



Making Home Possible in Wyoming

Over the past decade, Freddie Mac has invested **\$5.8 billion** in home loans, helping **51,696 Wyoming families**.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2007	\$728 million	4,377	123	4,500
Past 10 Years	\$5.8 billion	49,725	1,971	51,696

In 2007 Freddie Mac:

- Enabled 551 Wyoming homebuyers to purchase their first home.
- Financed loans for 2,031 low- and moderate-income Wyoming families.
- Helped 40 Wyoming families avoid foreclosure.
- Funded residential loans with an average mortgage of \$163,884.

- Since 2000, Freddie Mac funded \$307.2 million in mortgage revenue bonds, providing low-cost mortgages to Wyoming families.
- Since 1988, Freddie Mac has invested \$17.4 million in low-income housing tax credits, creating 442 affordable homes for Wyoming families.

Working with our partners, Freddie Mac helps make home possible for Wyoming families every step of the way through the homebuying process.

- Creating opportunities** for successful homeownership through a comprehensive set of borrower education and outreach programs
- Realizing possibilities** by continually evolving our mortgage solutions to meet the individual needs of today's diverse borrowers
- Preserving dreams** by providing essential tools and education to help keep more of America's families in homes they can afford and keep

CreditSmart®:

Freddie Mac's *CreditSmart* is an award-winning financial education curriculum that helps consumers understand, build, and maintain better credit. *CreditSmart* training, which is typically provided by a community-based organization, also gives families in Wyoming the knowledge to improve their financial outlook and achieve successful long-term homeownership.

Buying and Owning a Home: Freddie Mac's Online Guide to the Homebuying Process:

The free, online guide gives Wyoming families the tools to help manage their finances, improve their credit, and reach their dreams, including homeownership. More information can be found at http://www.freddiemac.com/corporate/buying_and_owning.html

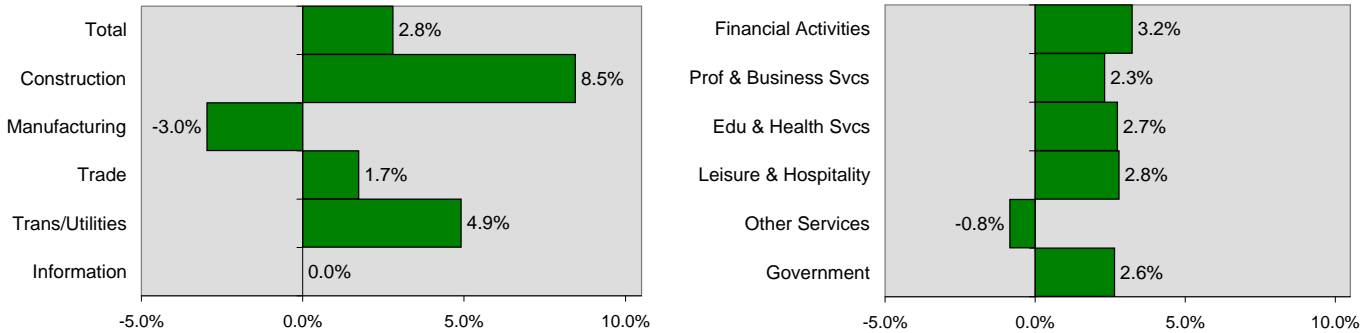
Home Possible® Mortgages:

Through Freddie Mac's *Home Possible* Mortgages, Wyoming lenders can meet the home financing needs of borrowers looking for low down payments and flexible sources of funds, including first-time homebuyers, retirees, families in underserved areas, new immigrants and others. *Home Possible* Mortgages also offer greater flexibilities to those who serve Wyoming communities like teachers, firefighters, healthcare workers, law enforcement officers, and military personnel.

Home Steps™:

HomeSteps is the second largest owner/seller of single-family real estate in America. It is a service brand of Freddie Mac, and its free-of-charge service allows homebuyers to search a database of houses for sale in Wyoming or find a local agent to make the dream of homeownership a reality. More information can be found at www.homesteps.com.

Employment growth was strongest in Wyoming's construction sector in July 2008

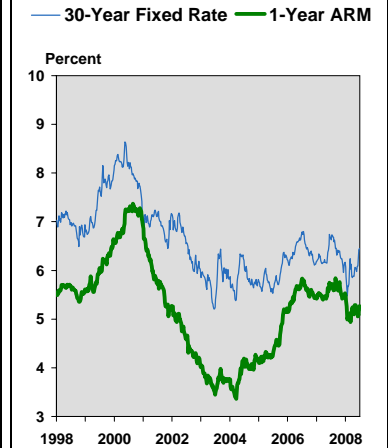


Source: Bureau of Labor Statistics, % change year ago

Indicators	2003	2004	2005	2006	2007
Gross State Product, C\$B	18,849	19,039	19,429	20,698	21,072
% Change	2.5	1.0	2.0	6.5	1.8
Total Non-Farm Employment (ths.)	250.0	255.3	263.9	277.3	288.1
% Change	0.9	2.1	3.4	5.1	3.9
Unemployment Rate (%)	4.5	3.9	3.7	3.3	3.0
Personal Income Growth (%)	6.2	8.1	6.5	10.3	8.4
Population (ths.)	499.4	503.3	506.5	512.8	522.8
Single-Family Permits	2,265	2,814	3,169	3,087	3,706
Multifamily Permits	549	503	828	450	849
Existing Median Home Sales Price (ths.)	122.5	133.5	143.5	150.0	153.9
Mortgage Originations (# of SF loans)	27,751	19,517	20,923	20,679	n/a
Personal Bankruptcies (total ch. 7 & 13)	2,416	2,411	3,182	648	757
Existing Home Sales (ths.)	11.3	13.2	14.3	13.8	13.0
30-Year Fixed Mortgage Rate Average (%)	5.83	5.84	5.87	6.41	6.34
Rental Vacancy Rate (%)	9.4	5.6	6.0	4.6	5.4
Serious Mortgage Delinquency (% All Loans)	0.77	0.72	0.62	0.73	0.78
Foreclosure Rate (% All Loans)	0.29	0.24	0.17	0.26	0.30
Homeownership Rate (%)	72.4	69.9	71.5	69.5	n/a

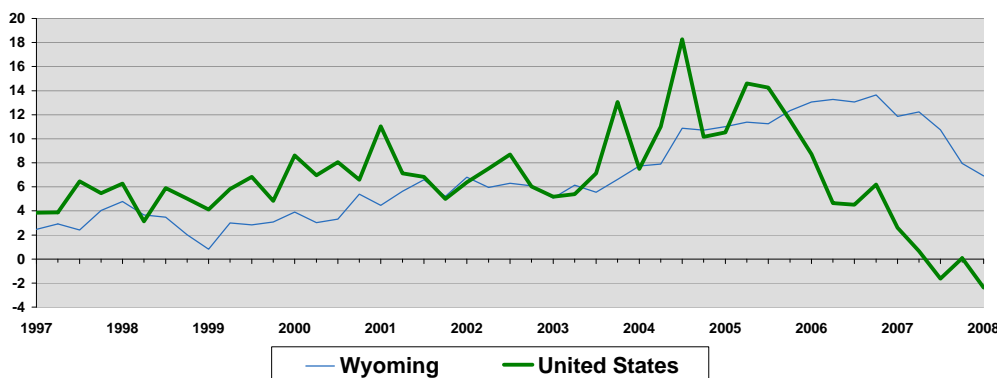
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

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



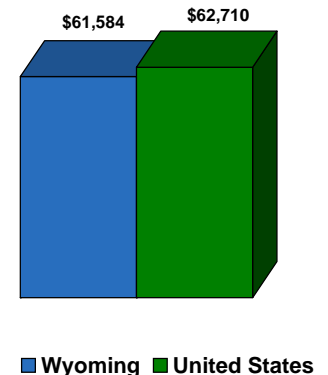
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



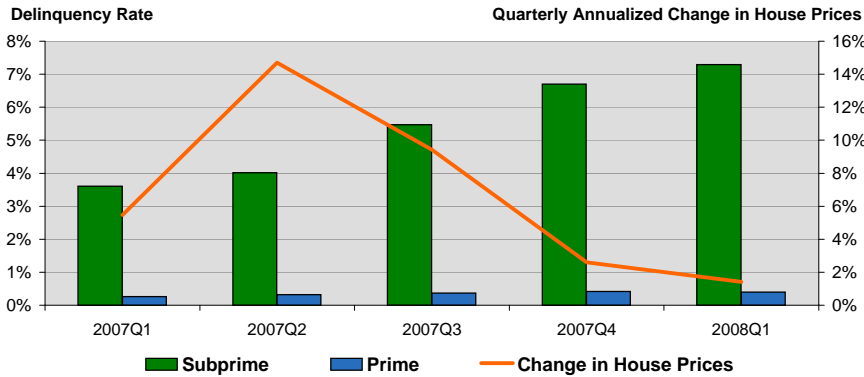
Source: Freddie Mac's Conventional Mortgage Home Price Index

2008Q1 Median Family Income



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

Serious mortgage delinquencies are rising among prime and subprime borrowers in Wyoming but home price growth is keeping delinquencies low overall



Source: First American CoreLogic and Freddie Mac

National Rankings

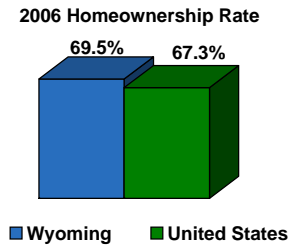
Homeownership Rate	27
1 = Highest	
Mortgage Delinquency Rate	51
1 = Most Delinquent	
Median Family Income	22
1 = Highest	
Adjustable Rate Mortgage Share	49
1 = Highest Share	
Housing Affordability	15
1 = Most Affordable	
Employment Growth	1
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Wyoming

	Homeownership Rate in 2006	Homeownership Rate Gap Relative to All Households
All Households	69.5%	--
White, Non-hispanic	72.7%	3.2%
Black	35.1%	-34.4%
Hispanic	59.1%	-10.4%
Asian or Pacific Islander	71.4%	1.9%

Source: US Census Bureau - American Community Survey

Homeownership in Wyoming is higher than the national average



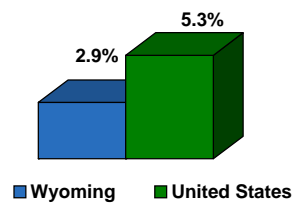
Source: US Census Bureau

Characteristics of Nonprime Mortgage Originations by Year Wyoming

	2003	2004	2005	2006	2007
Adjustable Rate Mortgages (%)	55%	64%	68%	67%	63%
Non-Traditional Mortgages (%)	4%	17%	32%	33%	52%
Non-Owner Share (%)	20%	19%	18%	19%	28%
Share of Low-No Documentation	32%	34%	34%	42%	52%
Debt-to-Income Ratio	38%	38%	39%	40%	38%
Average Loan-to-Value	87%	84%	82%	81%	82%
Average FICO Credit Score	673	675	670	670	698

Source: First American CoreLogic. First liens only; by dollar amount. Nonprime loans include subprime and Alt-A loans in ABS securities.

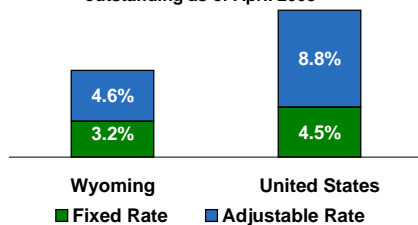
Unemployment is very low in Wyoming



Source: Bureau of Labor Statistics

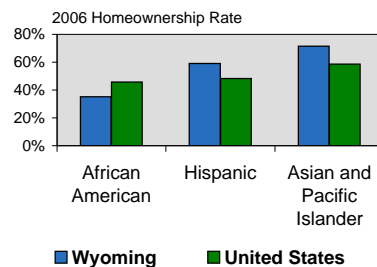
The Subprime Picture

Subprime dollar share of all loans outstanding as of April 2008



Source: First American CoreLogic

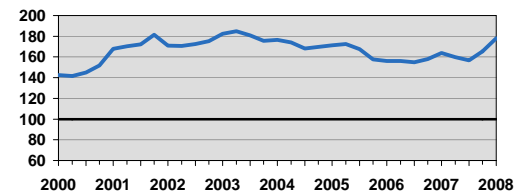
WY Homeownership is higher than US within Hispanic and Asian groups



Source: US Census Bureau - American Community Survey

State Housing Affordability Index Wyoming

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