



Making Home Possible in Nevada

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 **\$61.4 billion** in home loans, helping **409,461** Nevada families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$3.9 billion	17,867	3,811	21,679
Past 10 Years	\$61.4 billion	344,486	64,974	409,461

In 2008 Freddie Mac:

- Enabled 1,833 Nevada homebuyers to purchase their first home.
- Financed loans for 11,077 low- and moderate-income Nevada families.
- Funded home loans with an average mortgage of \$204,054.

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 **1,055** in Nevada alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	535	358	12	150	1,055

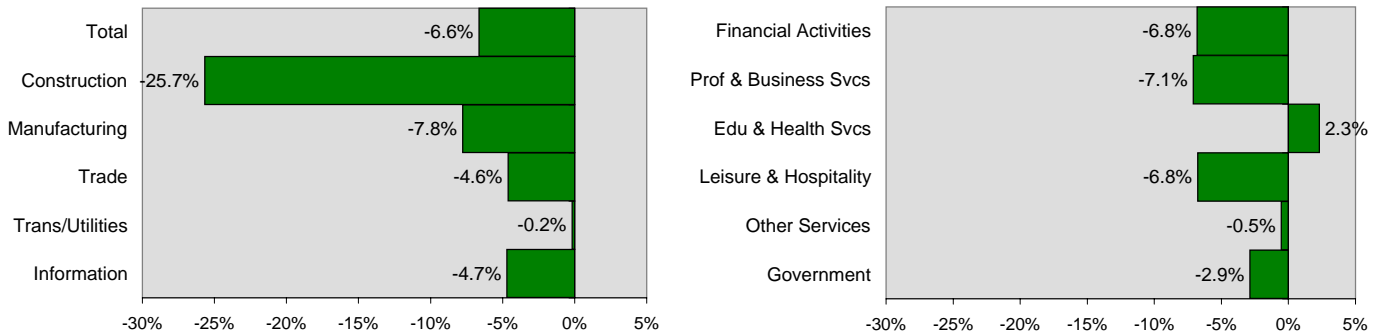
Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- www.MakingHomeAffordable.gov
- [Nevada Foreclosure Help, Nevada 2-1-1](#)
- [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 Nevada's education and health services sector over the year ended July 2009

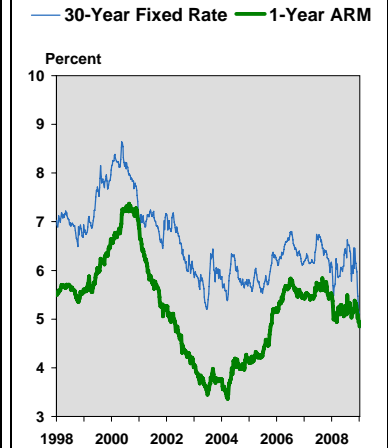


Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
Gross State Product, C\$B	89,856	97,228	101,126	103,853	103,192
% Change	10.1	8.2	4.0	2.7	-0.6
Total Non-Farm Employment (ths.)	1,152.7	1,223.0	1,279.6	1,292.5	1,266.4
% Change	5.9	6.1	4.6	1.0	-2.0
Unemployment Rate (%)	4.4	4.5	4.3	4.7	6.6
Personal Income Growth (%)	12.7	12.2	7.2	5.5	3.1
Population (ths.)	2,323.9	2,401.7	2,484.2	2,554.3	2,600.2
Single-Family Permits	38,914	37,546	26,722	16,256	7,110
Multifamily Permits	5,642	10,182	12,723	10,953	7,771
Existing Median Home Sales Price (ths.)	264.7	310.8	320.3	297.7	224.0
Mortgage Originations (# of SF loans)	222,399	252,989	201,483	110,121	n/a
Personal Bankruptcies (total ch. 7 & 13)	16,650	23,443	5,359	10,628	18,195
Existing Home Sales (ths.)	99.9	97.7	71.4	46.0	63.1
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	10.6	8.4	9.1	9.8	14.0
Serious Mortgage Delinquency (% All Loans)	0.56	0.70	2.09	6.59	11.74
Foreclosure Rate (% All Loans)	0.60	0.52	0.51	0.57	0.62
Homeownership Rate (%)	61.2	60.7	62.0	60.4	59.7

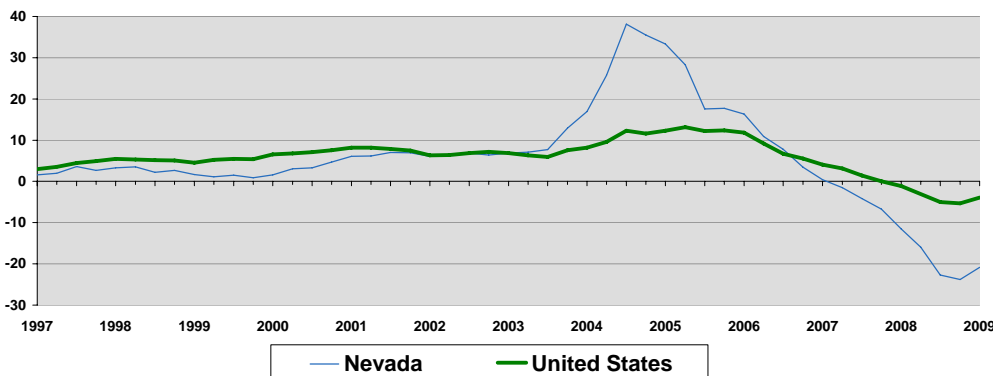
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

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



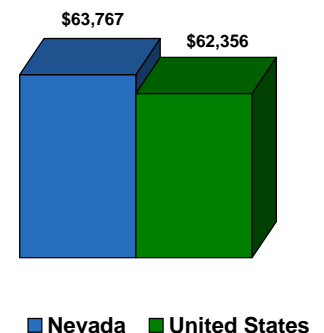
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



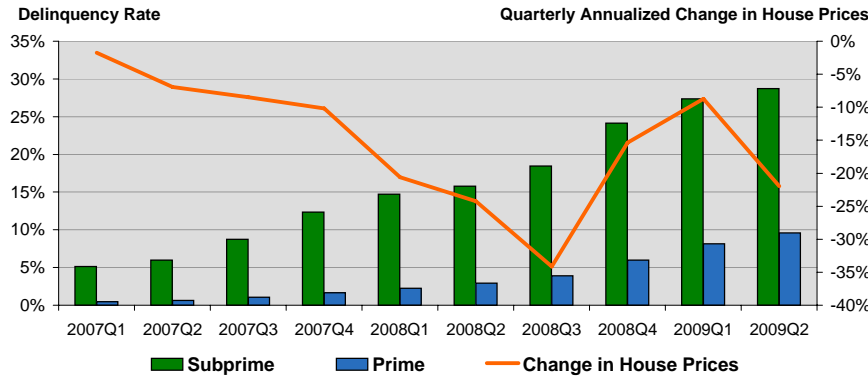
Source: Freddie Mac's Conventional Mortgage Home Price Index

2008Q4 Median Family Income



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

Serious mortgage delinquencies are high and rising among prime and subprime borrowers in Nevada and are exacerbated by falling home values



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	47
1 = Highest	
Mortgage Delinquency Rate	2
1 = Most Delinquent	
Median Family Income	21
1 = Highest	
Adjustable Rate Mortgage Share	19
1 = Highest Share	
Housing Affordability	40
1 = Most Affordable	
Employment Growth	50
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Nevada

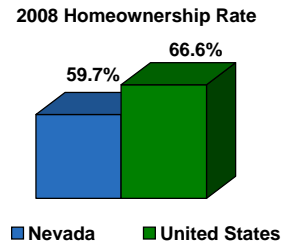
	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	59.7%	-0.8%
White, Non-hispanic	65.8%	1.8%
Black	36.4%	2.4%
Hispanic	46.4%	-3.5%
Asian or Pacific Islander	65.3%	0.9%

Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership in Nevada is lower than the national average

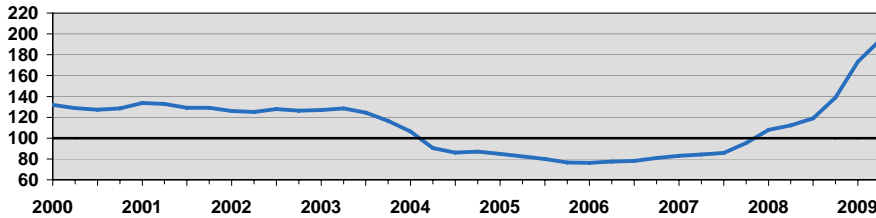


Source: US Census Bureau

State Housing Affordability Index

Nevada

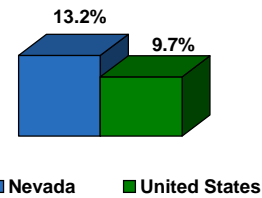
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

The unemployment rate is higher in NV

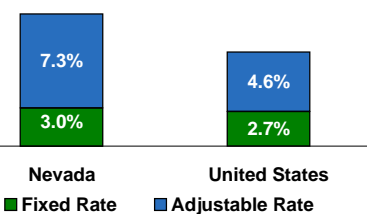
August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

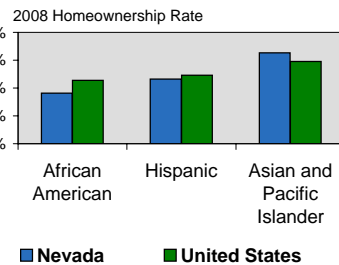
The Subprime Picture

Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

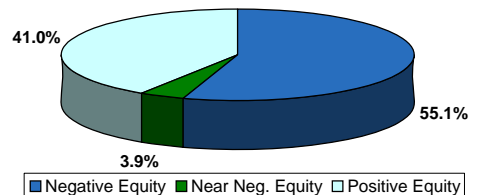
Homeownership is higher among Asian households in NV



Source: US Census Bureau - American Community Survey

Share of Homes with Negative Equity Nevada

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.