



## Making Home Possible in Vermont

### 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 **\$10.6 billion** in home loans, helping **83,531** Vermont families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$893 million	4,894	0	4,894
Past 10 Years	\$10.6 billion	83,432	100	83,531

#### In 2008 Freddie Mac:

- Enabled 387 Vermont homebuyers to purchase their first home.
- Financed loans for 1,866 low- and moderate-income Vermont families.
- Funded home loans with an average mortgage of \$182,647.

### 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 **101** in Vermont alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	34	57	5	5	101

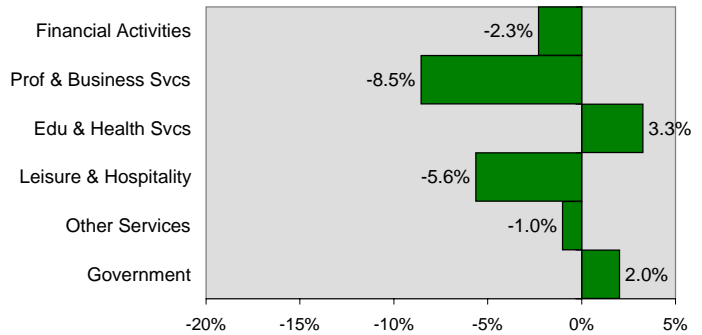
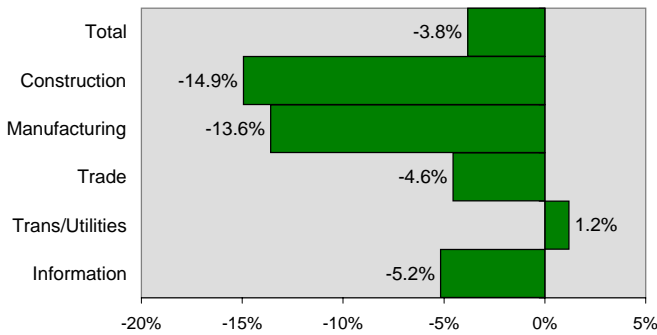
### Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- [www.MakingHomeAffordable.gov](http://www.MakingHomeAffordable.gov)
- [State of Vermont Mortgage Assistance Program](http://State of Vermont Mortgage Assistance Program), (888) 568-4547
- [Homeowner's HOPE™ Hotline](http://Homeowner's HOPE™ Hotline), (888) 995-HOPE™
- [HUD-Certified Housing Counselors](http://HUD-Certified Housing Counselors), (800) 569-4287
- [www.FreddieMac.com/avoidforeclosure](http://www.FreddieMac.com/avoidforeclosure) or (800) FREDDIE

For more information, please go to [www.freddiemac.com/states](http://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 Vermont's education and health services sector over the year ended July 2009



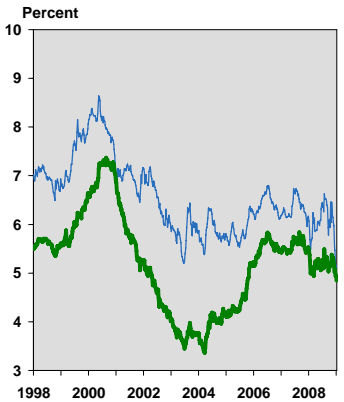
Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
<b>Gross State Product, C\$B</b>	20,277	20,724	20,992	21,343	21,697
% Change	3.4	2.2	1.3	1.7	1.7
<b>Total Non-Farm Employment (ths.)</b>	303.0	305.5	307.7	308.4	306.1
% Change	1.3	0.8	0.7	0.2	-0.7
<b>Unemployment Rate (%)</b>	3.7	3.5	3.7	4.0	4.8
<b>Personal Income Growth (%)</b>	5.7	2.5	7.6	6.7	3.8
<b>Population (ths.)</b>	618.4	619.3	620.2	620.7	621.3
<b>Single-Family Permits</b>	2,686	2,360	2,071	1,583	1,057
<b>Multifamily Permits</b>	902	557	555	473	387
<b>Existing Median Home Sales Price (ths.)</b>	151.1	172.9	178.2	176.4	174.1
<b>Mortgage Originations (# of SF loans)</b>	24,785	25,384	22,466	19,953	n/a
<b>Personal Bankruptcies (total ch. 7 &amp; 13)</b>	1,611	2,543	619	830	1,222
<b>Existing Home Sales (ths.)</b>	14.1 na		14.7	14.2	10.8
<b>30-Year Fixed Mortgage Rate Average (%)</b>	5.84	5.87	6.41	6.34	6.07
<b>Rental Vacancy Rate (%)</b>	4.7	4.4	3.6	4.9	3.5
<b>Serious Mortgage Delinquency (% All Loans)</b>	0.55	0.67	1.06	1.79	2.55
<b>Foreclosure Rate (% All Loans)</b>	0.14	0.11	0.19	0.47	0.79
<b>Homeownership Rate (%)</b>	73.3	71.1	71.9	72.8	72.2

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

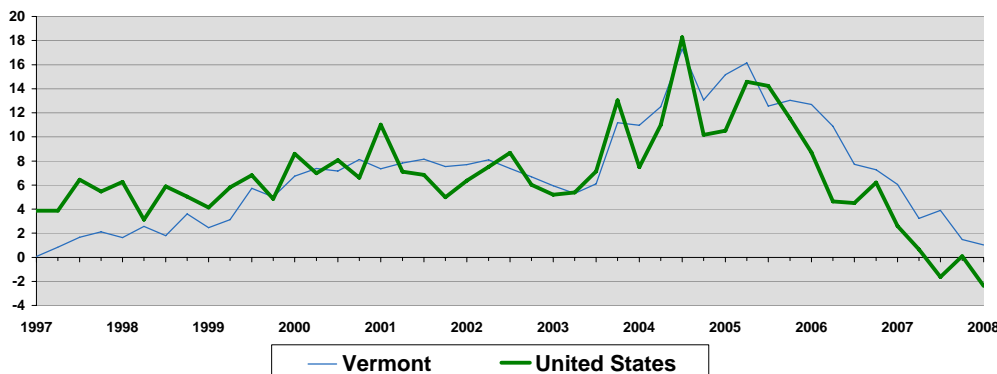
## National Weekly Average Mortgage Interest Rates from Freddie Mac's Primary Mortgage Market Survey®

— 30-Year Fixed Rate — 1-Year ARM



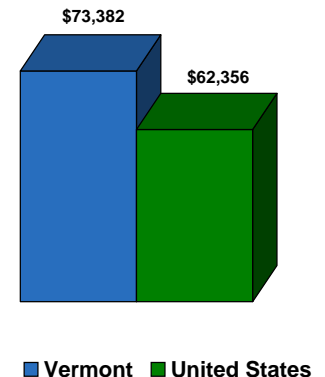
Source: Freddie Mac, Primary Mortgage Market Survey®

## Annual % Change in House Prices



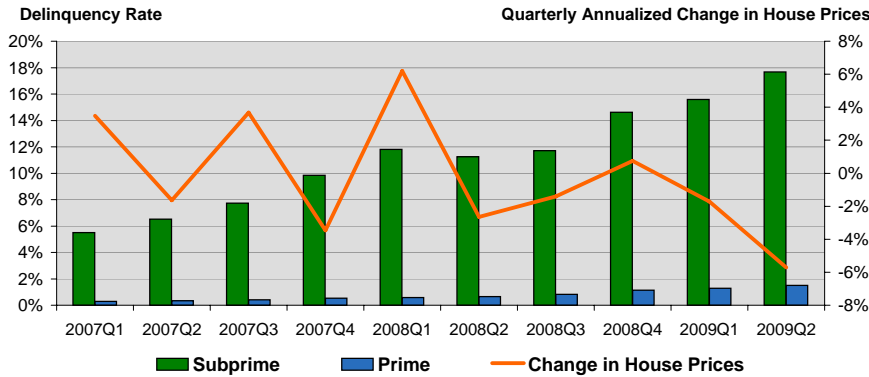
Source: Freddie Mac's Conventional Mortgage Home Price Index

## 2008Q4 Median Family Income



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

## Serious mortgage delinquencies are rising among prime and subprime borrowers in Vermont but home values have held steady until very recently



Source: First American CoreLogic and Freddie Mac

## National Rankings

<b>Homeownership Rate</b>	7
1 = Highest	
<b>Mortgage Delinquency Rate</b>	46
1 = Most Delinquent	
<b>Median Family Income</b>	8
1 = Highest	
<b>Adjustable Rate Mortgage Share</b>	3
1 = Highest Share	
<b>Housing Affordability</b>	24
1 = Most Affordable	
<b>Employment Growth</b>	30
1 = Highest Growth	

## Homeownership Rates by Race and Ethnicity in Vermont

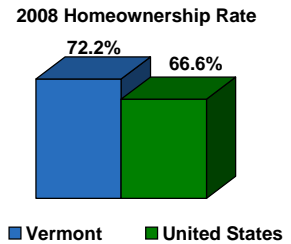
	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	72.2%	-0.7%
White, Non-hispanic	72.7%	-1.0%
Black	34.3%	-5.2%
Hispanic	79.5%	21.3%
Asian or Pacific Islander	52.0%	5.6%

Source: US Census Bureau - American Community Survey

## Homeownership Rate in 2008

## Change in Homeownership Rate from 2007

## Homeownership in Vermont is higher than the national average

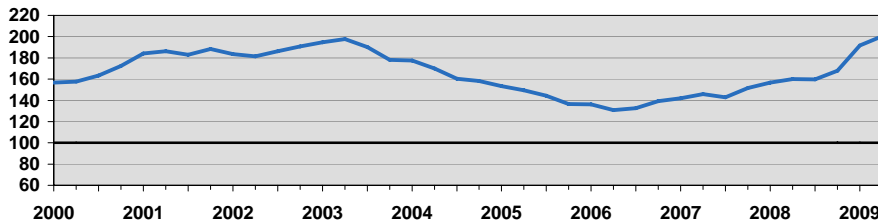


Source: US Census Bureau

## State Housing Affordability Index

### Vermont

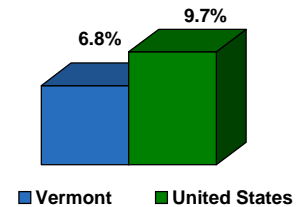
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

## Unemployment is low in Vermont

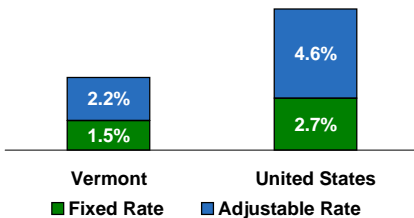
### August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

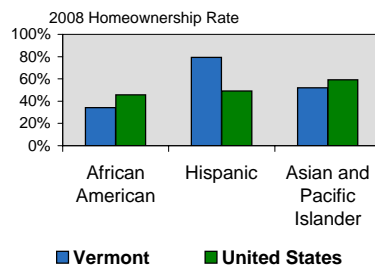
## The Subprime Picture

Subprime dollar share of all loans outstanding as of December 2008



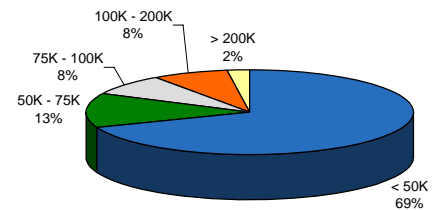
Source: First American CoreLogic

## Homeownership in VT is higher than US among Hispanic households



Source: US Census Bureau - American Community Survey

## Adjusted Household Gross Income Vermont



Source: Internal Revenue Service, 2007