



Making Home Possible in Montana

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 **\$11.6 billion** in home loans, helping **92,906** Montana families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$1.3 billion	7,019	0	7,019
Past 10 Years	\$11.6 billion	91,738	1,168	92,906

In 2008 Freddie Mac:

- Enabled 548 Montana homebuyers to purchase their first home.
- Financed loans for 2,761 low- and moderate-income Montana families.
- Funded home loans with an average mortgage of \$179,934.

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 **139** in Montana alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	45	86	3	5	139

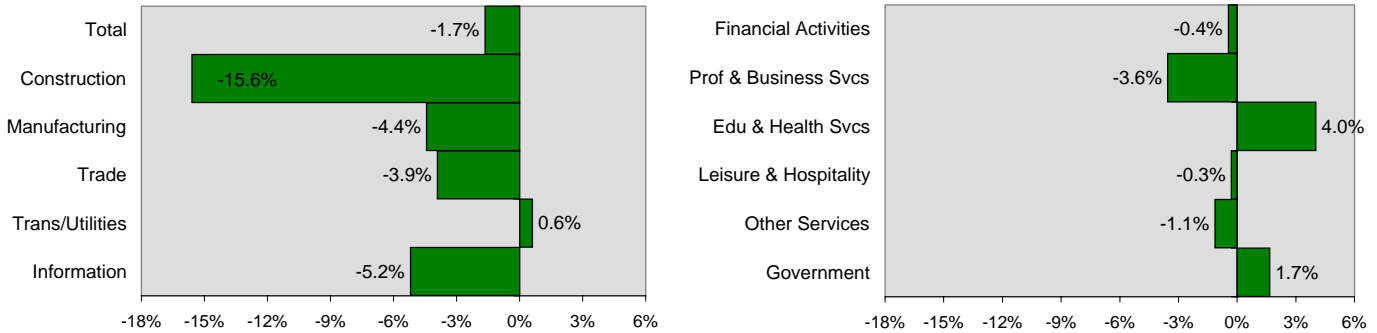
Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- www.MakingHomeAffordable.gov
- [Montana Foreclosure Prevention Website](#)
- [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 Montana'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	24,018	25,203	25,825	26,776	27,253
% Change	3.0	4.9	2.5	3.7	1.8
Total Non-Farm Employment (ths.)	411.3	420.9	434.9	444.9	446.5
% Change	2.6	2.3	3.3	2.3	0.4
Unemployment Rate (%)	4.0	3.7	3.3	3.4	4.5
Personal Income Growth (%)	6.8	6.6	6.7	8.2	4.3
Population (ths.)	926.0	934.9	945.4	956.6	967.4
Single-Family Permits	3,425	3,459	3,405	3,035	1,909
Multifamily Permits	1,550	1,344	1,137	1,118	467
Existing Median Home Sales Price (ths.)	137.6	149.2	155.8	158.2	150.2
Mortgage Originations (# of SF loans)	33,310	33,564	32,545	30,145	n/a
Personal Bankruptcies (total ch. 7 & 13)	4,205	5,768	1,803	1,815	1,877
Existing Home Sales (ths.)	24.0	25.1	27.0	24.5	19.8
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	9.7	10.3	7.9	6.0	5.6
Serious Mortgage Delinquency (% All Loans)	0.76	0.68	0.76	1.07	1.93
Foreclosure Rate (% All Loans)	0.32	0.25	0.28	0.35	0.64
Homeownership Rate (%)	68.5	69.1	69.9	69.6	68.5

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

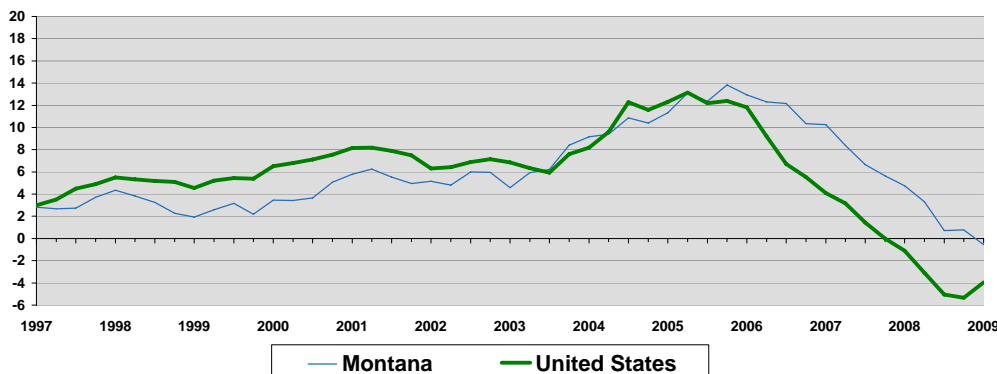
National Weekly Average Mortgage Interest Rates from Freddie Mac's Primary Mortgage Market Survey®

— 30-Year Fixed Rate — 1-Year ARM



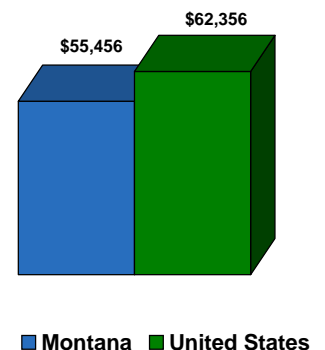
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



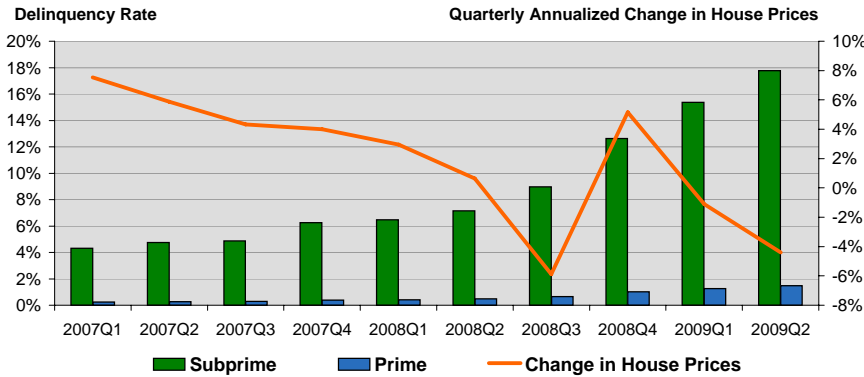
Source: Freddie Mac's Conventional Mortgage Home Price Index

2008Q4 Median Family Income



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

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



Source: First American CoreLogic and Freddie Mac

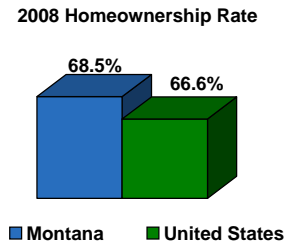
National Rankings

Homeownership Rate	32
1 = Highest	
Mortgage Delinquency Rate	47
1 = Most Delinquent	
Median Family Income	41
1 = Highest	
Adjustable Rate Mortgage Share	35
1 = Highest Share	
Housing Affordability	27
1 = Most Affordable	
Employment Growth	7
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Montana	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	68.5%	-1.1%
White, Non-hispanic	70.7%	-1.0%
Black	15.9%	-17.1%
Hispanic	42.4%	1.0%
Asian or Pacific Islander	68.3%	11.7%

Source: US Census Bureau - American Community Survey

Homeownership is higher in Montana than the national average

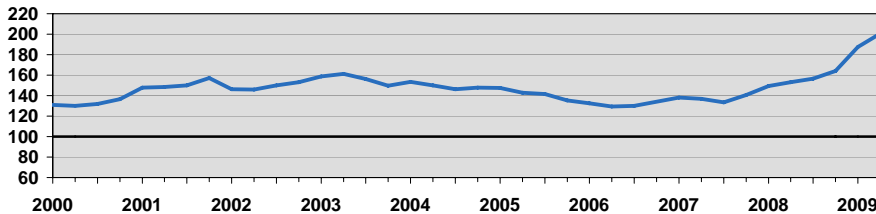


Source: US Census Bureau

State Housing Affordability Index

Montana

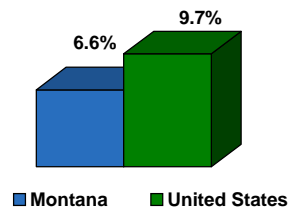
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

Unemployment is low in Montana

August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

The Subprime Picture

Subprime dollar share of all loans outstanding as of December 2008

Entity	Fixed Rate (%)	Adjustable Rate (%)
Montana	1.4%	1.8%
United States	2.7%	4.6%

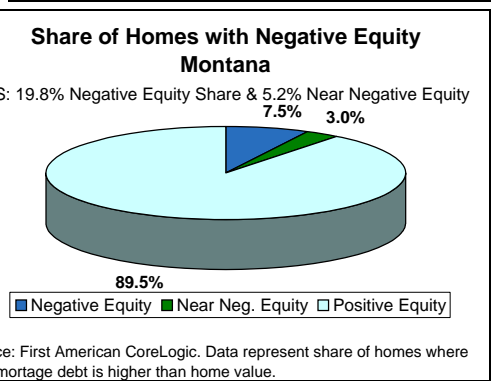
Source: First American CoreLogic

Homeownership is high among Asian households in MT

2008 Homeownership Rate

Race/Ethnicity	Montana (%)	United States (%)
African American	15.0	45.0
Hispanic	40.0	48.0
Asian and Pacific Islander	68.3	60.0

Source: US Census Bureau - American Community Survey



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