

## SPECIAL COMMENT

# Foreclosures Rising Across Many U.S. State Housing Finance Agency Loan Portfolios

Majority of Programs Expected to Maintain Ratings, Some May Face Downgrades Due to Increased Loan Loss Assumptions

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**Summary Opinion**

Moody's-rated U.S. State Housing Finance Agency (HFA) single family whole loan programs continued to experience significant increases in both their delinquency and foreclosure rates in 2009.

- » The weighted average percent of HFA loans in foreclosure grew at a particularly rapid pace, rising on average to 1.87% as of December 31, 2009, which is 75 basis points higher than the rate on December 31, 2008.
- » The 90+ day delinquency rate of 2.92% outpaced the 60+ day delinquency rate for the second year in a row, signaling a continuing build up of delinquencies in the 90+ days delinquent category.
- » Seriously delinquent loans have also risen dramatically in some individual programs, with 9 HFA programs having seriously delinquent loans over 6% in 2009, up from 1 program in 2008.

As discussed in our February 2010 Sector Outlook for State HFAs, we expect the deterioration of many single family loan portfolios to continue over the near term as the factors driving the weak portfolio performance, such as high unemployment, underemployment, and declining home prices, are forecasted to persist over the next 12 to 18 months.<sup>1</sup> Given these economic factors, we anticipate that HFAs and their loan portfolios will remain pressured by rising delinquencies and growing losses due to foreclosures through 2010.

We have incorporated these higher projected loan losses into our analysis by increasing the probability of default and expected loss assumptions in our loan loss calculations for HFAs located in states that have seen a rise in delinquencies and foreclosures in FHA loans as tracked by the Mortgage Bankers Association. While we expect that the majority of programs will be able to absorb the projected increase in loan losses and maintain their current ratings, the higher stress assumptions could result in negative outlooks and/or lower ratings for some HFA programs.

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<sup>1</sup> Moody's Investors Service. [Annual Sector Outlook for State Housing Finance Agencies Remains Negative for 2010](#). Report Number: 123131

### Process for Reviewing Performance Data

In early 2010, we surveyed all Moody's-rated U.S. State Housing Finance Agencies (HFAs) to obtain delinquency and foreclosure data for their single family whole-loan programs as of December 31, 2009. All of the rated thirty four single family programs provided survey data. These programs have a total of \$50 M in loans and \$55 M in bonds outstanding. These data was compared on a state-by-state basis and a portfolio basis to the performance as of December 31st for the prior four years. The data was also compared to data provided by the Mortgage Banker's Association (MBA) on nation-wide housing market performance. Moody's typically compares HFA data to MBA's data on FHA loan delinquencies and foreclosures for the relevant state and national average since HFAs' borrowers generally have similar income characteristics and purchase similarly priced homes as the borrowers of FHA insured loans. Although FHA loans are the most important benchmark, Moody's also compares the HFA data to total loan delinquencies and foreclosures for the relevant state (referred to as "All Loans" in this report) as well as the national average in order to compare the HFAs to the broader housing market.

The delinquency and foreclosure statistics in this report may differ from those previously reported for the following reasons:

- » The HFAs were asked to supply information to us in a specific format which may differ from what is presented in their disclosure or official statements.
- » Some HFAs have adjusted their delinquency and foreclosure data since it was last published by Moody's in December 2009, May 2009 and April 2008.
- » We have added some new HFA indentures to our portfolio over time. As a result, the delinquency and foreclosure statistics in this special comment may differ slightly from those previously reported.

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### Highlights from Moody's HFA Survey

*HFA Delinquencies and Foreclosures: HFA Delinquency and Foreclosure Rates Rise Significantly for Most HFAs*

HFA single family whole-loan programs experienced significant increases in their delinquency and foreclosure rates in 2009. Chart 1 below provides an aggregate summary of the delinquency and foreclosure statistics for the Moody's-rated State HFA portfolio.

CHART 1

## Average Delinquency and Foreclosure Rates for State HFA Single Family Whole-loan Programs, December 31, 2005 – December 31, 2009

	12/31/2009***	12/31/2008	12/31/2007	12/31/2006	12/31/2005
<b>Delinquency Type*</b>					
60+	1.97%	1.61%	1.29%	1.25%	1.35%
90+	2.92%	2.00%	1.13%	1.14%	1.27%
Foreclosure	1.87%	1.12%	0.89%	0.83%	0.98%
Total	6.76%	4.73%	3.31%	3.22%	3.61%
Total Seriously Delinquent**	4.79%	3.12%	2.02%	1.97%	2.25%
<b>Percent Change in Delinquency Type</b>					
60+	22.00%	24.98%	2.86%	-7.43%	
90+	46.04%	76.27%	-0.73%	-10.26%	
Foreclosure	67.19%	25.86%	7.65%	-15.58%	
Total	42.86%	42.76%	2.82%	-10.64%	
Total Seriously Delinquent	53.64%	54.09%	2.79%	-12.57%	
<b>Basis Point Change e</b>					
60+	35	32	4	-10	
90+	92	86	-1	-13	
Foreclosure	75	23	6	-15	
Total	203	142	9	-38	
Total Seriously Delinquent	167	109	5	-28	

\*To create these averages, weighted average delinquencies and foreclosures were calculated for those states with more than one active single family program.

\*\*Seriously delinquent loans include loans that are either over 90 days delinquent or in foreclosure.

\*\*\*2007 figures do not include foreclosures for New Hampshire HFA; 2008 and 2009 figures include Michigan State HDA's Single Family Mortgage Revenue Bonds and Utah HC's Single Family Mortgage Revenue Bonds (2007 Indenture); 2007, 2008 and 2009 figures include SONYMA's Mortgage Revenue Bonds indenture.

Based on our discussions with HFA management teams, we believe that the continued increase in delinquency and foreclosure rates is being driven by three factors: (i) economic factors, such as unemployment and underemployment, continued to negatively impact loan performance and resulted in additional loans becoming delinquent or foreclosing; (ii) declining home prices have resulted in some homeowners voluntarily defaulting on their homes, which accelerated foreclosures; and (iii) that some loans which are undergoing modification or that have become current despite having prior period delinquencies remain in the 90+ day category until either the loan modification process is complete or until prior period delinquencies are cured.<sup>2</sup>

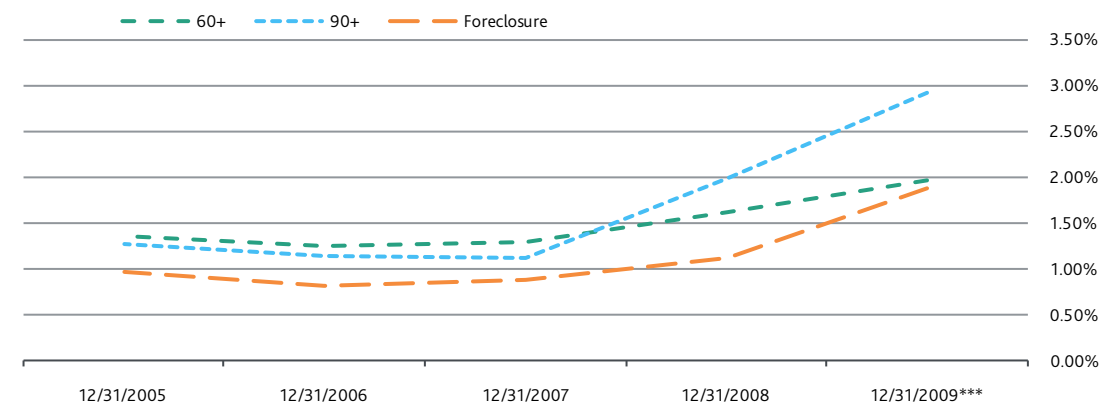
Below is a review of the key findings from the delinquency and foreclosure data provided by the HFAs as of December 31, 2009.

<sup>2</sup> Loans that are in the process of being modified by FHA remain in the 90+ day category for six months until the loan is recast and the loans can be considered current.

- » On average, total delinquencies and foreclosures rose to 6.76% in 2009, up 43% or 203 basis points since 2008. Seriously delinquent loans, those loans that are either 90+ days delinquent or in foreclosure, rose to 4.79% in 2009, up from 3.12% in 2008.
- » On average, foreclosure rates have shown the biggest jump proportionally, rising to 1.87% as of December 31, 2009, up from 1.12% as of December 31, 2008. The 67% increase in foreclosure rates in 2009 is higher than the 26% increase that occurred in 2008.
- » For the second straight year, 90+ day delinquency rates have been higher than 60+ delinquency rates, signaling that both a larger number of loans may be remaining delinquent for a longer period of time and also that HFAs may be holding more loans in the 90+ day category as they try to work with borrowers to prevent foreclosure.

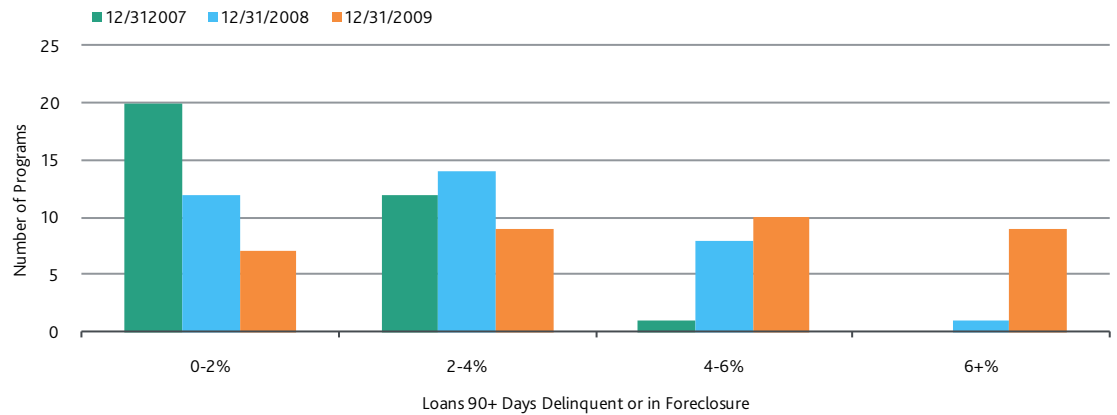
CHART 2

## HFA Delinquency and Foreclosure Rates, December 31, 2005 - 2009



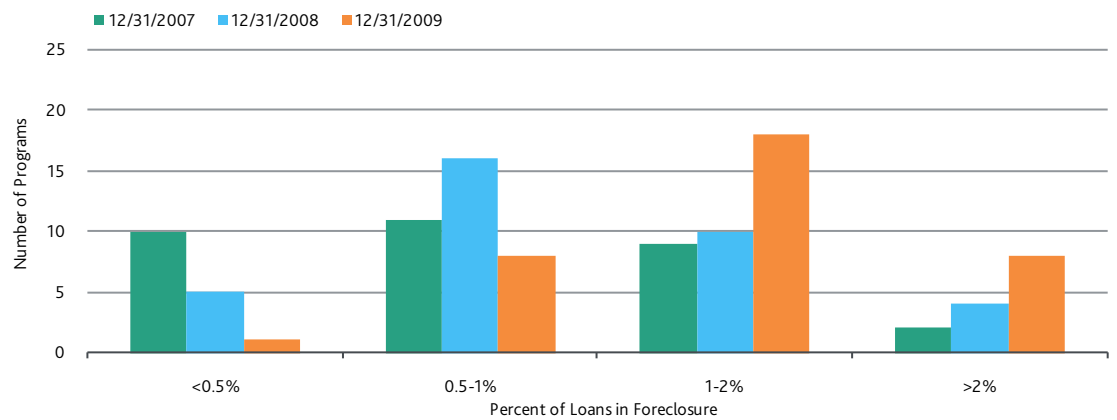
- » 34 of the 35 programs surveyed experienced a rise in total delinquencies and foreclosures in 2009 – South Dakota Housing Development Authority's Homeownership Mortgage Bonds program was the only program to remain stable. The chart below compares the percentage of seriously delinquent loans (90+ days delinquent or in foreclosure) held by HFA programs as of December 31, 2007 and December 31, 2008 and December 31, 2009.
  - The number of programs that have seriously delinquent loans over 6% has grown to 9 in 2009, up from 1 in 2008.
  - The number of programs with seriously delinquent loans under 2% fell to 7 in 2009 from 12 in 2008 and 20 in 2007.

**CHART 3**  
**Percentage of Seriously Delinquent Loans, 12/31/07, 12/31/08, and 12/31/09**



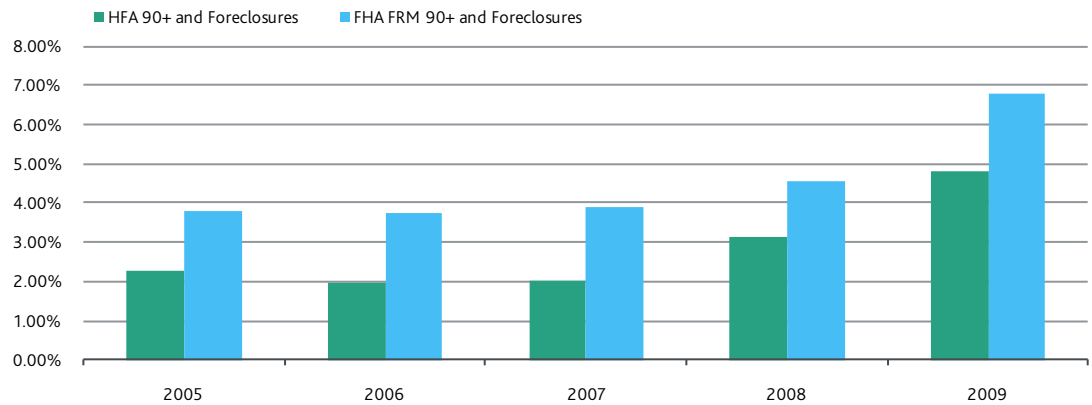
» Almost three quarters of the HFAs in the portfolio now have foreclosure rates above 1%. As of December 31, 2009, 26 out of 33 programs had foreclosure rates above 1% as compared to 14 out of 33 programs as of December 31, 2008.

**CHART 4**  
**Percent of Loans in Foreclosure, 12/31/07, 12/31/08 and 12/31/09**



» The increases in the average delinquency rates experienced by the HFAs continue to be directionally consistent with the increases in the average delinquency rates occurring for FHA fixed-rate mortgages (FRM) in the same states, as shown in Chart 5 below.

CHART 5

**HFA 90+ Day Delinquency and Foreclosure Rates Versus FHA Fixed Rate Loans\***

\*The data for FHA fixed rate mortgages was obtained from the MBA National Delinquency Surveys from Q4 2005 to Q4 2009 and only represents the states containing programs rated by Moody's.

On average, as of December 31, 2009, HFA loans have lower 90+ delinquency and foreclosure rates than both the FHA fixed-rate loans in their states and an average of all loan types in their states as measured by data from MBA shown in Chart 6. HFA loans are most comparable to FHA loans since the HFAs' borrowers generally have similar income characteristics and purchase similarly priced homes as the borrowers of FHA insured loans. However, in most cases HFAs outperform FHA loans in their states due to the HFAs' active involvement in asset management of the loan portfolio.

The HFAs' 90+ delinquencies and foreclosure rates are higher than the rate for fixed rate prime loans. The difference in HFA and prime loan delinquency and foreclosure rates is consistent with the difference in rates as of December 31, 2008 and reflects the fact that the borrower credit profile for HFA loans, which are typically loans with a high loan-to-value ratio (LTV) made to low income borrowers, is weaker than the borrower profile for prime loans.

CHART 6

**Comparison of HFA Loans Other Loan Types as of June 30, 2009**

12/31/2009	HFA LOANS	FIXED RATE FHA LOANS*	FIXED RATE PRIME LOANS*	ALL LOAN TYPES*
60+	1.97%	1.94%	0.84%	1.48%
90+	2.92%	4.24%	2.22%	3.89%
Foreclosure	1.87%	2.53%	1.53%	3.20%
Total	6.76%	8.70%	4.60%	7.08%
Seriously Delinquent	4.79%	6.77%	3.76%	7.10%

\*Data for the fixed rate FHA loans, prime loans and all loan types are averages of data provided by the MBA for those states that contain Moody's-rated HFA single family programs.

*Property Values: Continued Declines Could Increase Loan Losses for HFAs and Adversely Affect Some Ratings or Outlooks*

Continued property value declines nationwide could increase loan losses and cause further stress within the agencies' portfolios, particularly in states where property value declines and foreclosure rates are

most severe. Appendix Table 6 of this report contains state-by-state Federal Housing Finance Agency (FHFA) data as of fourth quarter 2009.<sup>3</sup>

- » Twenty-nine of the 30 states that contain a Moody's-rated whole-loan program have seen a decline in home prices since the peak of the market in their state according to data produced by the FHFA.
  - Two HFAs, California and Michigan, reside in states that have experienced greater than a 20% decline in prices since the peak with declines of 39% and 24% respectively.
  - Ten HFAs have seen between a 10% and 20% decline since the peak.
  - Four have seen between a 5% and 10% decline since the peak.
  - Thirteen have seen between a zero and 5% decline since the peak.
  - South Dakota is the only state in Moody's-rated portfolio that has not seen a decline in home prices.
- » Over a 5-year time horizon, housing prices have remained positive in many states. While 29 states that have seen home price declines since the peak of the market, 21 of them have seen net price appreciation over the last 5 years. Chart 7 below highlights those states that have not experienced price appreciation in the last 5 years.

CHART 7

**States With Moody's-Rated Programs That Have Not Experienced Five-Year Housing Price Appreciation**

STATES WITHOUT 5-YEAR PRICE APPRECIATION

STATE	5-YR. APPRECIATION
California	-27.41
Connecticut	-0.16
Illinois	-1.17
Massachusetts	-8.09
Michigan	-23.46
Minnesota	-7.46
New Hampshire	-6.93
Rhode Island	-10.18

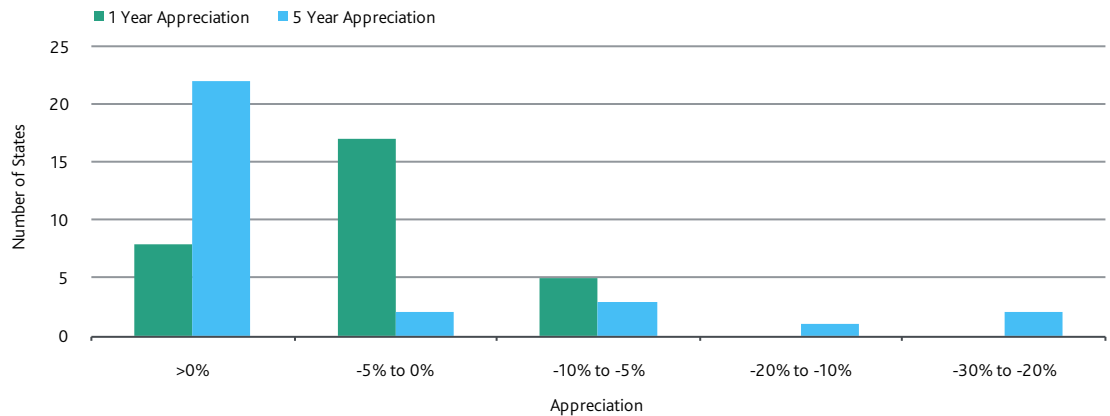
Source: Federal Housing Finance Agency (FHFA)

- » No HFA programs have experienced greater than a 10% 1-year price decline as of December 31, 2009. This is an improvement from June 30, 2009 when 3 HFA programs, California, Utah, and Oregon, had experienced greater than a 10% 1-year price decline.

<sup>3</sup> Formerly the Office of Federal Housing Enterprise Oversight (OFHEO)

CHART 8

### One-Year and Five-Year Housing Price Appreciation In States With Moody's Rated Programs as of 4Q 2009



Source: Federal Housing Finance Agency (FHFA)

#### *Mortgage Insurance, Loan Types and Loan Vintages Virtually Unchanged Given Limited HFA New Money Bond Issuance*

The HFA's loan portfolios have had minimal changes to their mortgage insurance provider breakdowns, loan type breakdowns and loan vintage breakdowns between December 31, 2008 and December 31, 2009 due to limited new money bond issuance in 2009. Appendix Table 3, Appendix Table 4 and Appendix Table 5 of this report provide breakdowns for each HFA as of December 31, 2009.

- » HFA portfolios remain predominantly filled with 30-year fixed rate loans. As of December 31, 2009, on average, 88.8% of HFA loans were 30-year fixed rate loans, 6.5% were interest-only loans, 2.5% were step-rate loans and 2.3% were 40-year fixed rate loans or other loan types. Interest-only loans are primarily concentrated in four states, which may see weaker performance as these loans amortize over time.<sup>4</sup>
- » 14 programs have interest-only or step-rate loans in their portfolios, but almost all of these programs have fixed rate, level payment mortgages which comprise more than half of the number of loans outstanding.
- » As of December 31, 2009 approximately 45.6% of HFA's loan portfolios, on average, were insured by government-sponsored mortgage insurance providers such as FHA, Veteran's Administration (VA) guarantee, or Rural Housing Community Development Services Guarantee (RD), while 26% were insured by private mortgage insurers, 7.3% were insured by an HFA insurance fund, 18.7% were uninsured (generally with an LTV below 80%) and 2.5% were mortgage backed securities.
- » HFA portfolios typically contain a diverse group of vintages, including some highly seasoned loans. As of December 31, 2009, 42.9% of HFA loans, on average, were comprised loans from 2005 or prior years.<sup>5</sup>

<sup>4</sup> Ninety-nine percent of the interest only loans held by Moody's-rated HFAs are held by California (23.5% of loans outstanding), Maryland (33.2% of loans outstanding), Rhode Island (29.5% of loans outstanding) and Virginia (15.2% of loans outstanding).

<sup>5</sup> Only three states, Massachusetts, Michigan and New Hampshire, experienced their peak home prices in 2005.

- » In response to the Treasury's New Issue Bond Program many HFAs opened new bond indentures and will be issuing under them for much of their 2010 bond issuance. In these cases, the characteristics within the loan pools that support existing indentures, such as loan type, insurance type and vintage, will remain relatively static during 2010.
- » As the credit quality of many primary mortgage insurers (PMI) providers has declined, many HFAs report that they are shifting to government insurance or to wrapping their new loans with Ginnie Mae, Fannie Mae and/or Freddie Mac guarantees. Over time, this shift should begin to strengthen HFA programs which did not open new NIBP indentures as these forms of insurance or enhancements provide higher levels of insurance coverage than PMI.

### Impact on Moody's Loan Loss Assumptions

As discussed in our February 2010 Sector Outlook for State HFAs, we expect high unemployment, underemployment, and declining home prices to continue to stress the performance of HFA loan portfolio's over the next 12 to 18 months. As a result, we expect HFAs and their loan portfolios will continue to face rising delinquencies and growing losses due to foreclosures through 2010.<sup>6</sup>

We incorporate the higher projected loan losses into our analysis by assuming higher levels of default in our loan loss calculations for many HFAs. The probability of default assumptions we used are based on the historical performance of FHA-insured loans in each HFA's state. The weakened performance of FHA-insured loans in 2009 has resulted in higher default probability assumptions for most states.

Additionally, we are factoring into our analysis unusually high foreclosure rates, a large proportion of interest only loans, or severe home price depreciation or high unemployment. When these trends are present, we may further adjust upward the assumed probability of default in order to address the heightened risk level of an HFA's portfolio. Our revised loan loss calculations generally assume probability of default ranges as follows:

CHART 9  
Probability of Default Ranges for Each Rating Category

RATING LEVEL	PROBABILITY OF DEFAULT
Aaa	25% to 45%
Aa	20% to 40%
A	15% to 35%
Baa	10% to 30%

*The assumed probability of default may rise above the top end of the range if the characteristics or performance of the loan portfolio suggest greater vulnerability than historical performance would imply.*

As part of our rating methodology, each HFA's asset-to-debt ratio is compared with our calculated loan losses to determine if the program overcollateralization is sufficient to cover these losses and

<sup>6</sup> Moody's Investors Service. [Annual Sector Outlook for State Housing Finance Agencies Remains Negative for 2010](#). Report Number: 123131

maintain a program asset-to-debt ratio consistent with the current rating.<sup>7</sup> Due to the increase in projected loan loss calculations, some of HFAs may face difficulty in meeting these targeted benchmark levels, which could put pressure on their bond ratings and result in a negative outlook and/or lower rating.

## Conclusion

While single family loan delinquencies and foreclosures are on the rise for HFAs, we do not expect that this trend alone will result in a substantial number of rating changes for impact HFA credits at this time. The delinquency and foreclosure rates HFAs' have experienced remain well below the default rates incorporated into our projected loan loss calculations during the rating process.

We expect that the very high percentage of fixed-rate, fully amortizing loans as well as the diversity in loan vintages will limit the negative impact of the current economic and housing crisis on the HFAs' portfolios. For loans that do become delinquent, many HFAs are using tactics such as loan modification to limit foreclosures and losses.

In cases where HFA ratings are pressured by forecasted losses, the severity of the projected loan losses will be evaluated in the context of the program's financial position, asset quality, debt structure, legal structure, and management quality in order to determine the potential impact on the HFA rating.

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<sup>7</sup> For more information on how evaluate the relationship between a program's asset-to-debt ratio and its rating, please see the Moody's publication, ["HFA Roadmap: Evaluating State HFA Single Family Program Ratings in the Current Economic Environment."](#) Report Number: 115376

## Moody's Related Research

### Rating Methodology:

- » [Moody's Rating Approach For Single Family, Whole-Loan Housing Programs. May 1999 \(45064\).](#)

### Special Comments:

- » [HFA Roadmap: Evaluating State HFA Single Family Program Ratings in the Current Economic Environment. March 2009 \(115376\).](#)
- » [Annual Sector Outlook for State Housing Finance Agencies Remains Negative for 2010. \(123131\)](#)
- » [Addendum to HFA Delinquency Report - Excel File Containing Data as of December 31, 2009 \(124898\)](#)

To access any of these reports, click on the entry above. Note that these references are current as of the date of publication of this report and that more recent reports may be available. All research may not

## Appendix

TABLE 1

## Delinquencies and Foreclosures for Moody's-Rated State HFA Single Family Whole Loan Programs (Percent by Total Number of Loans)

#	HFA SINGLE FAMILY WHOLE LOAN PROGRAM	AS OF 12/31/2009				AS OF 12/31/2008				AS OF 12/31/2007			
		60+	90+	FORECLOSURE	TOTAL	60+	90+	FORECLOSURE	TOTAL	60+	90+	FORECLOSURE	TOTAL
1	Alaska HFC - Home Mortgage Revenue Bonds	1.48%	0.82%	0.75%	3.05%	1.03%	0.29%	0.38%	1.70%	0.74%	0.28%	0.48%	1.49%
2	CalHFA - Home Mortgage Revenue Bond Program	2.18%	1.59%	9.98%	13.76%	1.99%	1.17%	3.61%	6.77%	1.05%	0.58%	1.38%	3.01%
3	Colorado HFA - Single Family Program	1.57%	3.40%	1.41%	6.38%	1.56%	2.88%	1.15%	5.58%	1.28%	2.27%	0.92%	4.46%
4	Connecticut HFA - Housing Mortgage Finance Bonds*	2.69%	3.59%	3.15%	9.43%	2.33%	3.18%	1.07%	6.58%	1.97%	1.14%	2.10%	5.20%
5	Idaho H&FA - Single Family Mortgage Bond Indentures	2.14%	4.22%	2.09%	8.45%	1.50%	2.37%	2.24%	6.11%	0.84%	2.03%	0.56%	3.43%
6	Illinois HDA - Homeowner Mortgage Revenue Bonds	1.49%	2.66%	1.99%	6.14%	1.33%	2.07%	0.87%	4.27%	1.14%	1.07%	0.83%	3.04%
7	Kentucky HC - Housing Revenue Bonds	3.71%	8.01%	2.21%	13.92%	2.18%	4.66%	1.14%	7.99%	1.79%	2.80%	1.07%	5.65%
8	Maine State HA - Mortgage Purchase Program	2.06%	3.08%	1.86%	7.00%	2.19%	2.67%	1.09%	5.95%	2.20%	1.63%	0.86%	4.70%
9	Maryland CDA - Residential Revenue Bonds	3.10%	6.42%	1.46%	10.98%	2.05%	4.05%	0.82%	6.92%	1.73%	2.07%	0.19%	3.99%
10	MassHousing - Single Family Housing Revenue	1.05%	1.43%	1.07%	3.56%	0.77%	0.65%	0.73%	2.15%	0.46%	0.25%	0.39%	1.10%
11	Michigan State HDA- Single Family Mortgage Revenue Bonds	3.38%	9.98%	1.83%	15.18%	3.66%	7.92%	1.75%	13.33%	NA**	NA**	NA**	NA**
12	Minnesota HFA - Residential Housing Finance Bonds	2.30%	5.46%	0.86%	8.63%	1.88%	3.28%	0.85%	6.01%	1.51%	0.68%	2.31%	4.49%
13	Montana BoH - Single Family Mortgage (1977 Indenture)	0.71%	1.13%	1.15%	2.98%	0.70%	0.65%	0.57%	1.91%	0.39%	0.43%	0.48%	1.29%
14	Montana BoH - Single Family Program Bonds	0.58%	1.02%	0.63%	2.24%	0.65%	0.43%	0.45%	1.53%	0.29%	0.51%	0.68%	1.49%
15	New Hampshire HFA - Single Family Mortgage Acquisition Revenue Bonds	1.60%	3.09%	2.17%	6.86%	1.39%	2.31%	0.96%	4.65%	0.97%	2.39%	NA**	3.36%
16	New Jersey Housing & Mortgage FA Housing Revenue Bond Resolution	1.91%	1.65%	4.01%	7.56%	1.37%	1.11%	2.43%	4.91%	0.95%	0.90%	1.19%	3.03%
17	North Carolina HFA - Home Ownership Revenue Bonds (1998)	2.34%	2.87%	1.13%	6.34%	1.71%	1.81%	0.46%	3.98%	1.38%	0.93%	0.42%	2.73%
18	North Dakota HFA - Home Mortgage Finance Program	1.46%	0.27%	0.74%	2.47%	0.80%	0.61%	0.53%	1.94%	0.61%	0.62%	0.35%	1.58%
19	Oregon HCSD - Single Family Mortgage Revenue Bonds	0.98%	0.58%	2.55%	4.11%	0.60%	1.09%	1.35%	3.03%	0.50%	0.78%	0.91%	2.18%
20	Pennsylvania HFA - Single Family Mortgage Revenue	2.12%	2.16%	0.95%	5.23%	1.64%	2.03%	0.68%	4.35%	1.55%	1.54%	0.56%	3.64%

TABLE 1

**Delinquencies and Foreclosures for Moody's-Rated State HFA Single Family Whole Loan Programs (Percent by Total Number of Loans)**

#	HFA SINGLE FAMILY WHOLE LOAN PROGRAM	AS OF 12/31/2009				AS OF 12/31/2008				AS OF 12/31/2007			
		60+	90+	FORECLOSURE	TOTAL	60+	90+	FORECLOSURE	TOTAL	60+	90+	FORECLOSURE	TOTAL
	Bonds												
21	Rhode Island HMFC - Homeownership Opportunity Bonds	1.85%	3.05%	0.26%	5.15%	1.19%	1.03%	0.19%	2.41%	0.94%	0.49%	0.19%	1.62%
22	SONYMA - Homeowner Mortgage Revenue Bonds	0.80%	0.49%	0.87%	2.16%	0.68%	0.35%	0.59%	1.62%	0.61%	0.24%	0.86%	1.70%
23	SONYMA - Mortgage Revenue Bonds	1.02%	0.58%	1.00%	2.61%	0.91%	0.36%	0.79%	2.06%	0.69%	0.19%	1.14%	2.02%
24	South Carolina State HFDA - Mortgage Revenue Bonds	4.28%	1.39%	3.55%	9.22%	3.92%	1.45%	1.91%	7.28%	4.04%	1.41%	1.94%	7.39%
25	South Dakota HDA - Homeownership Mortgage Bonds	0.78%	1.01%	1.01%	2.80%	0.66%	0.76%	1.40%	2.82%	0.51%	0.27%	1.10%	1.88%
26	Tennessee HDA - Homeownership Program Bonds	3.21%	6.09%	0.65%	9.95%	3.16%	4.58%	0.84%	8.59%	2.90%	4.02%	0.66%	7.58%
27	Utah HC - Single Family Mortgage Rev Bonds (2000 Indenture)	1.42%	4.17%	1.60%	7.18%	2.05%	3.01%	0.85%	5.91%	1.07%	0.80%	0.93%	2.80%
28	Utah HC - Single Family Mortgage Rev Bonds (2007 Indenture)	1.24%	5.23%	1.24%	7.70%	1.11%	1.45%	0.19%	2.75%	NA**	NA**	NA**	NA**
29	Vermont HFA - Single Family Housing Bonds	1.67%	1.33%	1.21%	4.21%	1.32%	0.62%	0.79%	2.72%	1.17%	0.55%	0.76%	2.48%
30	Virginia HDA - Commonwealth Mortgage Bonds	2.28%	3.38%	1.14%	6.80%	1.61%	1.87%	0.57%	4.05%	1.15%	1.05%	0.46%	2.66%
31	West Virginia HDF - Housing Finance Bonds	1.77%	0.73%	1.85%	4.35%	1.44%	0.93%	1.29%	3.65%	1.36%	0.63%	1.20%	3.20%
32	Wisconsin HEDA Homeownership Revenue Bonds (1988 Resolution)	0.87%	0.45%	1.15%	2.46%	0.60%	0.39%	0.69%	1.68%	0.40%	0.33%	0.36%	1.09%
33	Wisconsin HEDA Homeownership Revenue Bonds (1987 Resolution)	0.82%	0.57%	1.27%	2.67%	0.70%	0.40%	0.58%	1.68%	0.30%	0.23%	0.38%	0.91%
34	Wyoming CDA - Single Family Mortgage (1994 Indenture)	1.96%	2.82%	1.93%	6.70%	1.32%	0.72%	2.12%	4.15%	2.25%	0.71%	1.43%	4.40%
35	Wyoming CDA - Single Family Mortgage Revenue Bonds	1.46%	1.86%	0.81%	4.13%	1.17%	0.83%	2.00%	4.00%	2.53%	0.65%	1.01%	4.20%

\* Data includes information on loans that were pooled into Ginnie Mae securities.

\*\* NA = not available. For New Hampshire, foreclosures are included in 90+ days. The Utah indenture was created in 2007.

TABLE 2

**Delinquencies and Foreclosures for Moody's-Rated State HFA Single Family Whole Loan Programs (Number of Loans)**

#	HFA SINGLE FAMILY WHOLE LOAN PROGRAM	AS OF 12/31/2009				AS OF 12/31/2008				AS OF 12/31/2007			
		60+	90+	FORECLOSURE	TOTAL	60+	90+	FORECLOSURE	TOTAL	60+	90+	FORECLOSURE	TOTAL
1	Alaska HFC - Home Mortgage Revenue Bonds	207	114	105	13,945	119	33	44	11,562	80	30	52	10,851
2	CalHFA - Home Mortgage Revenue Bond Program	667	487	3,053	30,579	661	387	1,196	33,160	320	178	420	30,468
3	Colorado HFA - Single Family Program	407	880	365	25,890	453	837	334	29,100	298	530	214	23,356
4	Connecticut HFA - Housing Mortgage Finance Bonds*	541	721	634	20,108	628	857	290	26,987	516	298	552	26,251
5	Idaho H&FA - Single Family Mortgage Bond Indentures	238	469	232	11,114	170	269	254	11,342	85	207	57	10,173
6	Illinois HDA - Homeowner Mortgage Revenue Bonds	135	241	181	9,074	137	213	90	10,314	117	110	85	10,257
7	Kentucky HC - Housing Revenue Bonds	771	1,663	458	20,769	577	1,232	301	26,413	459	717	273	25,631
8	Maine State HA - Mortgage Purchase Program	247	368	223	11,964	262	319	130	11,955	260	193	102	11,815
9	Maryland CDA - Residential Revenue Bonds	404	836	190	13,021	271	536	109	13,233	197	236	22	11,397
10	MassHousing - Single Family Housing Revenue	90	123	92	8,578	67	57	64	8,735	37	20	31	8,002
11	Michigan State HDA- Single Family Mortgage Revenue Bonds	450	1,329	244	13,323	486	1,053	233	13,293	NA**	NA**	NA**	NA**
12	Minnesota HFA - Residential Housing Finance Bonds	371	879	139	16,100	270	471	122	14,355	201	91	308	13,354
13	Montana BoH - Single Family Mortgage (1977 Indenture)	37	59	60	5,236	44	41	36	6,327	25	28	31	6,493
14	Montana BoH - Single Family Program Bonds	21	37	23	3,624	26	17	18	3,998	12	21	28	4,104
15	New Hampshire HFA - Single Family Mortgage Acquisition Revenue Bonds**	118	228	160	7,375	106	176	73	7,631	70	173	NA**	7,239
16	New Jersey Housing & Mortgage FA Housing Revenue Bond Resolution	176	152	370	9,231	99	80	175	7,211	55	52	69	5,803
17	North Carolina HFA - Home Ownership Revenue Bonds (1998)	316	388	153	13,521	247	262	66	14,448	191	128	58	13,795
18	North Dakota HFA - Home Mortgage Finance Program	170	31	86	11,634	92	71	61	11,559	67	68	38	10,980
19	Oregon HCSD - Single Family Mortgage Revenue Bonds	83	49	216	8,464	53	96	119	8,831	39	61	71	7,845
20	Pennsylvania HFA - Single Family Mortgage Revenue	979	999	437	46,149	767	950	316	46,726	750	744	269	48,424

TABLE 2

**Delinquencies and Foreclosures for Moody's-Rated State HFA Single Family Whole Loan Programs (Number of Loans)**

#	HFA SINGLE FAMILY WHOLE LOAN PROGRAM	AS OF 12/31/2009				AS OF 12/31/2008				AS OF 12/31/2007			
		60+	90+	FORECLOSURE	TOTAL	60+	90+	FORECLOSURE	TOTAL	60+	90+	FORECLOSURE	TOTAL
	Bonds												
21	Rhode Island HMFC - Homeownership Opportunity Bonds	180	297	25	9,741	116	100	19	9,754	86	45	17	9,124
22	SONYMA - Homeowner Mortgage Revenue Bonds	267	162	289	33,234	236	121	204	34,575	238	92	334	39,002
23	SONYMA - Mortgage Revenue Bonds	58	33	57	5,674	56	22	49	6,177	43	12	71	6,247
24	South Carolina State HFDA - Mortgage Revenue Bonds	357	116	296	8,345	337	125	164	8,598	323	113	155	7,999
25	South Dakota HDA - Homeownership Mortgage Bonds	135	176	176	17,388	117	134	247	17,645	86	46	186	16,894
26	Tennessee HDA - Homeownership Program Bonds	729	1,385	148	22,728	736	1,067	195	23,273	637	884	145	21,985
27	Utah HC - Single Family Mortgage Rev Bonds (2000 Indenture)	63	185	71	4,441	118	173	49	5,756	68	51	59	6,357
28	Utah HC - Single Family Mortgage Rev Bonds (2007 Indenture)	26	110	26	2,104	29	38	5	2,620	NA**	NA**	NA**	NA**
29	Vermont HFA - Single Family Housing Bonds	80	64	58	4,795	77	36	46	5,847	68	32	44	5,801
30	Virginia HDA - Commonwealth Mortgage Bonds	839	1,244	422	36,858	616	715	218	38,273	415	381	167	36,214
31	West Virginia HDF - Housing Finance Bonds	209	86	219	11,822	182	118	163	12,676	174	81	154	12,800
32	Wisconsin HEDA Homeownership Revenue Bonds (1988 Resolution)	122	63	161	14,042	97	64	112	16,288	63	51	56	15,557
33	Wisconsin HEDA Homeownership Revenue Bonds (1987 Resolution)	89	62	137	10,806	87	50	72	12,447	37	29	47	12,402
34	Wyoming CDA - Single Family Mortgage (1994 Indenture)	177	255	175	9,053	125	68	201	9,496	203	64	129	9,007
35	Wyoming CDA - Single Family Mortgage Revenue Bonds	18	23	10	1,236	14	10	24	1,201	35	9	14	1,382

\* Data includes information on loans that were pooled into Ginnie Mae securities.

\*\* NA = not available. For New Hampshire, foreclosures are included in 90+ days. The Utah indenture was created in 2007.

TABLE 3

## Mortgage Insurance Data for Moody's-Rated State HFA Single Family Whole Loan Programs as of December 31, 2010

#	HFA SINGLE FAMILY WHOLE LOAN PROGRAM	GNMA	FNMA	FHLMC	TOTAL MBS	FHA	VA	RD	TOTAL FEDERAL	MGIC	GENWORTH	UGRIC	RADIAN	RMIC	TRIAD	PMI CO.	OTHER INSURANCE	TOTAL PMI	HFA INSURED FUND	UNINSURED WITH LTV BELOW 80%	UNINSURED WITH LTV ABOVE 80%
1	Alaska HFC - Home Mortgage Revenue Bonds	-	-	-	-	36.25%	19.65%	7.84%	63.74%	1.93%	1.87%	0.11%	1.82%	0.03%	-	0.66%	2.97%	9.39%	0.02%	22.83%	4.02%
2	CalHFA - Home Mortgage Revenue Bond Program	0.08%	2.80%	-	2.88%	31.83%	0.98%	-	32.81%	-	-	-	-	-	-	-	-	-	64.31%*	-	-
3	Colorado HFA - Single Family Program	-	-	-	-	64.70%	7.10%	2.30%	74.10%	7.37%	5.68%	2.12%	0.40%	2.31%	0.57%	1.15%	-	19.60%	-	6.30%	-
4	Connecticut HFA - Housing Mortgage Finance Bonds	25.64%	-	-	25.64%	50.46%	1.79%	0.95%	53.20%	1.13%	3.56%	-	0.16%	0.50%	-	1.13%	1.37%	7.85%	0.05%	12.61%	0.65%
5	Idaho H&FA - Single Family Mortgage Bond Indentures	-	-	-	-	41.41%	4.60%	-	46.01%	11.46%	26.24%	1.54%	13.21%	0.24%	-	0.34%	0.45%	53.48%	-	0.51%	-
6	Illinois HDA - Homeowner Mortgage Revenue Bonds	0.12%	-	-	0.12%	0.12%	-	6.08%	6.20%	33.29%	2.80%	17.81%	8.55%	4.16%	-	1.49%	-	68.10%	-	25.54%	0.04%
7	Kentucky HC - Housing Revenue Bonds	-	23.50%	-	23.50%	50.58%	4.06%	19.36%	74.00%	0.28%	0.47%	0.30%	0.04%	0.03%	0.09%	0.06%	-	1.27%	-	0.35%	0.88%
8	Maine State HA - Mortgage Purchase Program	-	-	-	-	25.94%	6.82%	33.23%	65.99%	11.50%	0.58%	2.09%	1.93%	0.77%	0.02%	2.41%	0.77%	20.07%	-	11.38%	2.56%
9	Maryland CDA - Residential Revenue Bonds	-	-	-	-	35.15%	2.34%	1.88%	39.38%	26.85%	2.06%	11.83%	1.42%	8.91%	0.66%	2.61%	-	54.35%	4.81%	1.35%	0.12%
10	MassHousing - Single Family Housing Revenue	-	-	-	-	1.13%	-	0.06%	1.19%	1.99%	0.18%	-	0.56%	0.58%	-	0.55%	-	3.86%	64.57%	30.23%	0.15%
11	Michigan State HDA - Single Family Mortgage Revenue Bonds	-	-	-	-	43.85%	1.70%	15.70%	61.25%	22.60%	4.09%	0.85%	0.39%	0.01%	0.04%	2.52%	0.39%	30.89%	0.37%	7.41%	0.08%
12	Minnesota HFA - Residential Housing Finance Bonds	-	-	-	-	25.15%	1.30%	19.09%	45.54%	21.60%	8.87%	2.84%	-	5.79%	0.27%	2.02%	1.26%	42.65%	-	11.81%	-
13	Montana BoH - Single Family Mortgage (1977 Indenture)	-	0.41%	-	0.41%	49.11%	11.27%	19.58%	79.96%	3.69%	11.68%	-	-	-	-	-	-	15.38%	-	4.00%	0.25%
14	Montana BoH - Single Family Program Bonds	-	-	-	-	65.17%	9.04%	25.78%	99.99%	-	-	-	-	-	-	-	-	-	-	0.01%	-
15	New Hampshire HFA - Single Family Mortgage Acquisition Revenue Bonds	-	-	-	-	14.00%	4.40%	6.80%	25.20%	1.30%	1.60%	60.30%	0.50%	-	-	-	-	63.70%	-	11.10%	-
16	New Jersey Housing & Mortgage FA Housing Revenue Bond Resolution	-	-	-	-	50.77%	3.81%	1.95%	56.53%	14.20%	0.53%	5.46%	0.11%	0.29%	0.09%	0.55%	0.42%	21.64%	-	17.37%	4.45%
17	North Carolina HFA - Home Ownership Revenue Bonds (1998)	-	-	-	-	34.24%	5.17%	10.31%	49.72%	8.62%	24.05%	4.04%	1.11%	4.14%	0.31%	2.01%	0.15%	44.43%	-	5.85%	-
18	North Dakota HFA - Home Mortgage Finance Program	-	-	-	-	55.11%	7.04%	11.10%	73.25%	6.89%	8.36%	-	0.28%	-	-	0.26%	0.75%	16.54%	-	9.86%	0.36%
19	Oregon HCSD - Single Family Mortgage Revenue Bonds	-	-	-	-	40.99%	-	10.40%	51.39%	19.21%	0.10%	3.14%	0.06%	1.17%	0.04%	0.40%	0.02%	24.14%	-	24.47%	-
20	Pennsylvania HFA - Single Family Mortgage Revenue Bonds	-	-	-	-	46.80%	3.80%	7.30%	57.90%	9.40%	4.20%	2.20%	1.90%	2.10%	0.10%	1.90%	0.30%	22.10%	3.80%	16.20%	-
21	Rhode Island HMFC - Homeownership Opportunity Bonds	3.01%	-	-	3.01%	12.39%	1.65%	0.34%	14.39%	26.07%	10.72%	4.85%	5.50%	0.40%	-	8.72%	1.39%	57.64%	-	24.96%	-
22	SONYMA - Homeowner Mortgage Revenue Bonds	-	-	-	-	-	-	-	-	0.08%	29.05%	-	13.84%	-	-	0.01%	-	42.98%	5.53%	51.49%	-
23	SONYMA - Mortgage Revenue Bonds	-	-	-	-	0.11%	-	-	0.11%	0.12%	20.96%	-	22.39%	-	-	0.02%	-	43.49%	6.14%	50.26%	-

TABLE 3

## Mortgage Insurance Data for Moody's-Rated State HFA Single Family Whole Loan Programs as of December 31, 2010

#	HFA SINGLE FAMILY WHOLE LOAN PROGRAM	GNMA	FNMA	FHLMC	TOTAL MBS	FHA	VA	RD	TOTAL FEDERAL	MGIC	GENWORTH	UGRIC	RADIAN	RMIC	TRIAD	PMI CO.	OTHER INSURANCE	TOTAL PMI	HFA INSURED FUND	UNINSURED WITH LTV BELOW 80%	UNINSURED WITH LTV ABOVE 80%
24	South Carolina State HFDA - Mortgage Revenue Bonds	-	-	-	-	37.46%	0.27%	0.28%	38.01%	14.99%	5.31%	19.00%	0.33%	6.40%	4.36%	4.92%	-	55.31%	-	-	6.68%
25	South Dakota HDA - Homeownership Mortgage Bonds	-	-	-	-	31.71%	6.38%	30.84%	68.93%	14.60%	3.40%	2.06%	-	-	-	0.30%	0.37%	20.73%	-	10.34%	-
26	Tennessee HDA - Homeownership Program Bonds	-	-	-	-	63.74%	3.59%	10.71%	78.04%	5.67%	7.55%	2.39%	0.10%	1.24%	0.16%	0.04%	3.19%	20.34%	-	1.62%	-
27	Utah HC - Single Family Mortgage Rev Bonds (2000 Indenture)	-	-	-	-	97.90%	2.10%	-	100.00%	-	-	-	-	-	-	-	-	-	-	-	-
28	Utah HC - Single Family Mortgage Rev Bonds (2007 Indenture)	-	-	-	-	97.39%	2.61%	-	100.00%	-	-	-	-	-	-	-	-	-	-	-	-
29	Vermont HFA - Single Family Housing Bonds	-	0.62%	7.42%	8.04%	0.02%	-	10.65%	10.67%	50.72%	0.24%	0.16%	-	-	-	2.53%	0.67%	54.32%	-	26.47%	-
30	Virginia HDA - Commonwealth Mortgage Bonds	0.08%	-	-	0.08%	36.35%	8.25%	3.62%	48.22%	3.98%	1.92%	0.72%	0.39%	2.15%	0.33%	1.35%	0.07%	10.91%	-	8.64%	32.15%
31	West Virginia HDF - Housing Finance Bonds	-	-	-	-	21.46%	5.93%	18.04%	45.43%	11.72%	11.81%	5.61%	2.24%	1.50%	0.31%	0.69%	0.63%	34.51%	-	20.01%	0.05%
32	Wisconsin HEDA Homeownership Revenue Bonds (1987 and 1988 Resolutions)	-	-	-	-	-	-	-	-	39.06%	31.21%	1.82%	0.05%	3.25%	-	3.62%	5.17%	84.17%	-	14.03%	1.80%
33	Wyoming CDA - Single Family Mortgage (1994 Indenture)	-	-	-	-	38.33%	5.59%	9.29%	53.21%	0.07%	22.98%	-	20.02%	-	-	-	0.01%	43.08%	0.14%	3.57%	-
34	Wyoming CDA - Single Family Mortgage Revenue Bonds	-	-	-	-	42.67%	10.21%	20.68%	73.56%	-	3.08%	-	18.38%	-	-	-	0.18%	21.64%	2.09%	2.71%	-

\*The 64.31% of CalHFA HMRB loans listed as insured by the HFA fund include 23.74% of loans covered by GAP insurance.

TABLE 4

## Loan Type Data for Moody's-Rated State HFA Single Family Whole Loan Programs as of December 31, 2009

#	HFA SINGLE FAMILY WHOLE LOAN PROGRAM	% INTEREST ONLY FOR AN INITIAL PERIOD	% STEP RATE	% 30 YEAR LEVEL AMORTIZATION	% 40 YEAR LEVEL AMORTIZATION	OTHER
1	Alaska HFC - Home Mortgage Revenue Bonds	-	-	98.62%	-	1.38%
2	CalHFA - Home Mortgage Revenue Bond Program	23.50%	-	72.23%	4.26%	-
3	Colorado HFA - Single Family Program	-	-	98.66%	1.34%	-
4	Connecticut HFA - Housing Mortgage Finance Bonds	-	-	100.00%	-	-
5	Idaho H&FA - Single Family Mortgage Bond Indentures	-	17.45%	82.55%	-	-
6	Illinois HDA - Homeowner Mortgage Revenue Bonds	-	-	99.55%	0.04%	0.41%
7	Kentucky HC - Housing Revenue Bonds	-	-	100.00%	-	-
8	Maine State HA - Mortgage Purchase Program	-	-	96.97%	0.38%	2.65%
9	Maryland CDA - Residential Revenue Bonds	33.19%	-	59.96%	6.85%	-
10	MassHousing - Single Family Housing Revenue	0.65%	-	97.01%	2.34%	-
11	Michigan State HDA- Single Family Mortgage Revenue Bonds	NA*	NA*	NA*	NA*	NA*
12	Minnesota HFA - Residential Housing Finance Bonds	-	-	90.07%	9.93%	-
13	Montana BoH - Single Family Mortgage (1977 Indenture)	-	-	100.00%	-	-
14	Montana BoH - Single Family Program Bonds	-	-	100.00%	-	-
15	New Hampshire HFA - Single Family Mortgage Acquisition Revenue Bonds	-	-	95.00%	5.00%	-
16	New Jersey Housing & Mortgage FA Housing Revenue Bond Resolution	-	-	99.73%	0.27%	-
17	North Carolina HFA - Home Ownership Revenue Bonds (1998)	-	-	100.00%	-	-
18	North Dakota HFA - Home Mortgage Finance Program	-	1.20%	97.51%	1.25%	0.05%
19	Oregon HCSD - Single Family Mortgage Revenue Bonds	-	0.01%	99.60%	-	0.39%
20	Pennsylvania HFA - Single Family Mortgage Revenue Bonds	-	-	100.00%	-	-
21	Rhode Island HMFC - Homeownership Opportunity Bonds	29.54%	14.50%	44.10%	9.92%	1.93%
22	SONYMA - Homeowner Mortgage Revenue Bonds	-	1.35%	94.37%	3.54%	0.74%
23	SONYMA -Mortgage Revenue Bonds	-	-	95.68%	2.97%	1.35%
24	South Carolina State HFDA - Mortgage Revenue Bonds	-	-	100.00%	-	-
25	South Dakota HDA - Homeownership Mortgage Bonds	-	9.31%	90.69%	-	-

TABLE 4

**Loan Type Data for Moody's-Rated State HFA Single Family Whole Loan Programs as of December 31, 2009**

#	HFA SINGLE FAMILY WHOLE LOAN PROGRAM	% INTEREST ONLY FOR AN INITIAL PERIOD	% STEP RATE	% 30 YEAR LEVEL AMORTIZATION	% 40 YEAR LEVEL AMORTIZATION	OTHER
26	Tennessee HDA - Homeownership Program Bonds	-	-	99.46%	-	0.54%
27	Utah HC - Single Family Mortgage Rev Bonds (2000 Indenture)	-	-	100.00%	-	-
28	Utah HC - Single Family Mortgage Rev Bonds (2007 Indenture)	-	-	100.00%	-	-
29	Vermont HFA - Single Family Housing Bonds	-	5.30%	94.70%	-	-
30	Virginia HDA - Commonwealth Mortgage Bonds	15.20%	0.48%	84.28%	-	0.04%
31	West Virginia HDF - Housing Finance Bonds	-	-	89.06%	-	10.94%
32	Wisconsin HEDA Homeownership Revenue Bonds (1987 and 1988 Resolutions)	0.40%	-	99.60%	-	-
33	Wyoming CDA - Single Family Mortgage (1994 Indenture)	-	25.15%	74.85%	-	-
34	Wyoming CDA - Single Family Mortgage Revenue Bonds	-	57.47%	42.53%	-	-

\* NA = not available.

TABLE 5

**Loan Vintage for Moody's-Rated State HFA Single Family Whole Loan Programs as of December 31, 2009**

#	HFA SINGLE FAMILY WHOLE LOAN PROGRAM	2009	2008	2007	2006	2005	2004	PRIOR YEARS
1	Alaska HFC - Home Mortgage Revenue Bonds	1.28%	20.83%	14.96%	14.45%	11.84%	8.88%	27.74%
2	CalHFA - Home Mortgage Revenue Bond Program	0.04%	12.76%	15.96%	16.12%	13.34%	10.77%	31.01%
3	Colorado HFA - Single Family Program	0.56%	19.53%	21.76%	15.13%	13.81%	12.96%	16.25%
4	Connecticut HFA - Housing Mortgage Finance Bonds	10.90%	11.80%	16.60%	15.30%	11.70%	8.60%	25.10%
5	Idaho H&FA - Single Family Mortgage Bond Indentures	12.72%	25.35%	31.35%	13.73%	2.71%	2.26%	11.89%
6	Illinois HDA - Homeowner Mortgage Revenue Bonds	0.09%	9.78%	19.56%	17.17%	15.04%	10.74%	27.64%
7	Kentucky HC - Housing Revenue Bonds	10.23%	14.09%	12.85%	12.45%	12.11%	9.34%	28.93%
8	Maine State HA - Mortgage Purchase Program	11.50%	15.09%	11.97%	12.13%	9.63%	7.79%	31.89%
9	Maryland CDA - Residential Revenue Bonds	4.11%	18.05%	32.35%	27.33%	3.98%	4.61%	9.56%
10	MassHousing - Single Family Housing Revenue	10.44%	14.84%	16.46%	16.37%	11.28%	12.07%	18.54%
11	Michigan State HDA- Single Family Mortgage Revenue Bonds	NA*	NA*	NA*	NA*	NA*	NA*	NA*
12	Minnesota HFA - Residential Housing Finance Bonds	4.83%	16.28%	24.93%	16.14%	15.04%	9.91%	12.87%
13	Montana BoH - Single Family Mortgage (1977 Indenture)	0.21%	8.45%	33.48%	27.08%	9.70%	0.80%	20.28%
14	Montana BoH - Single Family Program Bonds	8.77%	14.63%	1.73%	0.81%	12.59%	27.27%	34.20%
15	New Hampshire HFA - Single Family Mortgage Acquisition Revenue Bonds	2.90%	9.40%	15.70%	15.70%	12.40%	12.10%	31.80%
16	New Jersey Housing & Mortgage FA Housing Revenue Bond Resolution	9.56%	21.13%	30.23%	14.02%	4.14%	6.65%	14.27%
17	North Carolina HFA - Home Ownership Revenue Bonds (1998)	0.66%	10.93%	28.30%	15.44%	9.10%	8.32%	27.25%
18	North Dakota HFA - Home Mortgage Finance Program	19.16%	18.21%	17.18%	10.26%	7.85%	7.20%	20.14%
19	Oregon HCSD - Single Family Mortgage Revenue Bonds	5.46%	24.97%	18.67%	13.32%	10.39%	9.77%	17.42%
20	Pennsylvania HFA - Single Family Mortgage Revenue Bonds	12.00%	14.00%	19.00%	17.00%	12.00%	12.00%	14.00%
21	Rhode Island HMFC - Homeownership Opportunity Bonds	3.31%	12.40%	24.27%	18.84%	12.10%	8.72%	20.37%
22	SONYMA - Homeowner Mortgage Revenue Bonds	5.91%	16.71%	10.75%	11.84%	6.53%	12.62%	35.62%
23	SONYMA -Mortgage Revenue Bonds	1.14%	13.31%	-	-	25.13%	-	60.42%
24	South Carolina State HFDA - Mortgage Revenue Bonds	5.05%	16.50%	19.92%	19.05%	7.22%	8.52%	23.74%
25	South Dakota HDA - Homeownership Mortgage Bonds	12.66%	16.57%	17.64%	13.48%	9.83%	8.76%	21.06%
26	Tennessee HDA - Homeownership Program Bonds	9.33%	14.03%	22.96%	13.65%	9.05%	6.36%	24.62%

TABLE 5

**Loan Vintage for Moody's-Rated State HFA Single Family Whole Loan Programs as of December 31, 2009**

#	HFA SINGLE FAMILY WHOLE LOAN PROGRAM	2009	2008	2007	2006	2005	2004	PRIOR YEARS
27	Utah HC - Single Family Mortgage Rev Bonds (2000 Indenture)	-	-	4.31%	25.39%	22.92%	20.91%	26.47%
28	Utah HC - Single Family Mortgage Rev Bonds (2007 Indenture)	-	44.32%	55.68%	NA	NA	NA	NA
29	Vermont HFA - Single Family Housing Bonds	1.11%	9.21%	18.35%	15.43%	11.00%	8.14%	36.73%
30	Virginia HDA - Commonwealth Mortgage Bonds	9.61%	15.89%	21.94%	19.69%	14.22%	5.51%	13.14%
31	West Virginia HDF - Housing Finance Bonds	3.37%	10.95%	17.90%	14.07%	12.45%	8.98%	32.28%
32	Wisconsin HEDA Homeownership Revenue Bonds (1987 and 1988 Resolutions)	-	12.76%	20.08%	15.71%	20.50%	12.54%	18.39%
33	Wyoming CDA - Single Family Mortgage (1994 Indenture)	11.37%	20.84%	26.03%	15.73%	7.31%	5.87%	12.85%
34	Wyoming CDA - Single Family Mortgage Revenue Bonds	39.31%	3.96%	5.02%	9.97%	10.73%	4.89%	26.12%

\* NA = not available. The Utah indenture was created in 2007.

TABLE 6

**Housing Price Appreciation Since 1991, Reported by the FHFA\***

STATE	RANK	1-YR.	QTR.	5-YR.	SINCE 1991Q1
Oklahoma	1	3.53	0.81	17.97	97.83
Virginia	2	3.07	2.24	10.24	123.02
Colorado	3	2.76	0.84	7.31	173.96
Alabama	4	2.14	2.14	17.76	97.75
Nebraska	5	2.09	0.58	4.66	97.77
Indiana	6	1.71	1.29	2.21	63.01
Kentucky	7	1.62	0.75	8.94	92.44
South Dakota	8	1.56	1.22	17.36	128.17
Arkansas	9	1.52	1.86	9.97	89.83
Kansas	10	1.48	0.69	10.62	99.77
South Carolina	11	1.41	0.19	15.06	95.98
North Dakota	12	1.23	0.93	22.92	117.23
Ohio	13	0.98	0.33	-4.77	62.27
Maine	14	0.97	0.35	4.55	115.01
Texas	15	0.83	0.37	18.16	91.95
Louisiana	16	0.72	0.94	21.50	132.29
Iowa	17	0.65	-0.39	7.37	99.15
North Carolina	18	0.34	-0.43	15.85	95.61
Missouri	19	0.03	0.43	4.51	94.81
Massachusetts	20	-0.27	0.58	-8.09	124.49
District of Columbia	21	-0.30	3.15	15.84	233.99
California	22	-0.44	2.24	-27.41	69.88
Pennsylvania	23	-0.53	0.60	13.08	95.14
New Hampshire	24	-0.54	0.94	-6.93	109.20
Tennessee	25	-0.62	0.10	12.65	93.55
Rhode Island	26	-0.73	-0.33	-10.18	98.25
New York	27	-0.87	0.13	7.36	112.77
Minnesota	28	-0.97	0.63	-7.46	123.19
Georgia	29	-1.18	-0.80	-0.35	77.13
Wisconsin	30	-1.20	0.04	2.35	118.65
USA	-	-1.21	-0.10	1.66	97.61
Vermont	31	-1.25	-2.35	13.18	111.51
Mississippi	32	-1.65	-1.03	12.85	82.78
Montana	33	-2.60	-1.33	22.79	203.97
West Virginia	34	-2.67	0.04	10.45	87.40
Michigan	35	-2.76	-0.74	-23.46	54.28
Alaska	36	-2.81	0.26	16.24	118.22
Connecticut	37	-3.13	-0.18	-0.16	78.69

TABLE 6

**Housing Price Appreciation Since 1991, Reported by the FHFA\***

STATE	RANK	1-YR.	QTR.	5-YR.	SINCE 1991Q1
New Jersey	38	-3.66	-0.44	1.51	127.71
Delaware	39	-3.80	-1.25	6.20	94.92
New Mexico	40	-4.52	-0.48	21.26	125.82
Illinois	41	-4.79	-2.09	-1.17	88.43
Washington	42	-5.23	-0.30	17.26	143.28
Maryland	43	-5.49	-2.14	1.44	117.43
Wyoming	44	-5.99	-0.99	26.69	189.58
Idaho	45	-6.61	-1.56	18.21	127.97
Oregon	46	-7.43	-1.05	14.90	186.06
Utah	47	-7.65	-0.38	20.46	169.19
Florida	48	-8.18	-0.80	-18.98	91.67
Arizona	49	-12.74	-1.53	-11.67	100.74
Hawaii	50	-13.09	-2.69	9.44	83.81
Nevada	51	-17.29	-1.32	-40.42	37.20

\*The above data is from FHFA's Seasonally Adjusted, Purchase-Only House Price Index for 2009 Q4. The data can be found at [www.fhfa.gov](http://www.fhfa.gov).

TABLE 7

HFA SINGLE FAMILY WHOLE LOAN PROGRAM	RATING	OUTLOOK	BONDS OUTSTANDING IN (000S)
Alaska HFC - Home Mortgage Revenue Bonds	Aa2	Stable	1,546,545
CalHFA - Home Mortgage Revenue Bond Program	A3	RUR DNG	6,560,271
Colorado HFA - Single Family Program	Aaa/Aa2/A1	Stable	2,135,664
Connecticut HFA - Housing Mortgage Finance Bonds	Aaa	Stable	3,350,580
Idaho H&FA - Single Family Mortgage Bond 2000 Indenture	Aaa/Aa2/Aa3	Stable	
Idaho H&FA - Single Family Mortgage Bond 2003 Indenture	Aaa/Aa2/Aa3	Stable	1,597,350
Idaho H&FA - Single Family Mortgage Bond 2006 Indenture	Aaa/Aa2/Aa3	Stable	
Illinois HDA - Homeowner Mortgage Revenue Bonds	Aa3	Stable	853,831
Kentucky HC - Housing Revenue Bonds	Aaa	Stable	2,247,905
Maine State HA - Mortgage Purchase Program	Aa1	Stable	1,091,095
Maryland CDA - Residential Revenue Bonds	Aa2	RUR DNG	2,240,585
MassHousing - Single Family Housing Revenue	Aa2	Stable	1,384,040
Michigan State HDA - Single Family Mortgage Revenue Bonds	Aa2	Stable	978,703
Minnesota HFA - Residential Housing Finance Bonds	Aa1	Stable	1,838,905
Montana BoH - Single Family Mortgage (1977 Indenture)	Aa1	Stable	
Montana BoH - Single Family Program Bonds	Aa1	Stable	768,014
New Hampshire HFA - Single Family Mortgage Acquisition Revenue Bonds	Aa2	Stable	1,006,780
New Jersey Housing & Mortgage FA Housing Revenue Bond Resolution	Aa2	Stable	1,329,975
North Carolina HFA - Home Ownership Revenue Bonds (1998)	Aa2	Stable	1,334,520
North Dakota HFA - Home Mortgage Finance Program	Aa1	Stable	919,340
Oregon HCSD - Single Family Mortgage Revenue Bonds	Aa2	Stable	1,145,525
Pennsylvania HFA - Single Family Mortgage Revenue Bonds	Aa2	Stable	4,805,427
Rhode Island HMFC - Homeownership Opportunity Bonds	Aa2	Stable	1,138,781
SONYMA - Homeowner Mortgage Revenue Bonds	Aa1	Stable	
SONYMA - Mortgage Revenue Bonds	Aaa	Stable	3,134,170
South Carolina State HFDA - Mortgage Revenue Bonds	Aa1	Stable	620,810
South Dakota HDA - Homeownership Mortgage Bonds	Aa1	Stable	1,754,705
Tennessee HDA - Homeownership Program Bonds (1985 Resolution)	Aa1	Stable	1,809,585
Utah HC - Single Family Mortgage Rev Bonds (2000 Indenture)	Aaa/Aa2/Aa3	Stable	
Utah HC - Single Family Mortgage Rev Bonds (2007 Indenture)	Aaa/Aa2/Aa3	Stable	1,142,595
Vermont HFA - Single Family Housing Bonds	Aa3	Stable	568,365
Virginia HDA - Commonwealth Mortgage Bonds	Aaa	Stable	3,621,919
West Virginia HDF - Housing Finance Bonds	Aaa	Stable	680,835
Wisconsin HEDA Homeownership Revenue Bonds (1988 Resolution)	Aa2	Stable	
Wisconsin HEDA Homeownership Revenue Bonds (1987 Resolution)	Aa2	Stable	2,207,875
Wyoming CDA - Single Family Mortgage (1994 Indenture)	Aa1	Stable	
Wyoming CDA - Single Family Mortgage Revenue Bonds	Aa2	Stable	1,217,521
Total			55,032,216

TABLE 8

RATED PRIVATE MORTGAGE INSURANCE COMPANIES	30-APR-10		31-DEC-09		30-JUN-09	
	RATING	OUTLOOK	RATING	OUTLOOK	RATING	OUTLOOK
Amerin Guaranty Corporation	Ba3	NEG	Ba3	NEG	Ba3	DEV
Genworth Mortgage Insurance Corporation	Baa2	NEG	Baa2	NEG	Baa2	DEV
Genworth Residential Mtg. Ins. Corp. of NC	Baa2	NEG	Baa2	NEG	Baa2	DEV
Mortgage Guaranty Insurance Corp.	Ba3	POS	Ba3	NEG	Ba2	DEV
PMI Mortgage Insurance Co.	B2	POS	B2	NEG	Ba3	DEV
Radian Guaranty Inc.	Ba3	NEG	Ba3	NEG	Ba3	DEV
Republic Mortgage Insurance Company	Ba1	NEG	Ba1	NEG	Baa2	DEV
United Guaranty Mortgage Indemnity Company	A3	NEG	A3	NEG	A3	DEV
United Guaranty Residential Insurance co.	A3	NEG	A3	NEG	A3	DEV

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 Report Number: 124879

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