



Making Home Possible in South Carolina

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 **\$55.4 billion** in home loans, helping **458,517** South Carolina families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$6 billion	36,269	5,812	42,081
Past 10 Years	\$55.4 billion	408,917	49,600	458,517

In 2008 Freddie Mac:

- Enabled 3,043 South Carolina homebuyers to purchase their first home.
- Financed loans for 18,655 low- and moderate-income South Carolina families.
- Funded home loans with an average mortgage of \$157,590.

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 **1,875** in South Carolina alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	683	1,017	52	123	1,875

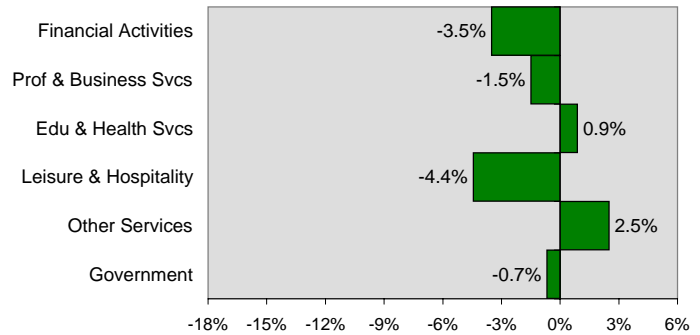
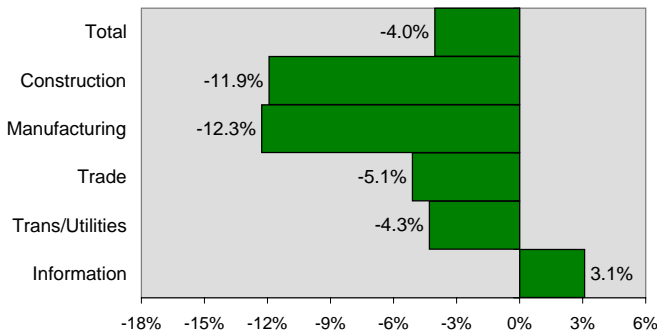
Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- www.MakingHomeAffordable.gov
- [South Carolina 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 South Carolina's information 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	119,865	122,784	125,227	126,316	127,065
% Change	0.2	2.4	2.0	0.9	0.6
Total Non-Farm Employment (ths.)	1,833.0	1,866.5	1,906.8	1,944.4	1,927.7
% Change	1.4	1.8	2.2	2.0	-0.9
Unemployment Rate (%)	6.8	6.7	6.3	5.6	6.9
Personal Income Growth (%)	6.0	5.8	8.1	5.5	4.3
Population (ths.)	4,196.8	4,249.4	4,324.8	4,404.9	4,479.8
Single-Family Permits	36,081	43,341	41,675	32,817	19,778
Multifamily Permits	7,149	10,816	9,101	7,814	6,140
Existing Median Home Sales Price (ths.)	141.9	152.5	161.3	162.3	157.7
Mortgage Originations (# of SF loans)	161,783	183,255	182,777	153,521	n/a
Personal Bankruptcies (total ch. 7 & 13)	15,249	15,335	6,095	7,134	8,215
Existing Home Sales (ths.)	98.2	114.5	115.3	105.6	80.2
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	14.7	10.0	10.6	10.6	13.4
Serious Mortgage Delinquency (% All Loans)	2.57	2.39	2.39	3.02	4.11
Foreclosure Rate (% All Loans)	1.06	0.90	0.86	1.00	1.32
Homeownership Rate (%)	69.7	70.1	70.3	70.0	70.6

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

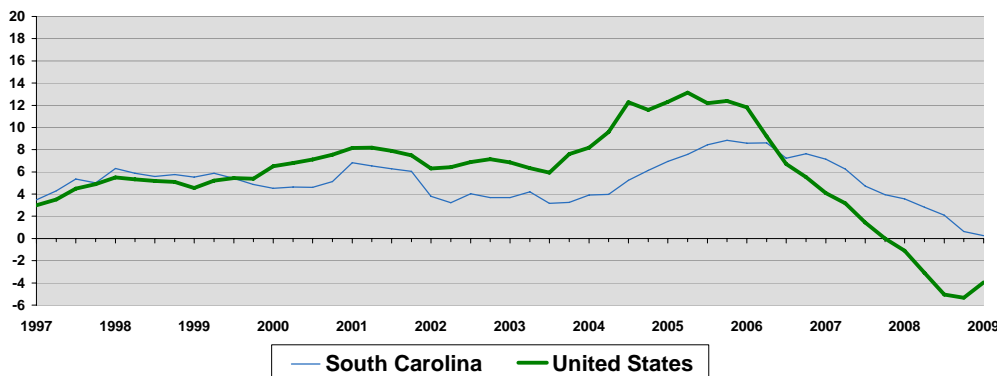
National Weekly Average Mortgage Interest Rates from Freddie Mac's Primary Mortgage Market Survey®

— 30-Year Fixed Rate — 1-Year ARM



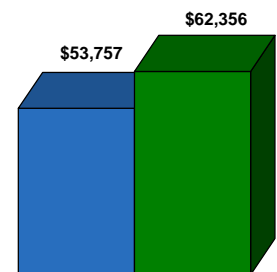
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



Source: Freddie Mac's Conventional Mortgage Home Price Index

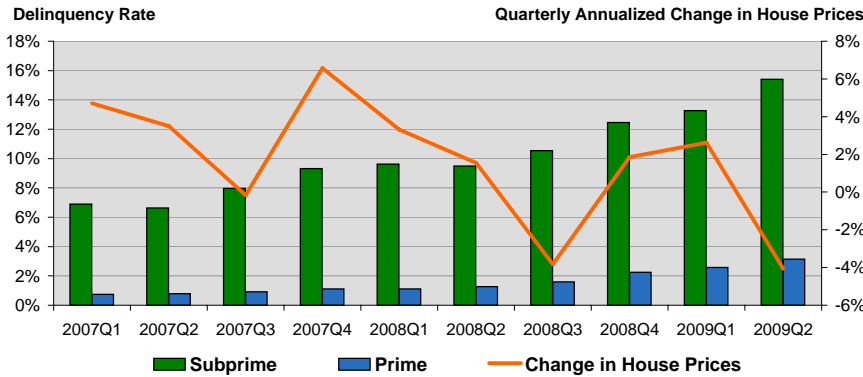
2008Q4 Median Family Income



■ South Carolina
■ United States

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

Serious mortgage delinquencies are rising among prime and subprime borrowers in South Carolina



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	14
1 = Highest	
Mortgage Delinquency Rate	25
1 = Most Delinquent	
Median Family Income	44
1 = Highest	
Adjustable Rate Mortgage Share	18
1 = Highest Share	
Housing Affordability	31
1 = Most Affordable	
Employment Growth	33
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in South Carolina

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	70.6%	0.5%
White, Non-hispanic	77.8%	1.0%
Black	55.4%	1.6%
Hispanic	40.4%	-2.0%
Asian or Pacific Islander	60.3%	-4.0%

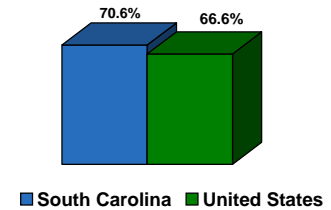
Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership in South Carolina is higher than the national average

2008 Homeownership Rate

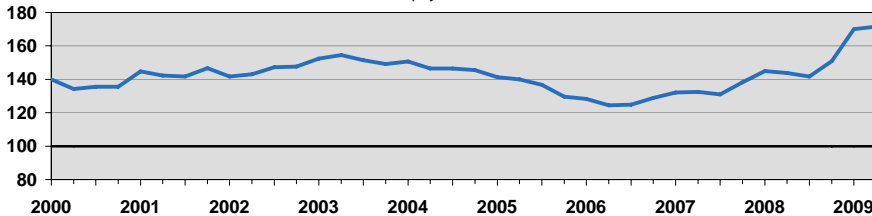


Source: US Census Bureau

State Housing Affordability Index

South Carolina

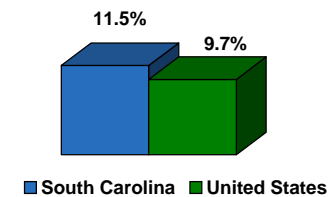
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

The unemployment rate is higher in SC

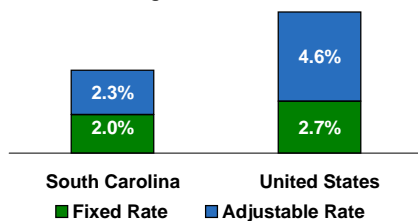
August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

The Subprime Picture

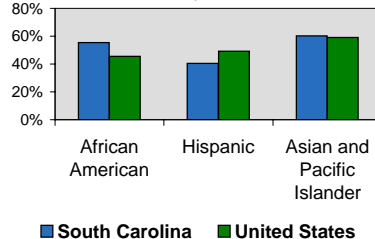
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

Homeownership in SC is higher among African Americans and Asians

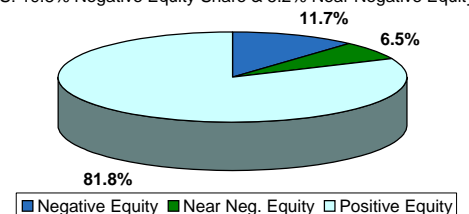
2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

Share of Homes with Negative Equity South Carolina

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.