



Making Home Possible in Texas

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 **\$207 billion** in home loans, helping over **2 million** Texas families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$22 billion	136,072	66,452	202,523
Past 10 Years	\$207 billion	1,440,795	604,058	2,044,854

In 2008 Freddie Mac:

- Enabled 20,652 Texas homebuyers to purchase their first home.
- Financed loans for 111,881 low- and moderate-income Texas families.
- Funded home loans with an average mortgage of \$137,499.

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 **5,560** in Texas alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	1,612	3,091	699	158	5,560

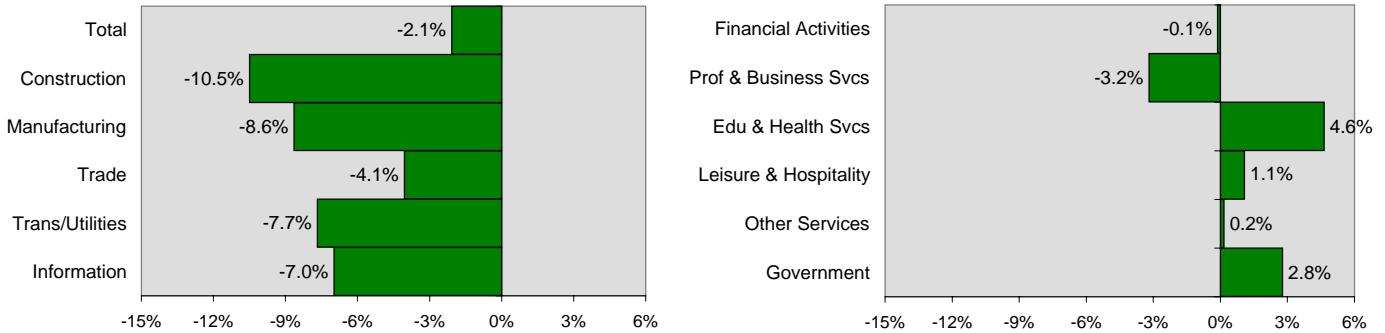
Homeowner Resources

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

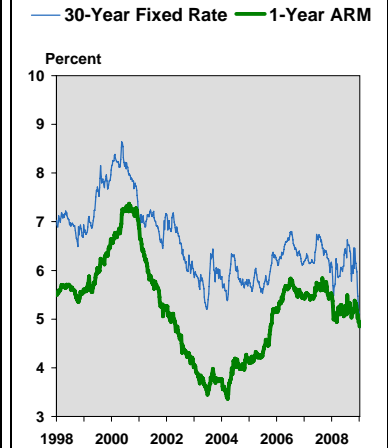


Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
Gross State Product, C\$B	806,005	828,417	869,379	907,358	925,505
% Change	4.5	2.8	4.9	4.4	2.0
Total Non-Farm Employment (ths.)	9,497.1	9,740.4	10,066.2	10,395.1	10,616.8
% Change	1.4	2.6	3.3	3.3	2.1
Unemployment Rate (%)	6.0	5.4	5.0	4.4	4.9
Personal Income Growth (%)	7.0	9.1	8.3	7.6	6.1
Population (ths.)	22,424.9	22,811.1	23,367.5	23,843.4	24,327.0
Single-Family Permits	149,056	166,178	162,750	118,455	79,626
Multifamily Permits	39,786	44,433	53,892	58,537	49,897
Existing Median Home Sales Price (ths.)	123.7	131.3	136.0	138.8	137.3
Mortgage Originations (# of SF loans)	819,386	816,834	797,354	640,300	n/a
Personal Bankruptcies (total ch. 7 & 13)	90,578	117,530	34,519	40,453	41,086
Existing Home Sales (ths.)	481.2	530.7	581.0	561.3	475.5
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	13.9	13.6	13.5	13.8	12.3
Serious Mortgage Delinquency (% All Loans)	1.98	2.53	2.53	3.29	4.05
Foreclosure Rate (% All Loans)	0.53	0.48	0.56	0.74	0.78
Homeownership Rate (%)	65.1	64.7	65.2	65.2	64.9

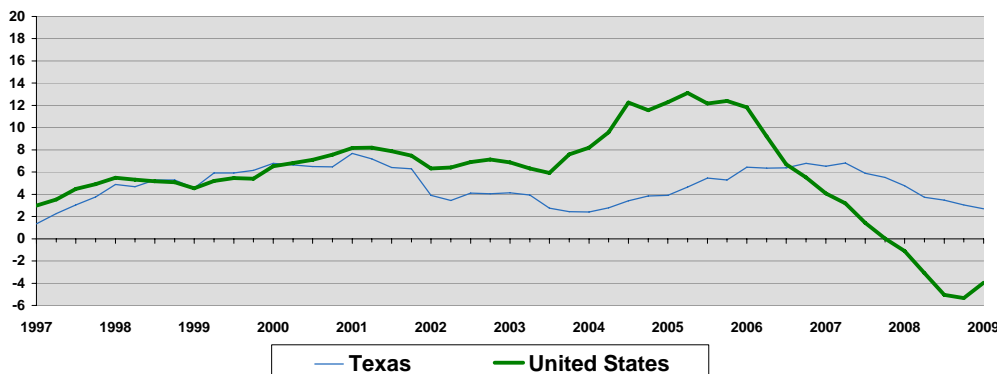
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

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



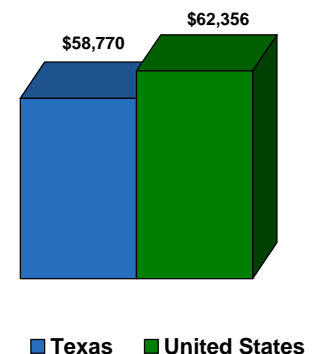
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



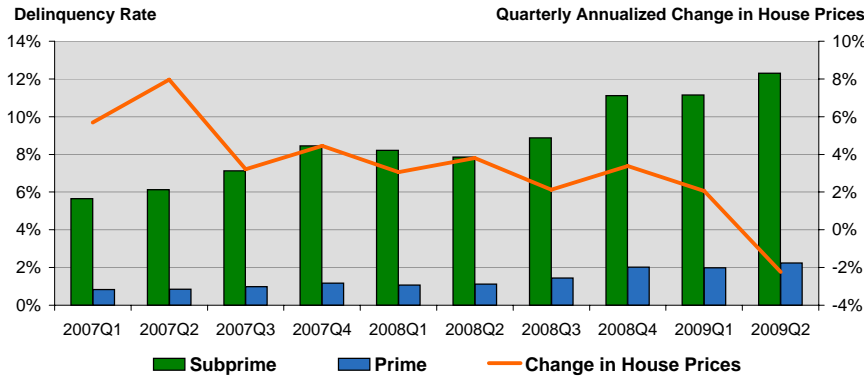
Source: Freddie Mac's Conventional Mortgage Home Price Index

2008Q4 Median Family Income



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

Serious mortgage delinquencies are rising among prime and subprime borrowers in Texas, but remain low relative to national average



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	43
1 = Highest	
Mortgage Delinquency Rate	26
1 = Most Delinquent	
Median Family Income	32
1 = Highest	
Adjustable Rate Mortgage Share	37
1 = Highest Share	
Housing Affordability	17
1 = Most Affordable	
Employment Growth	12
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Texas

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	64.9%	-0.3%
White, Non-hispanic	72.6%	3.2%
Black	45.6%	-0.8%
Hispanic	58.2%	-0.1%
Asian or Pacific Islander	64.9%	0.0%

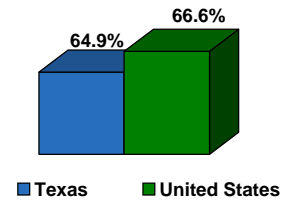
Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership in Texas is lower than the national average

2008 Homeownership Rate

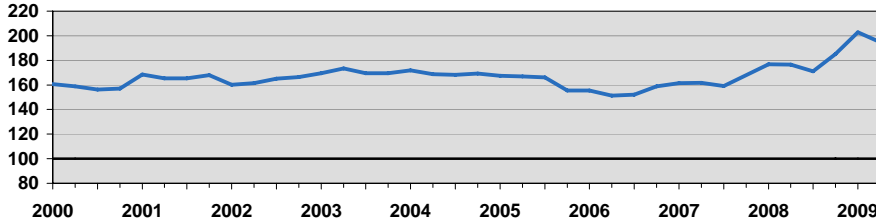


Source: US Census Bureau

State Housing Affordability Index

Texas

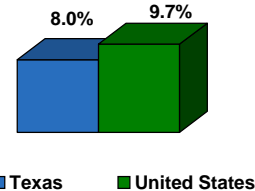
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

Unemployment is lower in TX

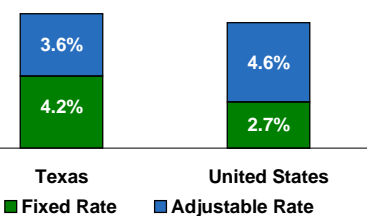
August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

The Subprime Picture

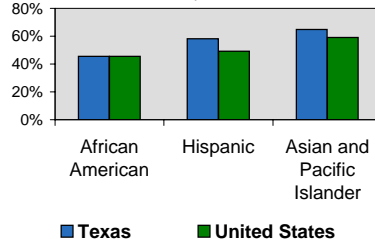
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

TX homeownership rates are higher among Hispanic and Asian households

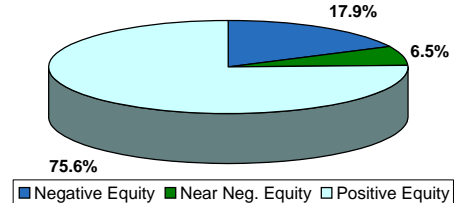
2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

Share of Homes with Negative Equity Texas

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.