



Making Home Possible in Utah

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 **\$51 billion** in home loans, helping **352,098** Utah families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$6.4 billion	30,462	1,846	32,308
Past 10 Years	\$51 billion	332,712	19,386	352,098

In 2008 Freddie Mac:

- Enabled 2,053 Utah homebuyers to purchase their first home.
- Financed loans for 14,862 low- and moderate-income Utah families.
- Funded home loans with an average mortgage of \$207,131.

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 **776** in Utah alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	251	405	28	92	776

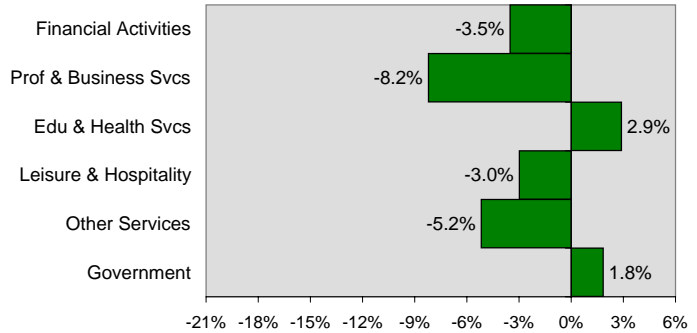
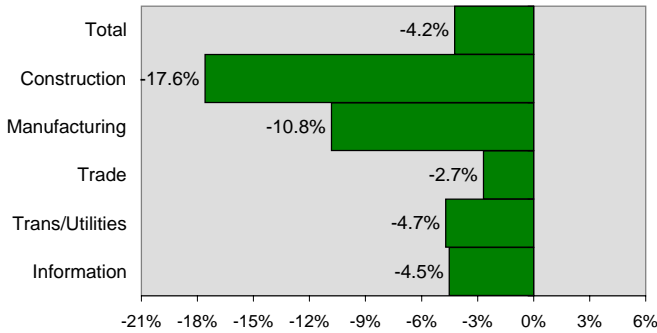
Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- www.MakingHomeAffordable.gov
- [Utah Foreclosure Help, 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 Utah'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	72,960	77,832	82,697	86,509	87,700
% Change	4.0	6.7	6.3	4.6	1.4
Total Non-Farm Employment (ths.)	1,104.3	1,148.0	1,203.7	1,253.3	1,255.2
% Change	2.8	4.0	4.9	4.1	0.2
Unemployment Rate (%)	5.1	4.2	3.0	2.7	3.4
Personal Income Growth (%)	7.0	9.7	8.4	5.3	4.1
Population (ths.)	2,439.9	2,501.3	2,585.2	2,668.9	2,736.4
Single-Family Permits	20,236	24,019	22,595	16,480	7,084
Multifamily Permits	4,031	3,780	3,278	3,812	3,821
Existing Median Home Sales Price (ths.)	149.7	163.7	185.3	200.3	189.6
Mortgage Originations (# of SF loans)	137,095	157,102	163,358	134,939	n/a
Personal Bankruptcies (total ch. 7 & 13)	20,363	21,424	5,220	6,275	9,028
Existing Home Sales (ths.)	43.8	51.5	52.2	42.5	30.7
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	8.9	7.0	5.7	5.5	7.4
Serious Mortgage Delinquency (% All Loans)	1.75	1.47	1.11	1.62	3.06
Foreclosure Rate (% All Loans)	0.66	0.49	0.33	0.48	0.97
Homeownership Rate (%)	69.7	70.6	72.0	71.7	71.7

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

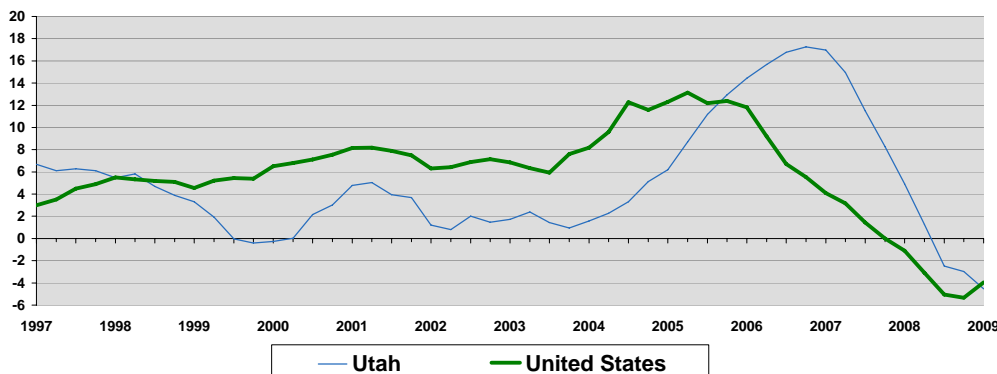
National Weekly Average Mortgage Interest Rates from Freddie Mac's Primary Mortgage Market Survey®

— 30-Year Fixed Rate — 1-Year ARM



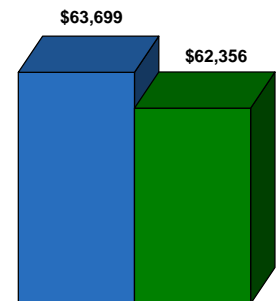
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



Source: Freddie Mac's Conventional Mortgage Home Price Index

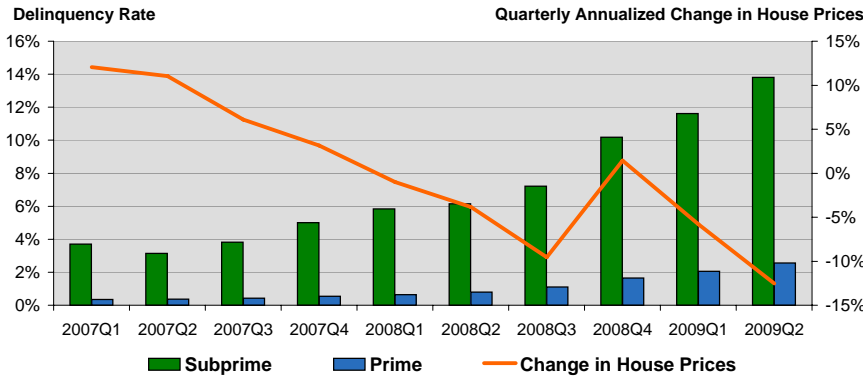
2008Q4 Median Family Income



■ Utah ■ United States

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

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



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	10
1 = Highest	
Mortgage Delinquency Rate	42
1 = Most Delinquent	
Median Family Income	22
1 = Highest	
Adjustable Rate Mortgage Share	24
1 = Highest Share	
Housing Affordability	35
1 = Most Affordable	
Employment Growth	36
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Utah

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	71.7%	0.0%
White, Non-hispanic	74.6%	1.5%
Black	33.6%	-6.1%
Hispanic	53.8%	3.7%
Asian or Pacific Islander	59.3%	3.2%

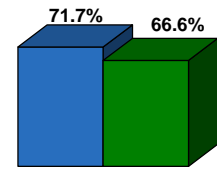
Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership is higher in Utah than the national average

2008 Homeownership Rate



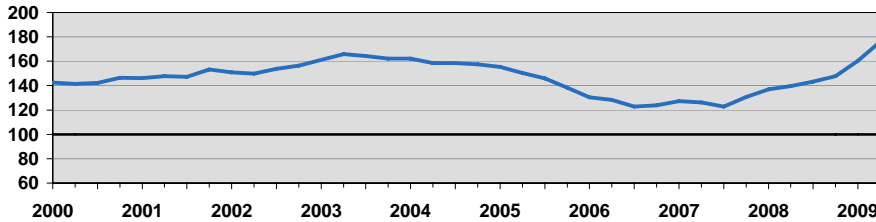
■ Utah ■ United States

Source: US Census Bureau

State Housing Affordability Index

Utah

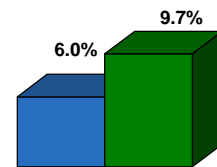
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

Unemployment is low in Utah

August 2009 Unemployment Rate

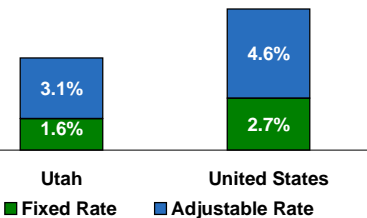


■ Utah ■ United States

Source: Bureau of Labor Statistics

The Subprime Picture

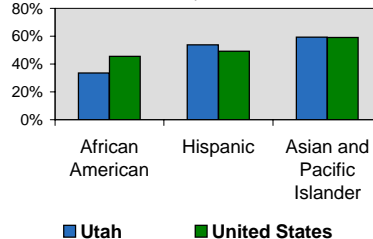
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

Homeownership is higher among Hispanic households in UT

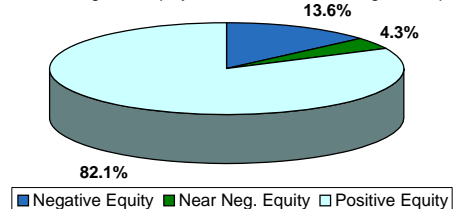
2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

Share of Homes with Negative Equity Utah

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.