

Housing



ABA Summer Meeting
The Broadmoor
Colorado Springs, CO
July 17, 2005



Source: Farrington



Location, Location, Location: \$1 Million Mobile Homes

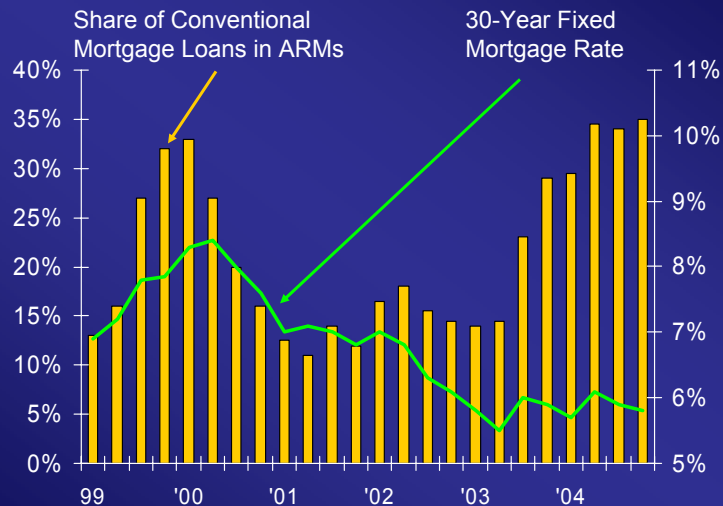


As with most mobile homes in Malibu, the land is owned by the proprietor of the trailer park. The owner must pay "space rent" of \$2,700 a month.

Source: USA Today



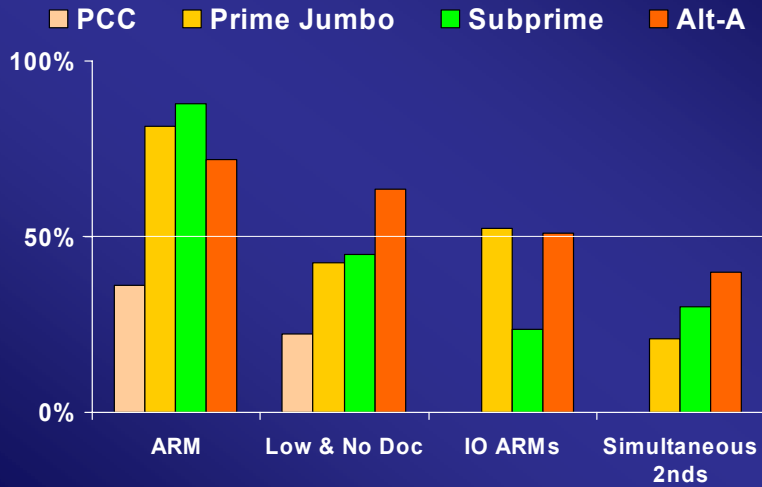
ARMs have Surged Despite Low and Stable Fixed Rates



Source: Freddie Mac



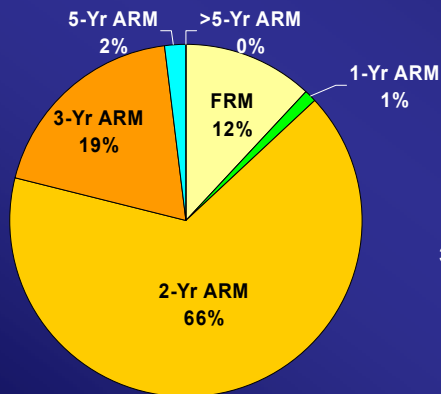
Heavy Use of Non-traditional Mortgages in 2004



Source: Fannie Mae

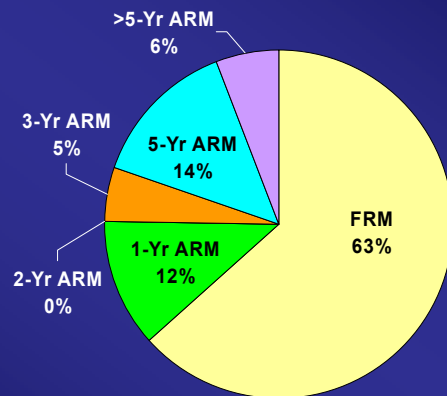


2-yr ARMs Dominate Subprime Mortgages in 2004



Subprime Purchase Loans

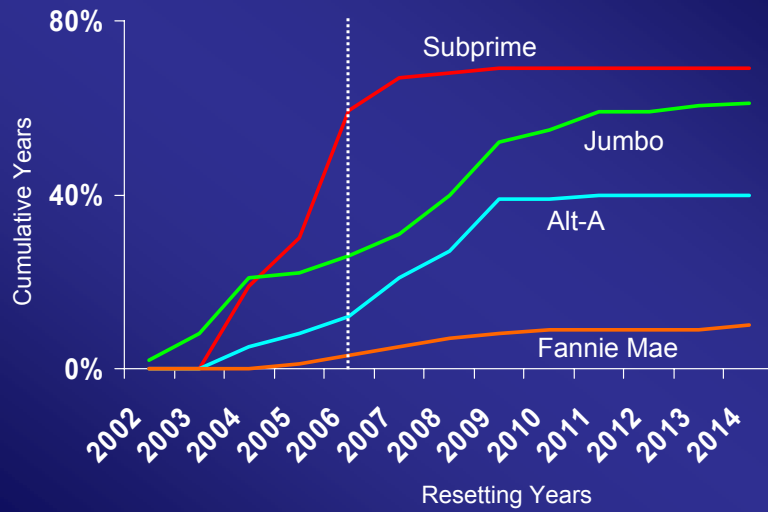
PCC Purchase Loans



Source: Lehman Brothers, Federal Housing Finance Board



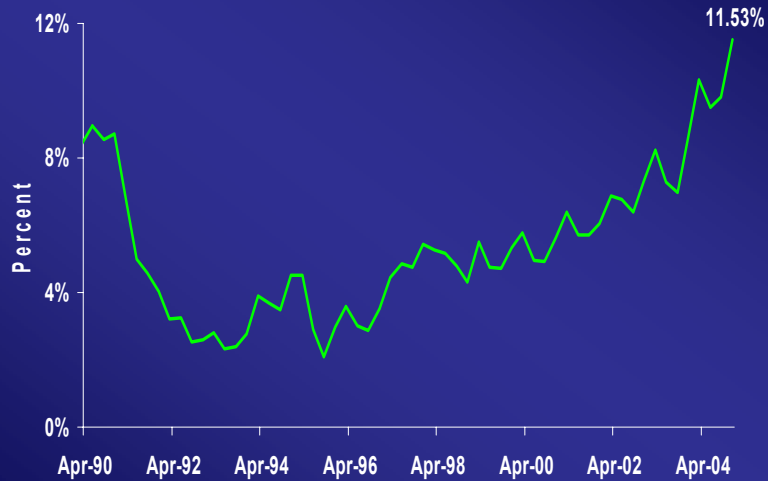
60 Percent of Subprime Loans will be Reset by Year-end 2006



Source: Fannie Mae



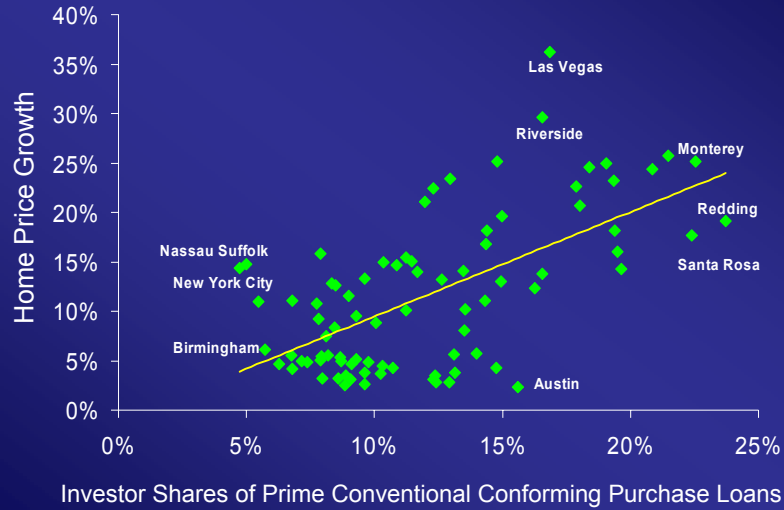
Investor Share for Prime Conventional Conforming Purchase Loans



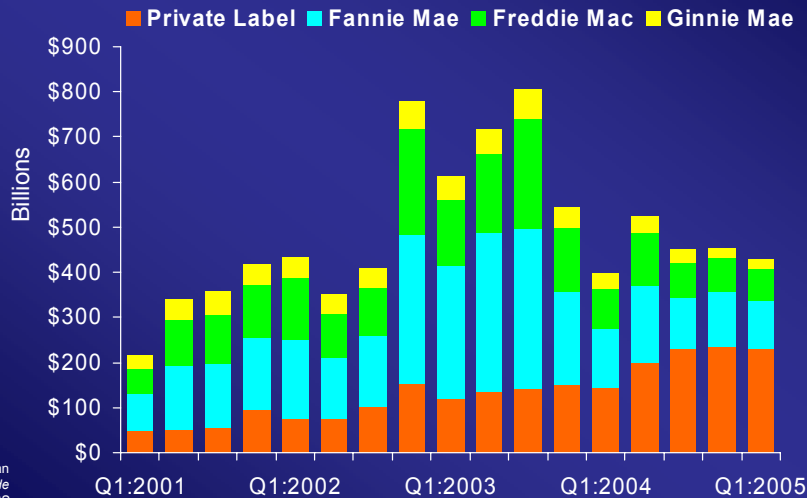
Source: Loan Performance



Home Price Growth and the Investor Share of Purchase Loans by MSA



Distribution of MBS Issuance by Issuer





Distribution of Private Label MBS Issuance by Type

