



## Making Home Possible in Indiana

### 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 **\$74.5 billion** in home loans, helping **748,780** Indiana families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$5 billion	36,514	4,925	41,439
Past 10 Years	\$74.5 billion	682,111	66,669	748,780

#### In 2008 Freddie Mac:

- Enabled 4,048 Indiana homebuyers to purchase their first home.
- Financed loans for 22,891 low- and moderate-income Indiana families.
- Funded home loans with an average mortgage of \$134,412.

### 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 **2,879** in Indiana alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	1,079	1,364	221	215	2,879

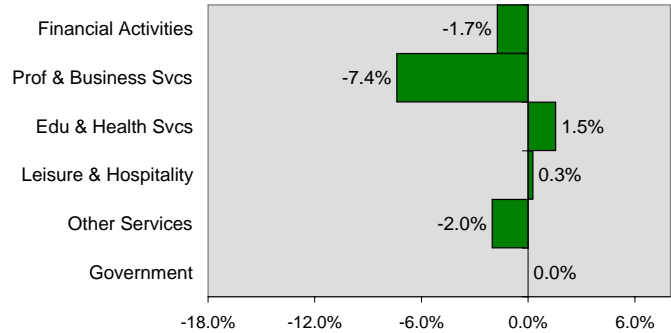
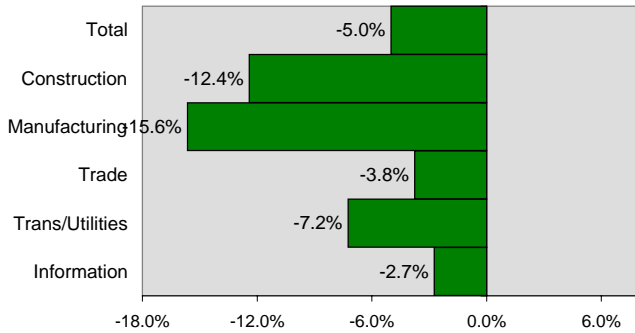
### Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- [www.MakingHomeAffordable.gov](http://www.MakingHomeAffordable.gov)
- [The Indiana Foreclosure Prevention Network, \(877\) GET-HOPE](#)
- [Homeowner's HOPE™ Hotline, \(888\) 995-HOPE™](#)
- [HUD-Certified Housing Counselors, \(800\) 569-4287](#)
- [www.FreddieMac.com/avoidforeclosure](http://www.FreddieMac.com/avoidforeclosure) or (800) FREDDIE

For more information, please go to [www.freddiemac.com/states](http://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 Indiana'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
<b>Gross State Product, C\$B</b>	209,523	208,119	208,297	211,092	209,903
% Change	3.0	-0.7	0.1	1.3	-0.6
<b>Total Non-Farm Employment (ths.)</b>	2,928.9	2,955.2	2,973.7	2,985.8	2,958.2
% Change	1.2	0.9	0.6	0.4	-0.9
<b>Unemployment Rate (%)</b>	5.3	5.4	5.0	4.6	5.9
<b>Personal Income Growth (%)</b>	4.2	2.7	5.4	4.5	3.3
<b>Population (ths.)</b>	6,210.8	6,248.6	6,294.1	6,335.9	6,376.8
<b>Single-Family Permits</b>	32,172	32,116	24,438	19,232	11,780
<b>Multifamily Permits</b>	7,061	6,360	4,631	4,609	4,851
<b>Existing Median Home Sales Price (ths.)</b>	106.7	111.3	110.1	109.5	103.6
<b>Mortgage Originations (# of SF loans)</b>	270,697	261,506	237,050	194,162	n/a
<b>Personal Bankruptcies (total ch. 7 &amp; 13)</b>	53,922	78,171	22,137	30,458	38,445
<b>Existing Home Sales (ths.)</b>	129.2	138.2	na	141.8	118.5
<b>30-Year Fixed Mortgage Rate Average (%)</b>	5.84	5.87	6.41	6.34	6.07
<b>Rental Vacancy Rate (%)</b>	12.9	14.2	14.0	13.3	14.8
<b>Serious Mortgage Delinquency (% All Loans)</b>	3.03	3.77	4.22	5.25	5.90
<b>Foreclosure Rate (% All Loans)</b>	0.71	0.81	0.93	1.16	1.27
<b>Homeownership Rate (%)</b>	71.8	72.0	72.1	71.6	71.8

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

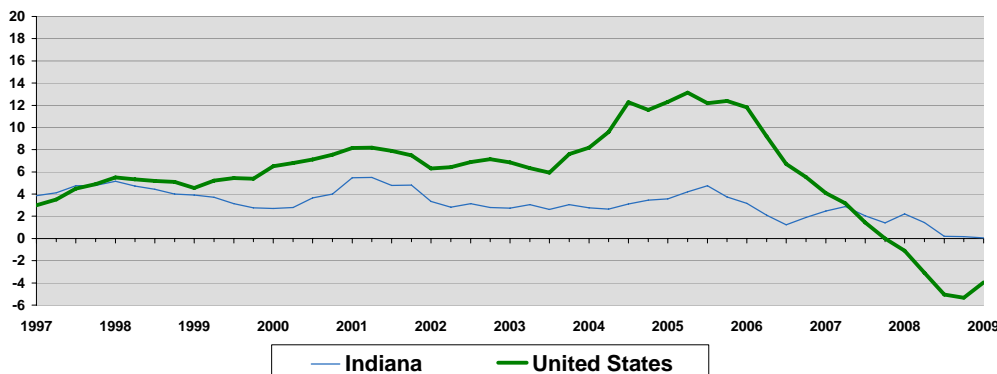
## National Weekly Average Mortgage Interest Rates from Freddie Mac's Primary Mortgage Market Survey®

— 30-Year Fixed Rate — 1-Year ARM



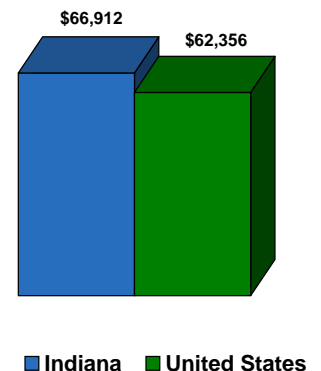
Source: Freddie Mac, Primary Mortgage Market Survey®

## Annual % Change in House Prices



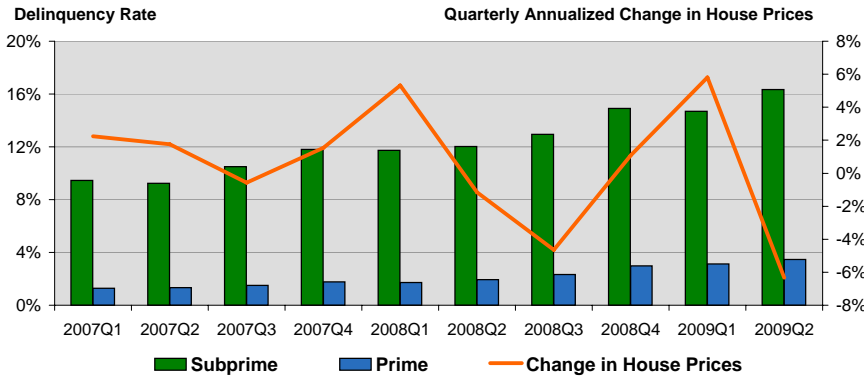
Source: Freddie Mac's Conventional Mortgage Home Price Index

## 2008Q4 Median Family Income



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

## Serious mortgage delinquencies are rising among prime and subprime borrowers in Indiana



Source: First American CoreLogic and Freddie Mac

## National Rankings

<b>Homeownership Rate</b>	9
1 = Highest	
<b>Mortgage Delinquency Rate</b>	10
1 = Most Delinquent	
<b>Median Family Income</b>	17
1 = Highest	
<b>Adjustable Rate Mortgage Share</b>	5
1 = Highest Share	
<b>Housing Affordability</b>	2
1 = Most Affordable	
<b>Employment Growth</b>	42
1 = Highest Growth	

## Homeownership Rates by Race and Ethnicity in Indiana

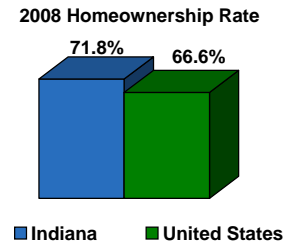
	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	71.8%	0.2%
White, Non-hispanic	75.7%	0.7%
Black	42.9%	-2.2%
Hispanic	55.4%	3.7%
Asian or Pacific Islander	54.2%	-2.7%

Source: US Census Bureau - American Community Survey

## Homeownership Rate in 2008

## Change in Homeownership Rate from 2007

## Homeownership is higher than the national average in IN

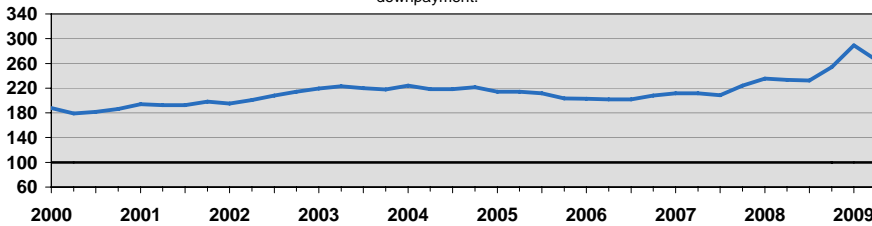


Source: US Census Bureau

## State Housing Affordability Index

### Indiana

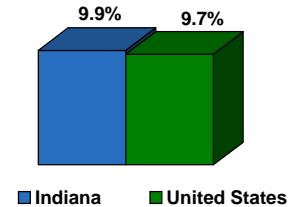
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

## IN unemployment is higher than the US

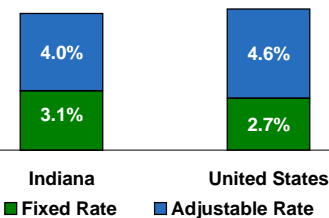
### August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

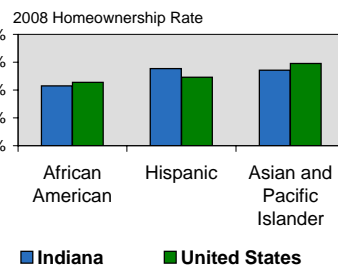
## The Subprime Picture

Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

## Homeownership is higher among the Hispanic population in IN than US

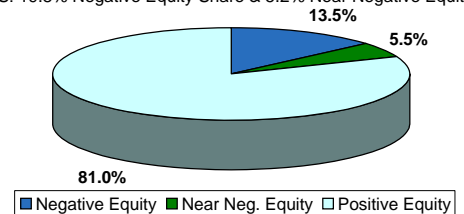


Source: US Census Bureau - American Community Survey

## Share of Homes with Negative Equity

### Indiana

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.