

Estimate of Eligible RefiNow™ Population in Outstanding Fannie Mae MBS*

	MBS Issuance Vintage									Grand Total
	<= 2013	2014	2015	2016	2017	2018	2019	2020	2021	
UPB Outstanding as of May 2021 (\$B)	521.9	70.0	121.8	203.2	180.7	151.4	247.1	1,092.4	674.1	3,262.6
Original Est. Eligible UPB (excl. COVID FRB DQ, \$B)	27.8	8.0	13.5	19.5	23.8	26.3	39.8	29.5	0.1	188.4
<i>Original % Est. Eligible</i>	5%	11%	11%	10%	13%	17%	16%	3%	0%	6%
Updated Est. Eligible UPB (incl. COVID FRB DQ cures, \$B)	28.5	8.2	14.0	20.2	24.9	27.9	41.9	30.2	0.1	195.9
<i>Updated % Est. Eligible</i>	5%	12%	11%	10%	14%	18%	17%	3%	0%	6%
Potential Est. Eligible UPB (incl. potential COVID FRB DQ cures, \$B)	29.2	8.6	14.5	21.1	26.5	30.4	44.8	31.4	0.1	206.7
<i>Potential % Est. Eligible</i>	6%	12%	12%	10%	15%	20%	18%	3%	0%	6%
Loans Outstanding as of May 2021 (MM)	4.8	0.6	0.8	1.2	1.1	0.9	1.2	4.2	2.4	17.1
Original Est. Eligible Loans (excl. COVID FRB DQ, MM)	0.3	0.1	0.1	0.2	0.2	0.2	0.3	0.2	0.0	1.5
<i>Original % Est. Eligible</i>	6%	15%	15%	13%	18%	23%	22%	4%	0%	9%
Updated Est. Eligible Loans (incl. COVID FRB DQ cures, MM)	0.3	0.1	0.1	0.2	0.2	0.2	0.3	0.2	0.0	1.5
<i>Updated % Est. Eligible</i>	6%	15%	15%	14%	18%	24%	23%	4%	0%	9%
Potential Est. Eligible Loans (incl. potential COVID FRB DQ cures, MM)	0.3	0.1	0.1	0.2	0.2	0.2	0.3	0.2	0.0	1.6
<i>Potential % Est. Eligible</i>	6%	16%	16%	14%	19%	26%	24%	4%	0%	9%

Parts of this analysis have been updated from its original publication to reflect loans in Fannie Mae MBS pools as of May 31, 2021 (updated from Mar 31, 2021). Fields labeled "ORIGINAL" represent calculations that were published in the initial analysis that have been updated for more recent data. Fields labeled "UPDATED" represent calculations based on the guidance provided in Lender Letter 2021-03 regarding refinancing eligibility following a COVID forbearance. Fields labeled "POTENTIAL" represent calculations based on loans that may be eligible under the guidance provided in Lender Letter 2021-10 if they meet the forbearance exit and payment requirements in the future.

*In FHFA's press release, FHFA stated that 2 million low-income borrowers did not take advantage of the record low mortgage rates by refinancing. This analysis attempts to estimate the size of the potentially eligible loan population, based on various note rates and other assumptions. These assumptions result in a range of outcomes that do not readily align with the 2 million number. Data provided in this analysis is an estimate of loans currently in Fannie Mae MBS pools as of May 31, 2021 that may be potentially eligible for RefiNow based on various assumptions, including the following:

- UPB shown is Investor Balance, not financial statement book data.
- Includes all Fannie Mae pool prefixes. AMI estimates based on FHFA AMI levels at time of acquisition.
- Eligibility will also depend on (among other factors) the borrower(s) current status, including current income which is not publicly available or available to Fannie Mae. For the purposes of this estimate, Fannie Mae based its analysis on income that was used to qualify for the mortgage when it was originated; current income may be materially different from that historic number and therefore, would have a direct impact on potential eligibility.
- Unless stated otherwise, calculations assume that borrowers refinance into a 3.00% 30-year fixed-rate product. Mortgage insurance is not factored into payment reduction calculations.
- Seasoning requirements are applied as of June 1, 2021.



Given these limitations and unknown borrower behavior, as well as a variety of other unknown events, actual results and events, including future projections, may turn out to be very different from these estimates. Fannie Mae's estimates speak only as of the date made, and the company undertakes no obligation to update these estimates as a result of new information, future events or otherwise. Any investment decision as to any purchase or sale of securities must be made solely on the basis of information contained in the applicable prospectus and the prospectus supplement and the related documentation, and no reliance may be placed on the completeness or accuracy of the information contained in this release.