



Making Home Possible in West Virginia

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 **\$10.4 billion** in home loans, helping **95,420** West Virginia families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$897 million	6,042	462	6,504
Past 10 Years	\$10.4 billion	91,943	3,477	95,420

In 2008 Freddie Mac:

- Enabled 397 West Virginia homebuyers to purchase their first home.
- Financed loans for 2,565 low- and moderate-income West Virginia families.
- Funded home loans with an average mortgage of \$146,115.

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 **437** in West Virginia alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	168	223	28	18	437

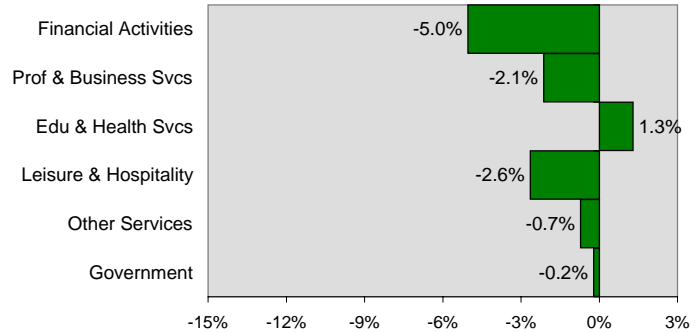
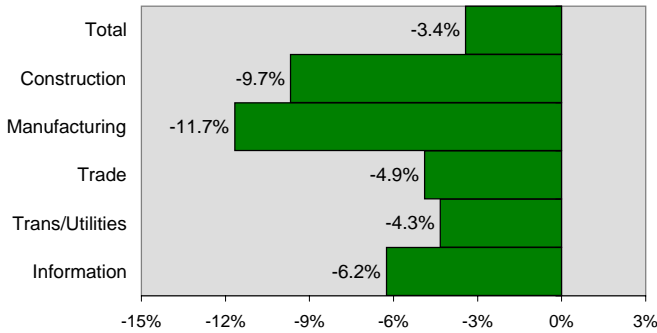
Homeowner Resources

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

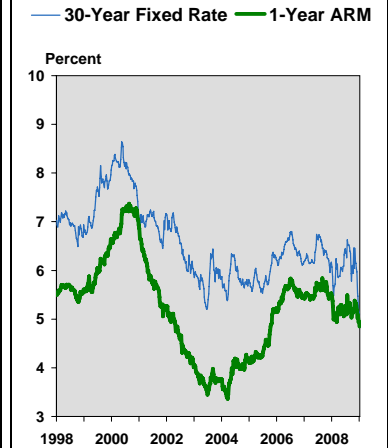


Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
Gross State Product, C\$B	43,821	44,665	44,920	45,192	46,329
% Change	2.8	1.9	0.6	0.6	2.5
Total Non-Farm Employment (ths.)	736.9	746.5	756.0	758.3	761.1
% Change	1.3	1.3	1.3	0.3	0.4
Unemployment Rate (%)	5.3	4.9	4.6	4.3	4.3
Personal Income Growth (%)	4.2	4.1	6.1	5.4	5.2
Population (ths.)	1,803.3	1,804.0	1,806.8	1,809.8	1,814.5
Single-Family Permits	5,115	5,483	5,160	3,918	2,560
Multifamily Permits	601	657	485	877	921
Existing Median Home Sales Price (ths.)	119.1	142.7	148.1	144.4	132.1
Mortgage Originations (# of SF loans)	54,119	54,221	52,096	45,533	n/a
Personal Bankruptcies (total ch. 7 & 13)	11,272	17,458	2,915	4,337	5,132
Existing Home Sales (ths.)	35.4	38.7	33.1	29.6	25.7
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	10.0	11.9	10.8	9.6	11.4
Serious Mortgage Delinquency (% All Loans)	2.13	1.96	1.88	2.56	3.61
Foreclosure Rate (% All Loans)	0.48	0.58	0.76	1.18	1.43
Homeownership Rate (%)	74.0	75.4	74.7	74.9	73.7

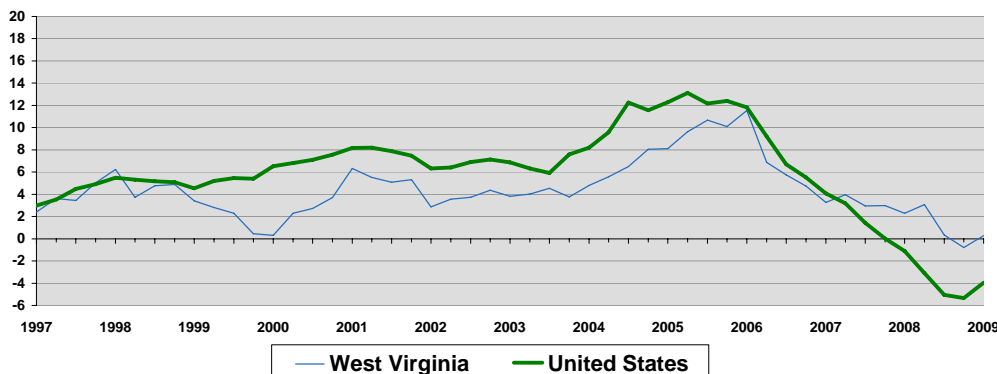
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

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



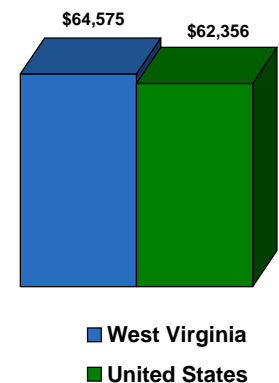
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



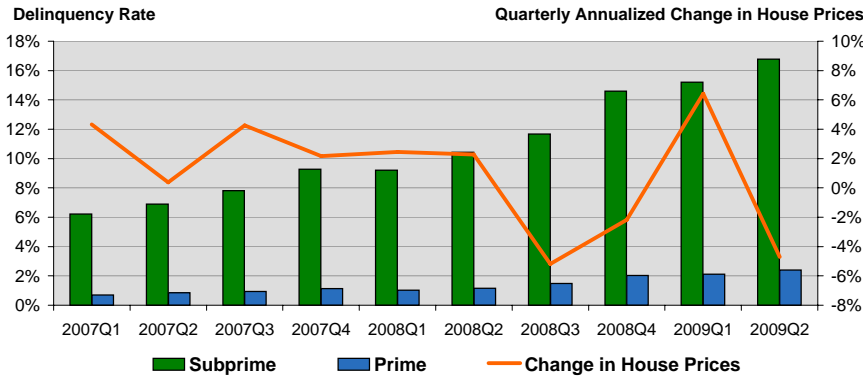
Source: Freddie Mac's Conventional Mortgage Home Price Index

2008Q4 Median Family Income



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

Serious mortgage delinquencies are rising among prime and subprime borrowers in West Virginia



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	3
1 = Highest	
Mortgage Delinquency Rate	34
1 = Most Delinquent	
Median Family Income	19
1 = Highest	
Adjustable Rate Mortgage Share	51
1 = Highest Share	
Housing Affordability	23
1 = Most Affordable	
Employment Growth	24
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in West Virginia

	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	73.7%	-1.1%
White, Non-hispanic	74.7%	-1.5%
Black	51.3%	4.7%
Hispanic	69.2%	15.4%
Asian or Pacific Islander	54.9%	-8.4%

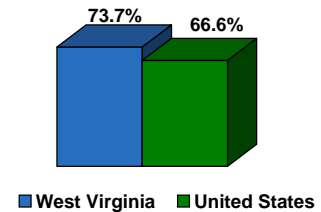
Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership in WV is higher than the national average

2008 Homeownership Rate

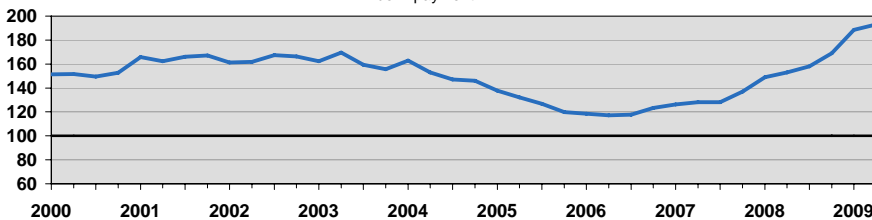


Source: US Census Bureau

State Housing Affordability Index

West Virginia

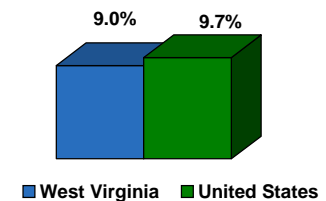
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

Unemployment is lower in WV

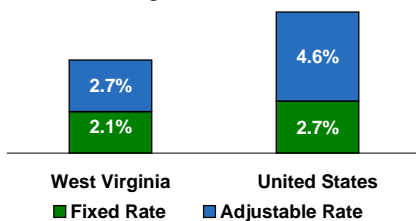
August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

The Subprime Picture

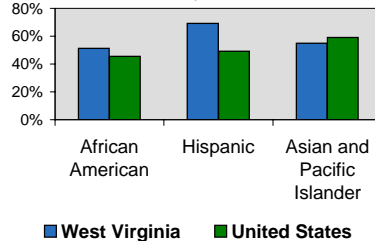
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

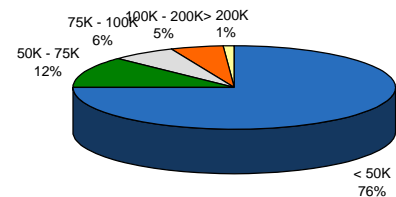
Homeownership is higher among Hispanics and African Americans in WV

2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

Adjusted Household Gross Income West Virginia



Source: Internal Revenue Service, 2007