UPB Prepaid	% of Original UPB Remaining	UPB-Weighted Cumulative Default Event %	UPB-Weighted Cumulative Post-Default Event Repurchase %	D180 and Pre-D180 Credit Event %	UPB-Weighted Cumulative Modification %	Ever D120%	Ever D120 and Pre-D120 Credit Event%	Pre-D120 Modification rate
1999	0.7%	0.1%	-0.1%	0.0%	0.1%	0.1%	0.1%	0.1%	0.2%
2000	-0.1%	0.1%	-0.1%	0.0%	0.1%	0.1%	-0.1%	0.0%	0.1%
2001	0.1%	0.0%	0.0%	0.0%	-0.1%	0.0%	0.0%	0.0%	0.0%
2002	0.4%	0.0%	-0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
2003	0.4%	0.1%	-0.1%	-0.1%	0.1%	0.1%	0.0%	0.2%	0.2%
2004	0.3%	0.0%	-0.1%	0.0%	0.0%	0.0%	0.0%	-0.1%	0.0%
2005	0.1%	-0.3%	0.0%	0.0%	-0.2%	-0.2%	0.0%	-0.3%	-0.3%
2006	-0.1%	0.2%	-0.1%	-0.1%	0.2%	0.2%	0.0%	0.1%	0.2%
2007	0.1%	-0.1%	-0.1%	0.0%	-0.1%	-0.2%	0.0%	-0.2%	-0.2%
2008	1.0%	-0.4%	-0.1%	-0.1%	-0.6%	-0.7%	-0.3%	-0.7%	-0.7%
2009	-0.2%	0.0%	0.3%	0.0%	0.0%	-0.1%	0.0%	-0.1%	-0.1%
2010	0.9%	-0.1%	-0.7%	0.0%	0.0%	-0.1%	0.0%	0.0%	0.0%
2011	1.1%	0.0%	-0.9%		0.1%	0.1%	0.0%	0.1%	0.1%
2012	1.6%	0.0%	-1.6%		0.0%	0.0%	0.0%	0.0%	0.0%
2013	1.8%	0.0%	-1.3%		0.0%	0.0%	0.1%	0.0%	0.0%
2014	1.1%	0.0%	-1.2%		0.0%	0.0%	0.0%	0.0%	0.0%
2015	0.0%		-0.1%		0.0%	0.0%		0.0%	0.0%

Additional Information

- For additional information, please visit our Web site at FreddieMac.com in the Economic & Housing Research Data area:
http://www.freddiemac.com/news/finance/sf_loanlevel_dataset.html
- For support with technical issues related to downloading the Single Family Loan-Level Dataset files, please send an email to Support@eMBS.com
- For support with data questions related to the Single Family Loan-Level Dataset, please send an email to SF_Loan_Level_Data_Inquiry@FreddieMac.com

Appendix A: Loan Exclusion Criteria

- The following types of mortgages were excluded from the Single Family Loan-Level Dataset:
 1. Adjustable Rate Mortgages (ARMs), Initial Interest, balloons, and any mortgages with step rates
 2. Relief Refinance mortgages (including Home Affordable Refinance Program, or HARP)
 3. Government-insured mortgages, including Federal Housing Administration/Veterans Affairs (FHA/VA), Guaranteed Rural Housing (GRH), and HUD-Guaranteed Section 184 Native American mortgages
 4. Home Possible®/Home Possible Neighborhood Solution® Mortgages and other affordable mortgages (including lender branded affordable loan products)
 5. Mortgages delivered to Freddie Mac under alternate agreements
 6. Mortgages for which the documentation is not verified or not waived
 7. Mortgages associated with Mortgage Revenue Bonds purchased by Freddie Mac
 8. Mortgages delivered to Freddie Mac with credit enhancements other than primary mortgage insurance, with the exception of certain lender-negotiated credit enhancements
- Mortgages with original loan terms of 420 months or more, and 300 months or less if originated prior to 1/1/2005. If loan was originated on/after 1/1/2005, this exclusion does not apply.

Appendix B: Loan Termination Events

- Loan performance information in the Single Family Loan-Level Dataset includes monthly loan balance, delinquency status and certain workout information up to and including the earliest of the following termination events:
 1. Prepaid or Matured (Voluntary Payoff)
 2. Foreclosure Alternative Group (Short Sale, Third Party Sale, Charge Off or Note Sale)
 3. Repurchase prior to Property Disposition
 4. REO Disposition