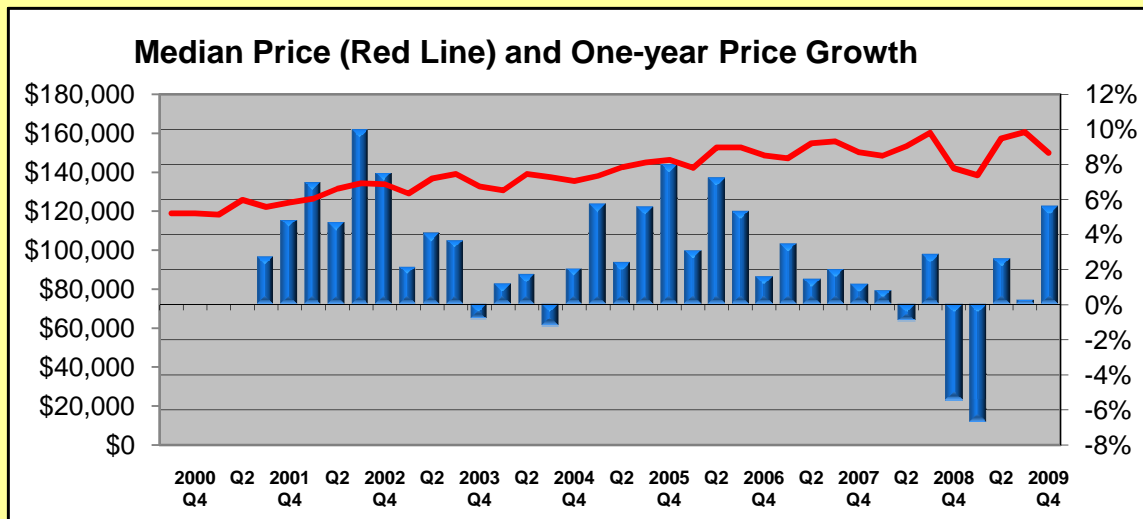


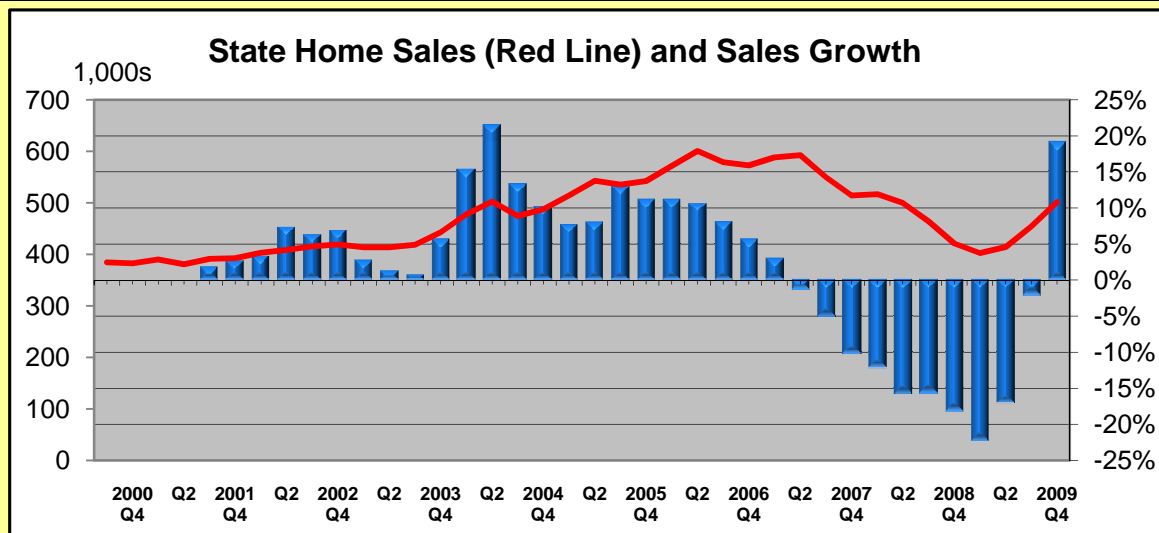
Houston Area Local Market Report, Fourth Quarter 2009

Today's Market...



	Houston	U.S.	Local Trend
Price Activity			
Current Median Home Price (2009 Q4)	\$150,000	\$173,500	Prices are above the level from 12 months ago and growing
1-year Appreciation (2009 Q4)	5.6%	-4.0%	
3-year Appreciation (2009 Q4)	0.9%	-5.2%	
3-year (12-quarter) Housing Equity Gain	\$1,400	-\$9,600	This area has held onto a modest improvement in equity despite the market decline
7-year (28 quarters) Housing Equity Gain	\$16,100	-\$47,600	
9-year (36 quarters) Housing Equity Gain	\$31,100	-\$4,767	
Conforming Loan Limit*	\$417,000	\$729,250	Most buyers in this market have access to government-backed financing
Local Median to Conforming Limit Ratio	36%	not comparable	

*Note: the 2009 loan limits for FHA and the GSEs were extended through 2010.



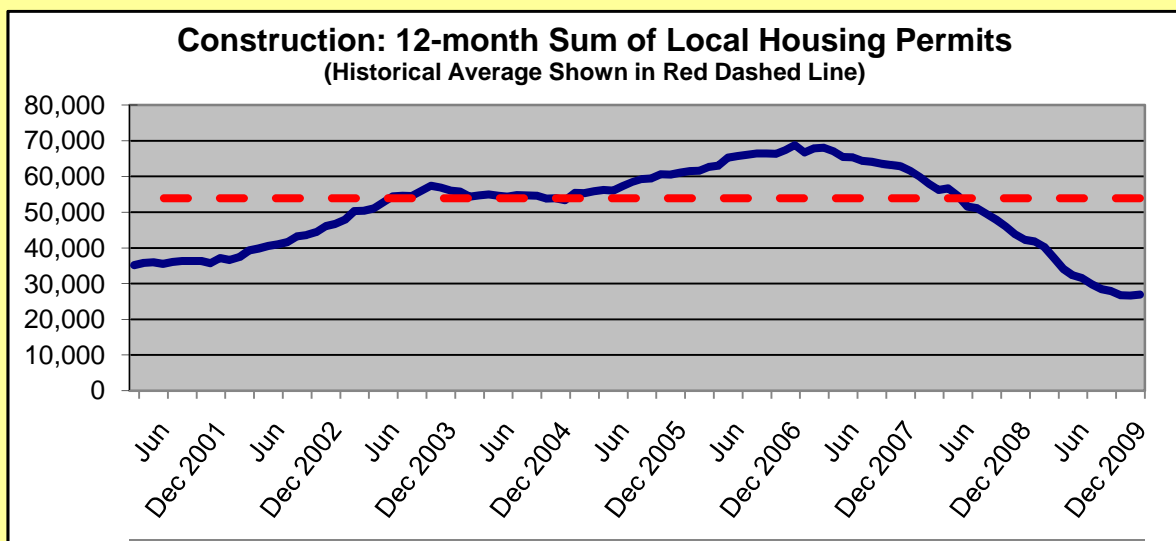
Home Sales and Construction Growth	Texas	U.S.	
State Existing Home Sales (2009 Q4 vs 2008 Q4)	19.1%	27.2%	The sales level is much higher than a year ago and growing.

Drivers of Local Supply and Demand...

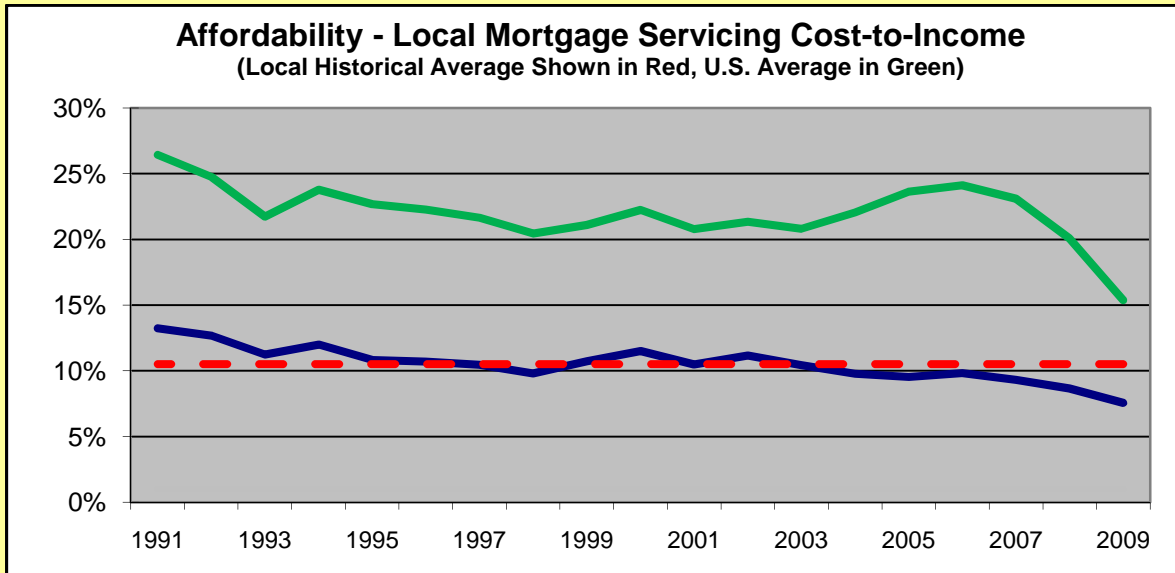
Local Economic Outlook	Houston	U.S.	
1-year Job Change (Dec)	-92,500	Not Comparable	Employment continues to decline and will weigh on demand in some areas
1-year Job Change (Nov)	-90,900	Not Comparable	
3-year Job Change (Dec)	17,000	Not Comparable	Unemployment has risen since the same period last year, but Houston's labor market has been more resilient than the national average
Current Unemployment Rate (Dec)	8.3%	10.0%	
Year-ago Unemployment Rate	5.6%	7.4%	
1-year (12 month) Job Growth Rate	-3.5%	-4.3%	Weak, but better than most markets

State Economic Activity Index	Texas	U.S.	
12-month change (2009 - Dec)	-3.2%	-2.2%	The economy of Texas is weaker than the rest of the nation, but improved modestly from last month
36-month change (2009 - Dec)	-0.7%	-1.3%	

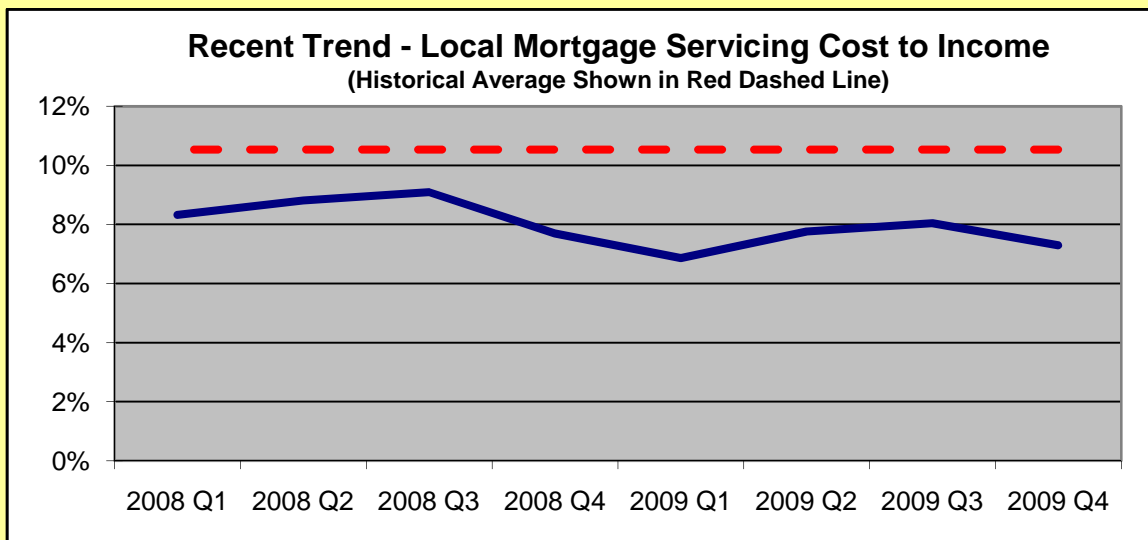
Local Fundamentals	Houston	U.S.	
12-month Sum of 1-unit Building Permits through Dec 2009	22,104	not comparable	The current level of construction is 59.0% below the long-term average
Long-term average for 12-month Sum of 1-Unit Building Permits	53,887	not comparable	Reduced construction will limit new supply to the market, allowing demand to catch up with current supply and foreclosures more quickly
Single-Family Housing Permits (Dec 2009) 12-month sum vs. a year ago	-21.1%	-23.7%	Construction is down from last year, but appears to have bottomed.



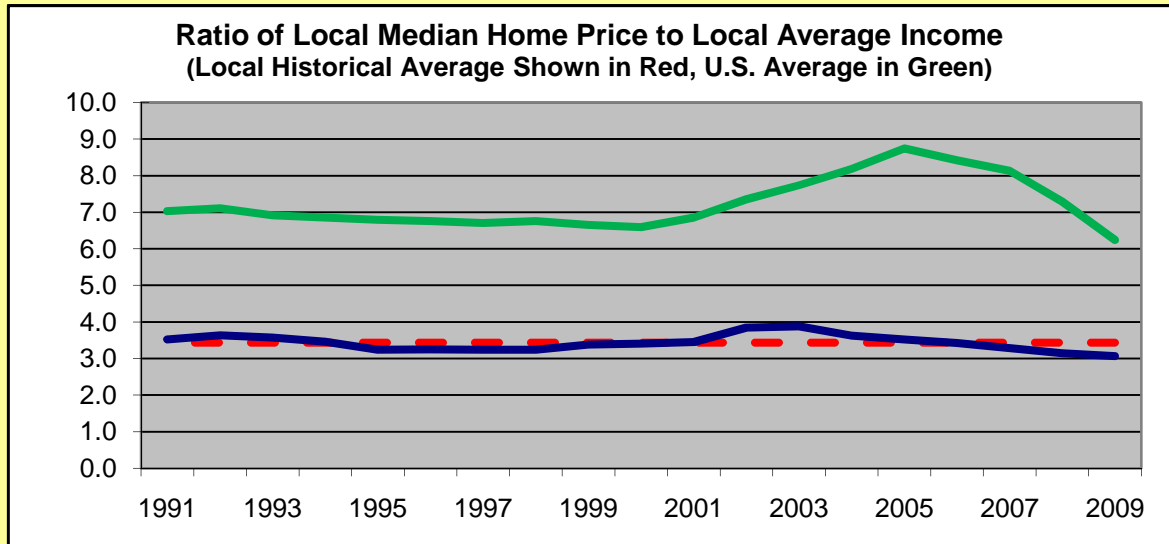
Affordability



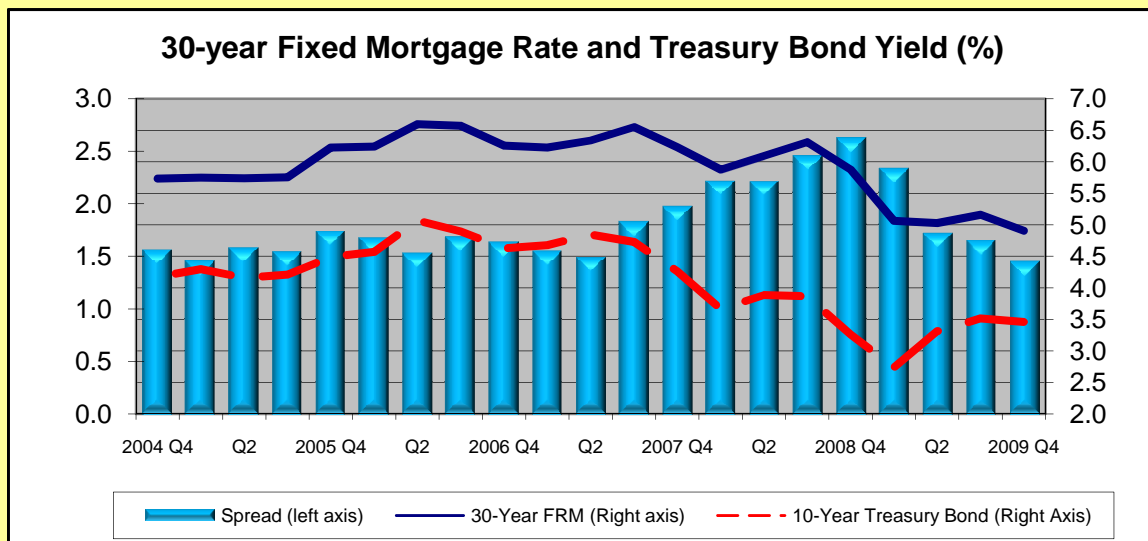
Monthly Mortgage Payment to Income	Houston	U.S.	
Ratio for 2008	7.6%	15.4%	Historically strong and an improvement over the third quarter of this year
Ratio for 2009 Q4	7.3%	14.8%	
Historical Average	10.5%	22.6%	More affordable than most markets



Median Home Price to Income	Houston	U.S.	
Ratio for 2009	3.1	6.2	Local affordability has improved and is below the historical average
Ratio for 2009 Q4	3.0	6.1	
Historical Average	3.4	7.2	Affordable compared to most markets

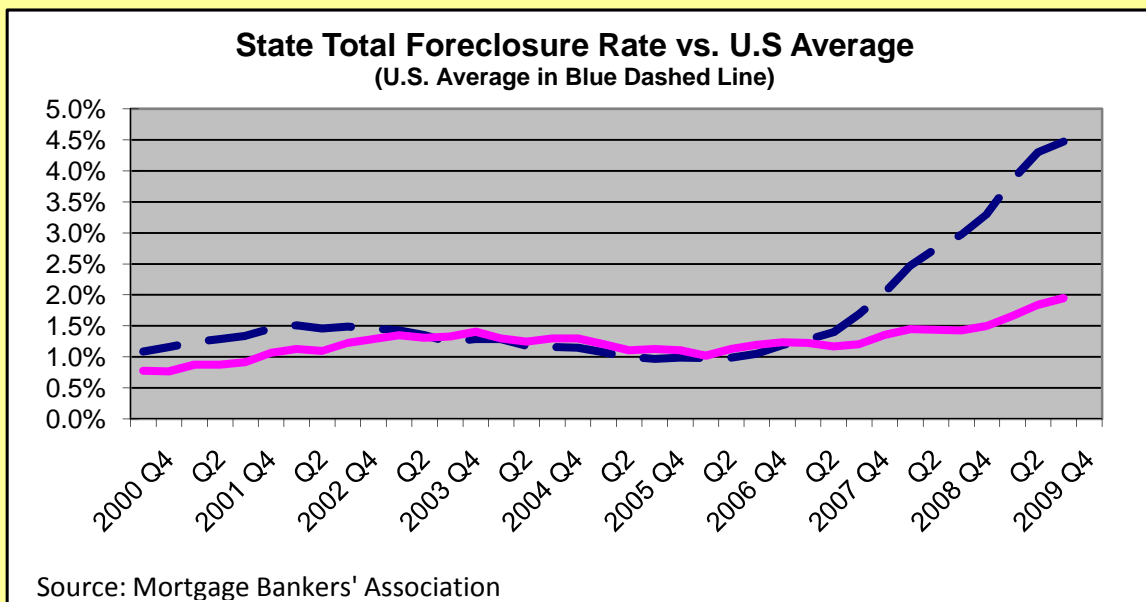


The Mortgage Market



The spread between the 30-year fixed rate mortgage and the 10-year Treasury is now at comfortable, pre-crisis levels. However, the Federal Reserve and Treasury will stop buying mortgage backed securities (MBS) on March 31st. The agencies had been buying MBS to keep mortgage rates low. Consequently, the end of the program has some market observers concerned about a possible increase in rates. However, the Fed has slashed its purchases of MBS in recent weeks and the private sector has scooped up any remaining MBS. With yields on other investments low, the returns on the MBS, even at 5%, are desirable. The Fed has promised that it stands ready to intervene in the market, presumably by resuming purchases, in case there is a sudden increase in mortgage rates. Low mortgage rates have been critical to the improved home sales that are at the core of the housing market and economic recovery.

Looking Deeper....



Monthly Market Data - November 2009	Houston	U.S.	
Market Share: <u>Prime (blue) vs. Subprime + Alt-A</u>			Suprime mortgages make up a larger than average share ofn the Houston market, but rising prime foreclosures are also becoming a problem
PRIME: Foreclosure + REO Rate			<p>There was a substantial increase versus October of this year</p> <p>Compared to the national average, today's local rate is low</p>
SUBPRIME: Foreclosure + REO Rate			<p>There has been a large local increase versus a year ago</p> <p>Locally, today's foreclosure rate is low relative to the national average</p>
ALT-A: Foreclosure + REO Rate			<p>Relatively little local change versus October of this year</p> <p>The November rate for Houston is low compared to the national average</p>

The "foreclosure + REO rate" is the number of mortgages, by metro area, that are either in the foreclosure process or have completed the foreclosure process and are owned by banks divided by the total number of mortgages for that area.

Source: First American CoreLogic, LoanPerformance data