



Making Home Possible in Mississippi

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 **\$11.8 billion** in home loans, helping **115,364** Mississippi families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$1.3 billion	7,481	2,072	9,553
Past 10 Years	\$11.8 billion	96,289	19,075	115,364

In 2008 Freddie Mac:

- Enabled 606 Mississippi homebuyers to purchase their first home.
- Financed loans for 4,456 low- and moderate-income Mississippi families.
- Funded home loans with an average mortgage of \$150,315.

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 **528** in Mississippi alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	167	277	75	9	528

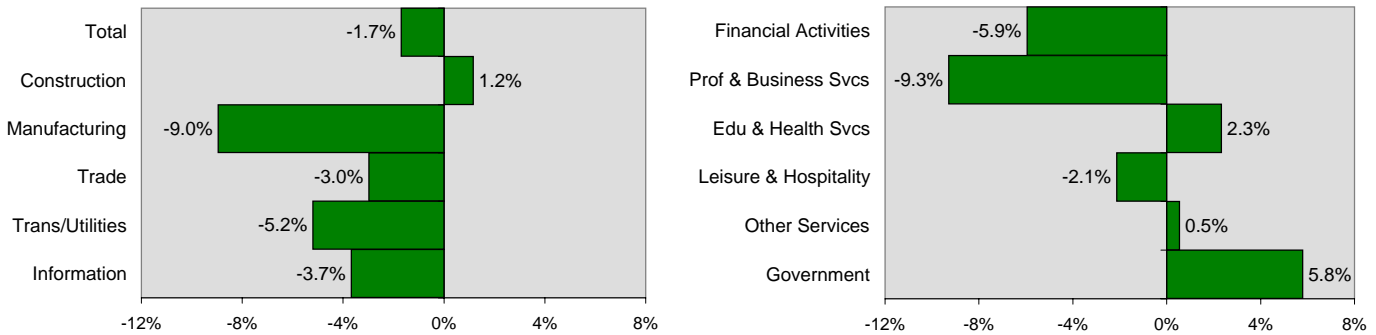
Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- www.MakingHomeAffordable.gov
- [Mississippi HUD](#)
- [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 Mississippi's government sector over the year ended July 2009

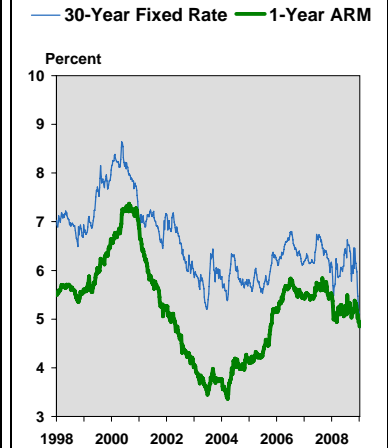


Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
Gross State Product, C\$B	67,949	68,428	69,569	70,534	71,713
% Change	2.1	0.7	1.7	1.4	1.7
Total Non-Farm Employment (ths.)	1,124.5	1,130.2	1,141.0	1,152.8	1,147.0
% Change	0.9	0.5	1.0	1.0	-0.5
Unemployment Rate (%)	6.3	7.8	6.8	6.3	6.9
Personal Income Growth (%)	5.1	5.2	7.0	6.3	4.2
Population (ths.)	2,884.6	2,898.2	2,896.7	2,921.0	2,938.6
Single-Family Permits	11,199	11,656	14,138	10,873	7,439
Multifamily Permits	3,333	1,740	2,480	5,959	3,989
Existing Median Home Sales Price (ths.)	106.7	118.2	126.8	124.9	114.1
Mortgage Originations (# of SF loans)	81,647	76,899	77,402	70,436	n/a
Personal Bankruptcies (total ch. 7 & 13)	20,995	23,471	8,646	10,956	11,990
Existing Home Sales (ths.)	57.9	60.6	63.9	60.0	49.9
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	12.5	13.2	12.9	9.4	11.4
Serious Mortgage Delinquency (% All Loans)	3.09	6.79	4.32	4.80	5.66
Foreclosure Rate (% All Loans)	0.37	0.36	0.43	0.57	0.75
Homeownership Rate (%)	69.6	69.9	70.7	71.3	70.1

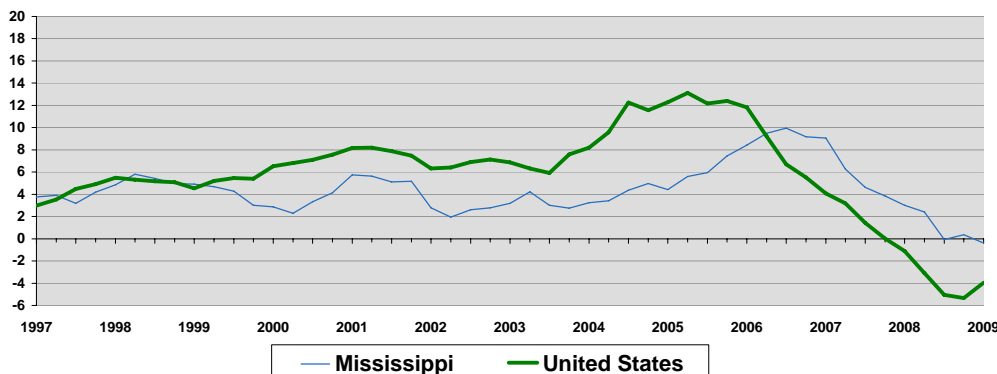
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

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



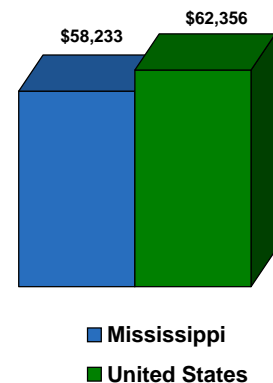
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



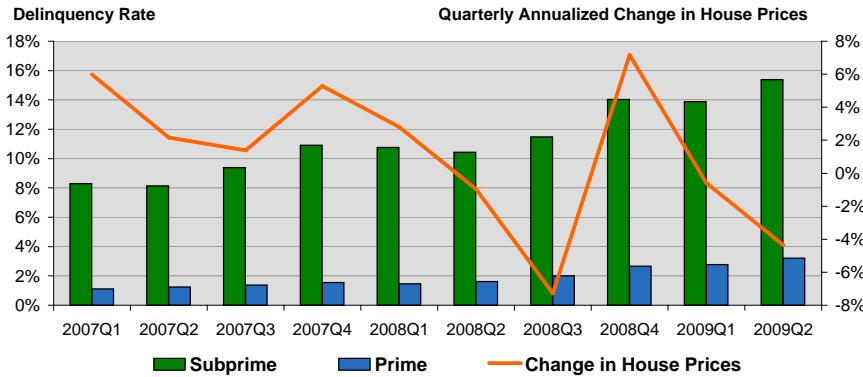
Source: Freddie Mac's Conventional Mortgage Home Price Index

2008Q4 Median Family Income



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

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



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	17
1 = Highest	
Mortgage Delinquency Rate	12
1 = Most Delinquent	
Median Family Income	34
1 = Highest	
Adjustable Rate Mortgage Share	29
1 = Highest Share	
Housing Affordability	18
1 = Most Affordable	
Employment Growth	8
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Mississippi

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	70.1%	-1.2%
White, Non-hispanic	78.5%	-0.1%
Black	56.3%	-2.8%
Hispanic	42.3%	3.9%
Asian or Pacific Islander	66.3%	0.4%

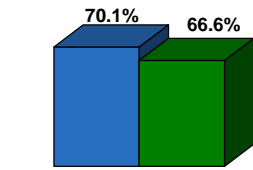
Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership is higher in Mississippi than the national average

2008 Homeownership Rate



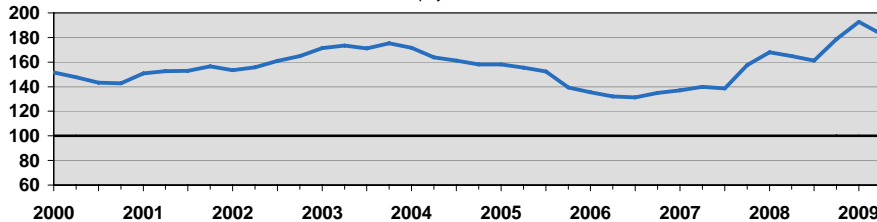
■ Mississippi ■ United States

Source: US Census Bureau

State Housing Affordability Index

Mississippi

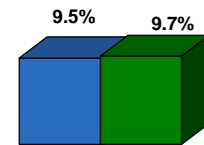
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

The unemployment rate is lower in MS

August 2009 Unemployment Rate

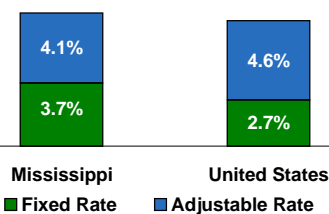


■ Mississippi ■ United States

Source: Bureau of Labor Statistics

The Subprime Picture

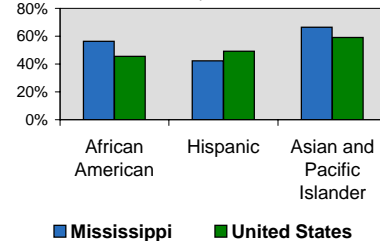
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

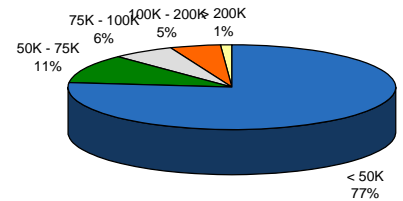
Homeownership is higher among African Americans and Asians in MS

2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

Adjusted Household Gross Income Mississippi



Source: Internal Revenue Service, 2006