



Making Home Possible in Washington

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 **\$142 billion** in home loans, helping **889,778** Washington families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$16.7 billion	72,003	11,372	83,375
Past 10 Years	\$142 billion	802,550	87,228	889,778

In 2008 Freddie Mac:

- Enabled 5,554 Washington homebuyers to purchase their first home.
- Financed loans for 41,135 low- and moderate-income Washington families.
- Funded home loans with an average mortgage of \$219,476.

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 **1,363** in Washington alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	465	728	64	106	1,363

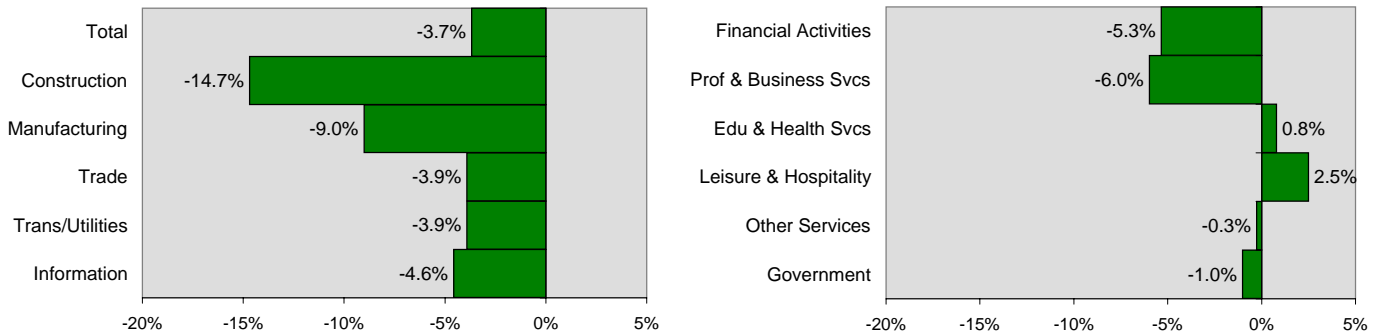
Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- www.MakingHomeAffordable.gov
- [Protecting Washington's Homeowners and Buyers, \(877\) 894-HOME](#)
- [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 Washington's leisure and hospitality 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	230,007	241,807	248,490	259,387	264,633
% Change	2.2	5.1	2.8	4.4	2.0
Total Non-Farm Employment (ths.)	2,701.0	2,777.1	2,859.2	2,933.6	2,959.4
% Change	1.6	2.8	3.0	2.6	0.9
Unemployment Rate (%)	6.2	5.5	4.9	4.5	5.3
Personal Income Growth (%)	7.6	3.7	8.5	8.1	4.4
Population (ths.)	6,179.6	6,254.6	6,360.5	6,449.5	6,549.2
Single-Family Permits	36,489	41,407	35,611	30,390	17,440
Multifamily Permits	13,600	11,581	14,422	17,007	11,479
Existing Median Home Sales Price (ths.)	216.7	248.5	280.7	294.4	272.8
Mortgage Originations (# of SF loans)	356,042	394,081	365,101	298,191	n/a
Personal Bankruptcies (total ch. 7 & 13)	37,713	46,106	11,522	15,075	21,096
Existing Home Sales (ths.)	145.1	166.2	155.0	136.1	87.2
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	9.6	6.8	6.3	4.5	5.3
Serious Mortgage Delinquency (% All Loans)	0.93	0.81	0.93	1.59	2.97
Foreclosure Rate (% All Loans)	0.35	0.26	0.28	0.47	0.87
Homeownership Rate (%)	64.1	64.7	65.5	66.1	65.3

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

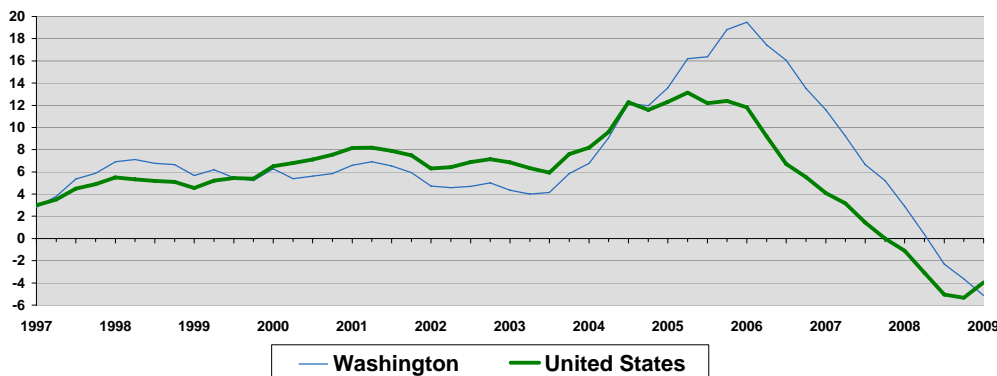
National Weekly Average Mortgage Interest Rates from Freddie Mac's Primary Mortgage Market Survey®

— 30-Year Fixed Rate — 1-Year ARM



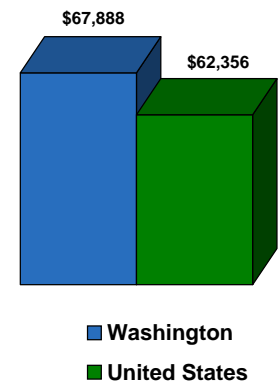
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



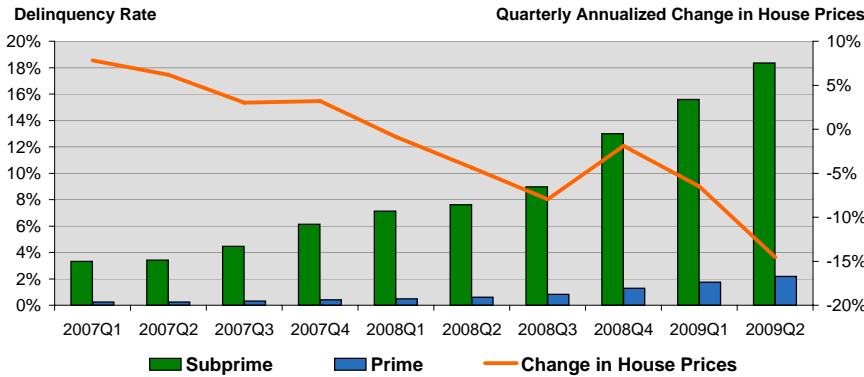
Source: Freddie Mac's Conventional Mortgage Home Price Index

2008Q4 Median Family Income



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

Serious mortgage delinquencies are rising among prime and subprime borrowers in Washington and are exacerbated by declining house prices



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	41
1 = Highest	
Mortgage Delinquency Rate	44
1 = Most Delinquent	
Median Family Income	15
1 = Highest	
Adjustable Rate Mortgage Share	7
1 = Highest Share	
Housing Affordability	47
1 = Most Affordable	
Employment Growth	27
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Washington

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	65.3%	-0.8%
White, Non-hispanic	68.6%	-0.1%
Black	36.4%	1.2%
Hispanic	46.3%	1.3%
Asian or Pacific Islander	62.8%	-1.1%

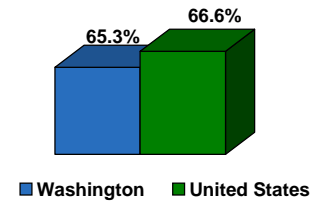
Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership in Washington is lower than the national average

2008 Homeownership Rate

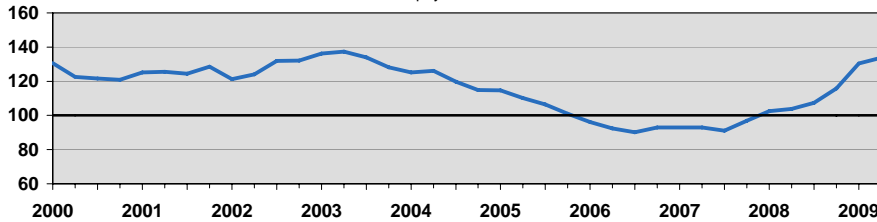


Source: US Census Bureau

State Housing Affordability Index

Washington

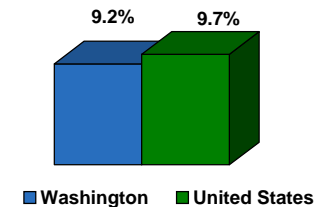
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

Unemployment is lower in WA

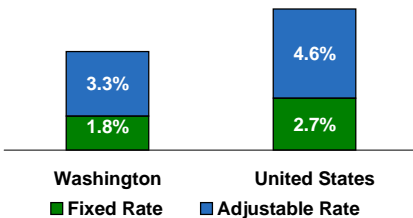
August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

The Subprime Picture

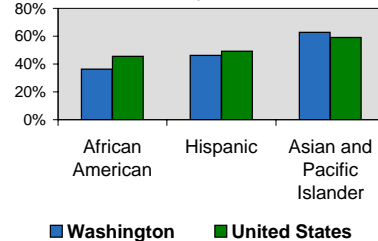
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

WA Homeownership is higher among Asian households than US

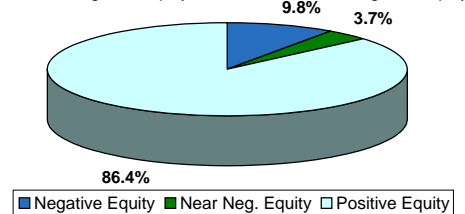
2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

Share of Homes with Negative Equity Washington

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.