



Making Home Possible in Alabama

Financing Homeownership & Rental Housing

Freddie Mac is supporting the housing market and answering the nation's call to assist with its recovery. Our top priorities are providing essential liquidity to the market and helping to stem the foreclosure crisis. Over the past decade, Freddie Mac has invested approximately **\$40.3 billion** in home loans, helping **356,154** Alabama families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$3.6 billion	20,441	3,712	24,154
Past 10 Years	\$40.3 billion	306,371	49,782	356,154

In 2008 Freddie Mac:

- Enabled 2,033 Alabama homebuyers to purchase their first home.
- Financed loans for 11,145 low- and moderate-income Alabama families.
- Funded home loans with an average mortgage of \$166,666.

Preventing Foreclosure

We are proud to play a key role in sustaining homeownership by supporting the President's *Making Home Affordable* program. Freddie Mac helped approximately **88,000** homeowners avoid foreclosure in 2008, and **1,155** in Alabama alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	388	712	40	15	1,155

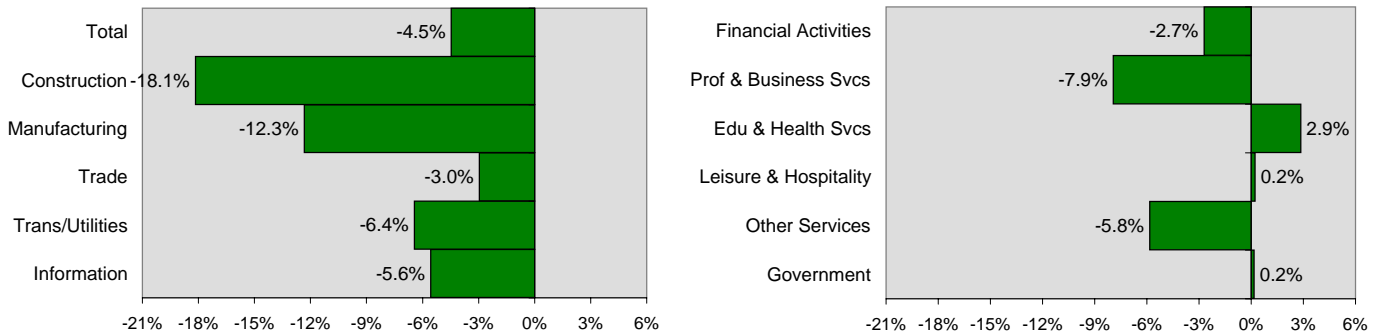
Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- www.MakingHomeAffordable.gov
- Legal Services Alabama Foreclosure Hotline, (877) 393-2333
[Foreclosure Assistance](#)
- Homeowner's HOPE™ Hotline, (888) 995-HOPE™
- HUD-Certified Housing Counselors, (800) 569-4287
- www.FreddieMac.com/avoidforeclosure or (800) FREDDIE

For more information, please go to www.freddiemac.com/states

* Based on completed agreements. Periodically, there are differences in and changes to our reported numbers due to the timing of completion.

Employment growth was strongest in Alabama's education and health services sector over the year ended July 2009

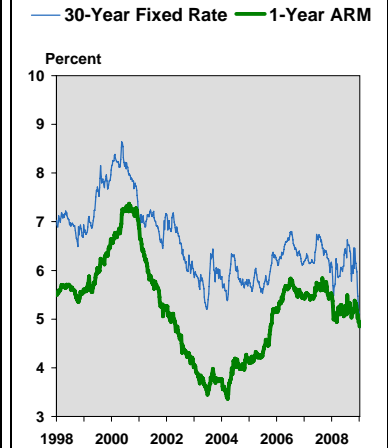


Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
Gross State Product, C\$B	127,848	132,251	134,937	136,144	137,112
% Change	5.2	3.4	2.0	0.9	0.7
Total Non-Farm Employment (ths.)	1,901.7	1,944.9	1,979.6	2,005.7	1,994.2
% Change	1.4	2.3	1.8	1.3	-0.6
Unemployment Rate (%)	5.1	3.8	3.5	3.5	5.0
Personal Income Growth (%)	6.7	5.9	5.9	5.9	4.6
Population (ths.)	4,506.6	4,537.3	4,587.6	4,626.6	4,661.9
Single-Family Permits	22,392	24,654	24,132	18,946	12,017
Multifamily Permits	5,019	5,958	7,902	6,899	5,447
Existing Median Home Sales Price (ths.)	124.7	132.5	137.5	134.2	128.1
Mortgage Originations (# of SF loans)	153,695	158,899	161,111	145,646	n/a
Personal Bankruptcies (total ch. 7 & 13)	41,618	47,445	19,530	23,554	28,993
Existing Home Sales (ths.)	112.2	128.0	126.2	118.0	84.4
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	14.8	13.2	13.4	15.3	15.3
Serious Mortgage Delinquency (% All Loans)	1.70	2.40	2.22	2.77	3.83
Foreclosure Rate (% All Loans)	0.21	0.25	0.30	0.33	0.51
Homeownership Rate (%)	71.9	70.5	71.8	70.9	71.0

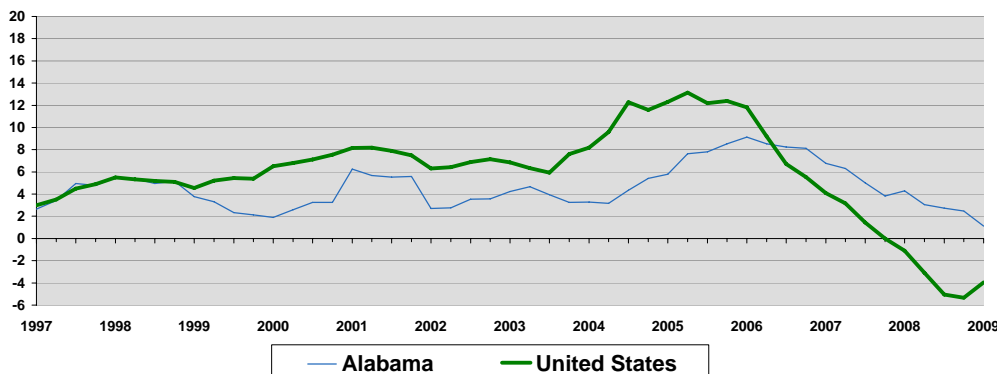
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

National Weekly Average Mortgage Interest Rates from Freddie Mac's Primary Mortgage Market Survey®



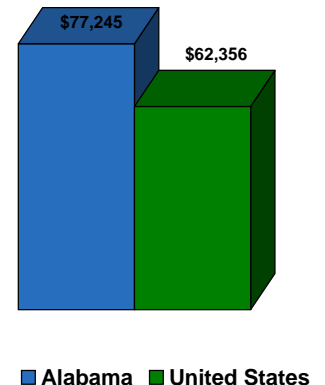
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



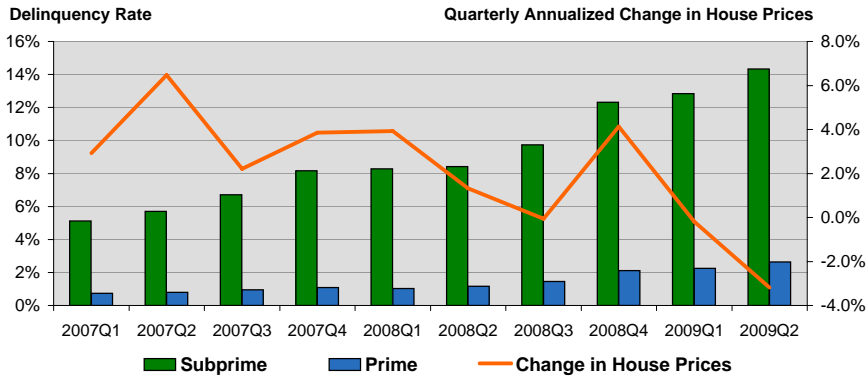
Source: Freddie Mac's Conventional Mortgage Home Price Index

2008Q4 Median Family Income



Source: US Census Bureau, Moody's Economy.com

Serious mortgage delinquencies are rising among prime and subprime borrowers in Alabama



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	14
1 = Highest	
Mortgage Delinquency Rate	30
1 = Most Delinquent	
Median Family Income	6
1 = Highest	
Adjustable Rate Mortgage Share	33
1 = Highest Share	
Housing Affordability	20
1 = Most Affordable	
Employment Growth	38
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Alabama

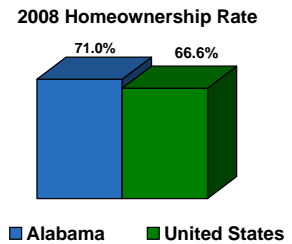
	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	71.0%	0.1%
White, Non-hispanic	77.7%	0.4%
Black	54.9%	1.2%
Hispanic	39.1%	-7.2%
Asian or Pacific Islander	57.8%	0.0%

Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership is higher in AL than the national average

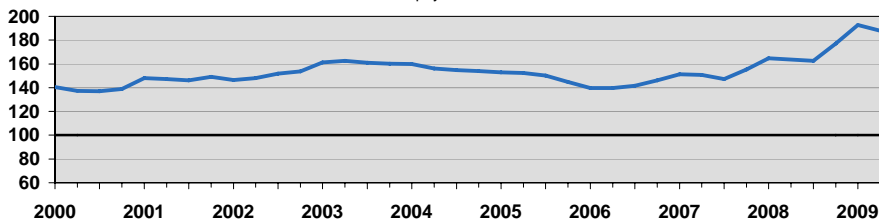


Source: US Census Bureau

State Housing Affordability Index

Alabama

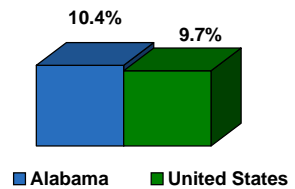
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

The unemployment rate is higher in AL

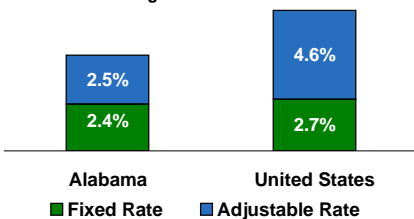
August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

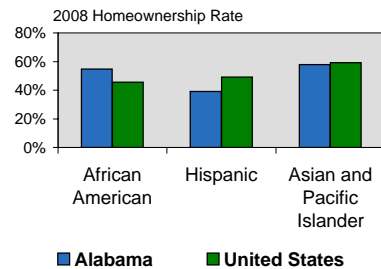
The Subprime Picture

Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

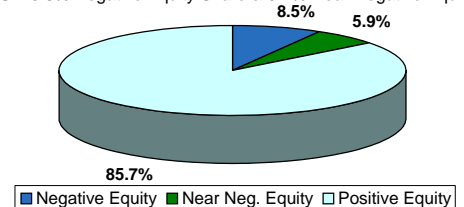
African-American homeownership is high in AL compared to the US



Source: US Census Bureau - American Community Survey

Share of Homes with Negative Equity Alabama

US: 19.8% Negative Equity Share & 5.2% Near Negative Equity



Source: First American CoreLogic. Data represent share of homes where total mortgage debt is higher than home value.