



Making Home Possible in Georgia

Over the past decade, Freddie Mac has invested **\$125.7 billion** in home loans, helping **1,039,466 Georgia families**.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2006	\$15.1 billion	90,450	29,334	29,334
Past 10 Years	\$125.7 billion	903,036	136,430	1,039,466

In 2006 Freddie Mac:

- Enabled 12,286 Georgia homebuyers to purchase their first home.
- Financed loans for 70,538 low- and moderate-income Georgia families.
- Helped 2,219 Georgia families avoid foreclosure.
- Funded residential loans with an average mortgage of \$150,116.

- Since 2000, Freddie Mac funded \$129.7 million in mortgage revenue bonds, providing low-cost mortgages to Georgia families.
- Since 1998, Freddie Mac has invested \$74.7 million in low-income housing tax credits, creating 6,432 affordable homes for Georgia families.

Working with our partners, Freddie Mac helps make home possible for Georgia families every step of the way through the homebuying process.

Creating opportunities for successful homeownership through a comprehensive set of borrower education and outreach programs

Realizing possibilities by continually evolving our mortgage solutions to meet the individual needs of today's diverse borrowers

Preserving dreams by providing essential tools and education to help keep more of America's families in homes they can afford and keep

Nuestro Barrio – Atlanta:

Freddie Mac launched "Nuestro Barrio" (Our Neighborhood), a Spanish-language TV mini-series about Hispanic life in the United States. The series educates viewers on important financial issues including money management, credit, homeownership, predatory lending and foreclosure prevention. Key participants include the Latin American Association and BB&T.

Get The Facts! -- Georgia:

Freddie Mac launched three homeownership outreach campaigns in Georgia that are based on Freddie Mac's *Get the Facts!* Initiative, a dynamic outreach and education effort to dispel common misconceptions about buying and owning a home.

- **Metro Atlanta:** Key participants include The D&E Group and BB&T.
- **DeKalb County:** Key participants include GreenForest CDC and Bank of America.
- **Columbus:** Key participants include NeighborWorks Columbus and Synovus.

21 Steps to Homeownership -- Atlanta:

21 Steps to Homeownership is an outreach and education campaign introduced by Hall of Fame basketball player Dominique Wilkins and designed to increase awareness and opportunities for homeownership by African American families, Hispanic families and other underserved groups throughout Metro Atlanta. Key participants include The D&E Group, Reynoldstown Community Development Corporation, Economic Empowerment Initiative, The Community Alliance of Metropolitan Parkway, Inc., Homeownership Training Center, CR Counseling Group, and Taylor, Bean & Whitaker.

Home Possible® Neighborhood Solution (Military) -- Columbus:

Freddie Mac announced a *Home Possible* expansion aimed at active and reserve members of the Armed Forces in Columbus, home of Fort Benning. These product changes are expected to increase the homebuying power of members of the Army, Navy, Air Force, Marines, Coast Guard and National Guard on active duty, in the reserves, or separated from their respective service for less than two years by as much as 30 percent.

"Fresh Start" Housing Initiative:

Freddie Mac launched "*Fresh Start*," a new lease-purchase initiative designed to create more than 300 new homeowners. Qualified residents work with the Augusta Neighborhood Improvement Corporation (ANIC) to select a home that ANIC buys and leases to the purchaser for a period of up to 39 months. The lease-purchaser is counseled by ANIC during the lease period to ensure that the consumer is ready to purchase the home and assume the loan at the end of the lease period. Key participants include the ANIC, the Development Authority of Richmond County, and U.S. Bank.

Homeownership: Let The Truth Move You:

Freddie Mac launched this grassroots, bilingual, multifaceted outreach initiative to increase the homeownership rate of African Americans and Hispanic Americans, particularly those with misconceptions about homeownership. Key participants include Chase Home Finance, Empire Board of Realtists, Greenforest Community Development Corporation, Home Buyers Assistance Foundation and the D&E Group.

Urban Hope Initiative:

Freddie Mac and Bank of America launched a faith-based initiative with New Birth Baptist Church to expand access to mortgage credit to low- and moderate-income families and to support neighborhood revitalization in DeKalb County. Urban Hope Homeownership Center provides consumer credit education through Freddie Mac's CreditSmart® financial literacy workshops. Participants learn important information about budgeting, credit management and how credit plays a profound role in achieving one's financial goals. Key participants include Urban Hope, DeKalb County CDC, and New Birth CDC.

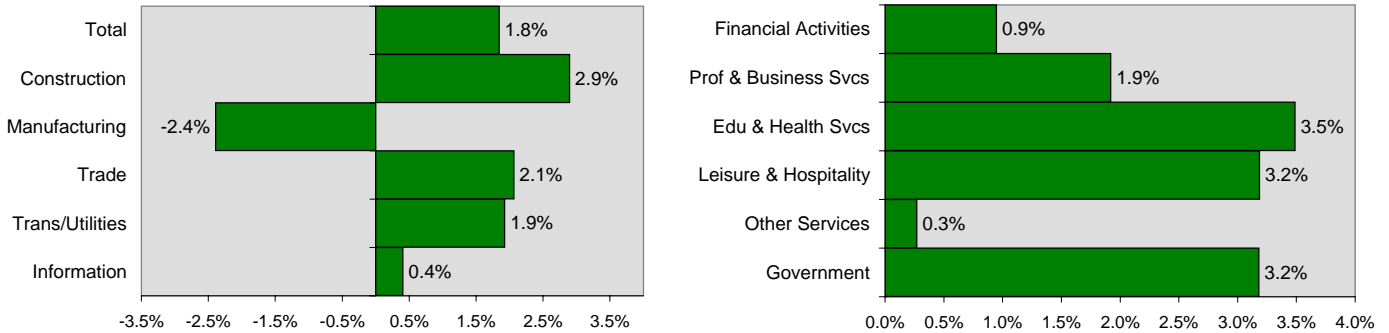
The Freddie Mac Foundation Philanthropy:

Since its creation, Freddie Mac, together with the Freddie Mac Foundation, has made nearly \$6 million in philanthropic contributions in the state of Georgia, including nearly \$2 million to fund *Wednesday's Child Atlanta*, a program designed to find adoptive homes for foster children.

Freddie Mac Foundation's Wednesday's Child - Atlanta

The Freddie Mac Foundation's *Wednesday's Child* national television program features special needs or hard-to-place foster children in need of adoptive homes. Since 2000, the Foundation has made the dream of a permanent loving home a reality for over 200 foster children and generated thousands of viewer inquiries. *Wednesday's Child-Atlanta* is a partnership of the Freddie Mac Foundation, FOX5-TV, and the Georgia Department of Human Resources.

Employment growth was strongest in Georgia's education and health services sector in 2007

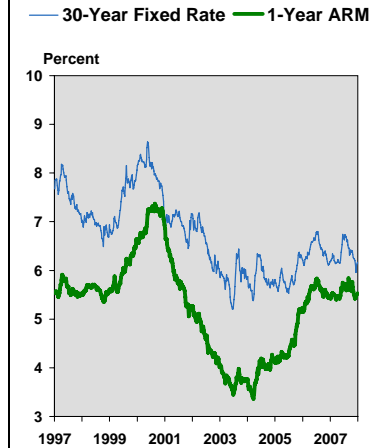


Source: Bureau of Labor Statistics, % change year ago

Indicators	2002	2003	2004	2005	2006
Gross State Product, C\$B	294,105	299,661	310,020	320,364	331,129
% Change	0.4	1.9	3.5	3.3	3.4
Total Non-Farm Employment (ths.)	3,869.5	3,844.9	3,900.5	4,003.2	4,086.4
% Change	-1.9	-0.6	1.4	2.6	2.1
Unemployment Rate (%)	4.8	4.8	4.7	5.1	4.6
Personal Income Growth (%)	1.8	2.4	5.5	7.3	5.6
Population (ths.)	8,597.9	8,750.3	8,935.2	9,132.6	9,363.9
Single-Family Permits	75,529	80,683	87,731	94,467	86,106
Multifamily Permits	21,994	16,021	20,625	14,869	18,094
Existing Median Home Sales Price (ths.)	160.0	168.0	177.5	187.5	189.6
Mortgage Originations (# of SF loans)	440,581	592,705	429,049	471,259	458,539
Personal Bankruptcies (total ch. 7 & 13)	74,317	79,595	75,834	79,233	39,705
Existing Home Sales (ths.)	173.9	173.3	213.5	241.1	251.4
30-Year Fixed Mortgage Rate Average (%)	6.53	5.83	5.84	5.87	6.41
Rental Vacancy Rate (%)	14.2	14.7	16.3	14.6	13.0
Serious Mortgage Delinquency (% All Loans)	2.49	2.48	2.58	2.57	2.56
Foreclosure Rate (% All Loans)	0.66	0.67	0.58	0.52	0.56
Homeownership Rate (%)	67.9	68.3	67.7	66.8	67.7

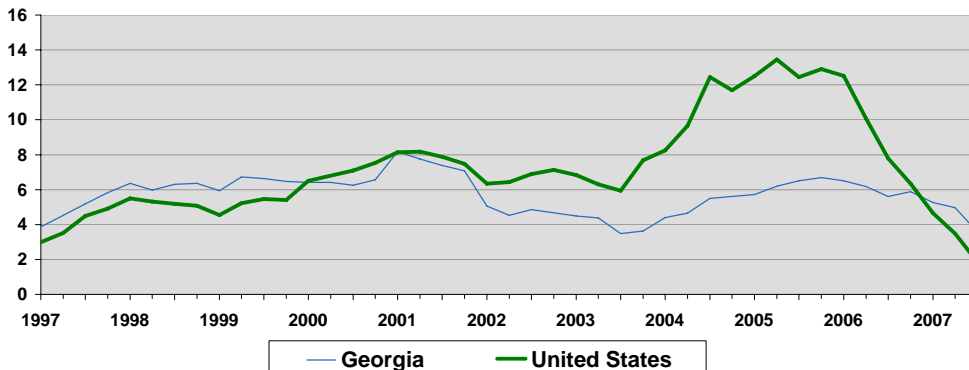
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, and Freddie Mac

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



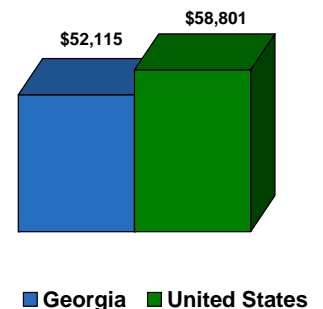
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



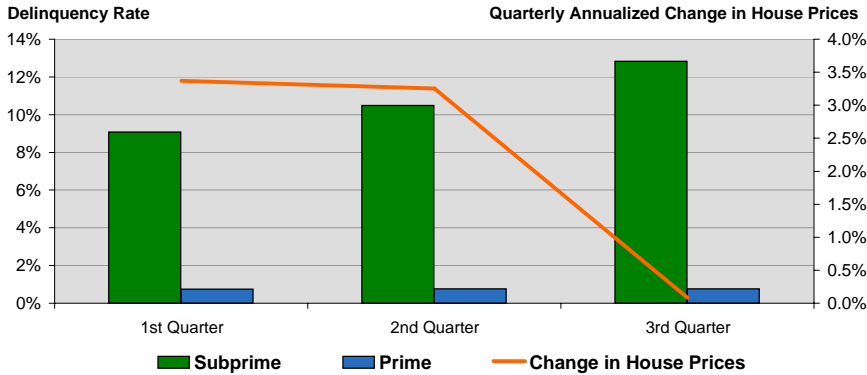
Source: Freddie Mac's Conventional Mortgage Home Price Index

2006 Median Family Income



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

Serious mortgage delinquencies are rising among subprime borrowers in 2007 and are exacerbated by slowing growth in house prices in GA



Source: First American CoreLogic and Freddie Mac

National Rankings

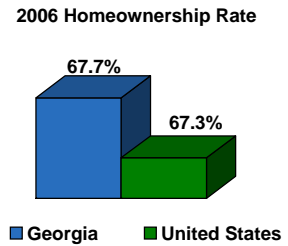
Homeownership Rate	40
1 = Highest	
Mortgage Delinquency Rate	9
1 = Most Delinquent	
Median Family Income	40
1 = Highest	
Adjustable Rate Mortgage Share	13
1 = Highest Share	
Housing Affordability	23
1 = Most Affordable	
Employment Growth	5
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Georgia

	Homeownership Rate in 2006	Homeownership Rate Gap Relative to All Households
All Households	67.7%	--
White, Non-hispanic	76.7%	9.1%
Black	49.9%	-17.7%
Hispanic	40.1%	-27.6%
Asian or Pacific Islander	65.3%	-2.4%

Source: US Census Bureau - American Community Survey

Homeownership is higher in GA than the national average



Source: US Census Bureau

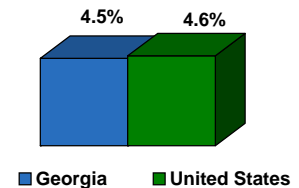
Characteristics of Subprime Mortgage Originations by Year Georgia

	2002	2003	2004	2005	2006
Adjustable Rate Mortgages (%)	60%	71%	85%	82%	74%
Non-Traditional Mortgages (%)	10%	26%	52%	54%	44%
Non-Owner Share (%)	14%	16%	16%	18%	20%
Share of Low-No Documentation	41%	40%	37%	43%	53%
Debt-to-Income Ratio	35%	35%	37%	39%	40%
Average Loan-to-Value	86%	87%	84%	83%	83%
Average Fico Credit Score	659	671	679	672	670

Source: First American CoreLogic. First liens only; by dollar amount. Negative amortization shares are not available.

Unemployment is low in GA

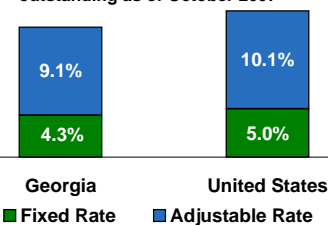
2007Q3 Unemployment Rate



Source: Bureau of Labor Statistics

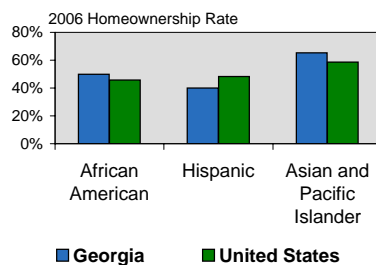
The Subprime Picture

Subprime dollar share of all loans outstanding as of October 2007



Source: First American CoreLogic

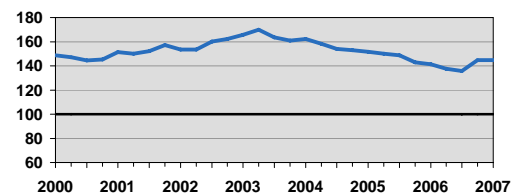
GA Homeownership rate is higher among African-Americans and Asians



Source: US Census Bureau - American Community Survey

State Housing Affordability Index Georgia

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