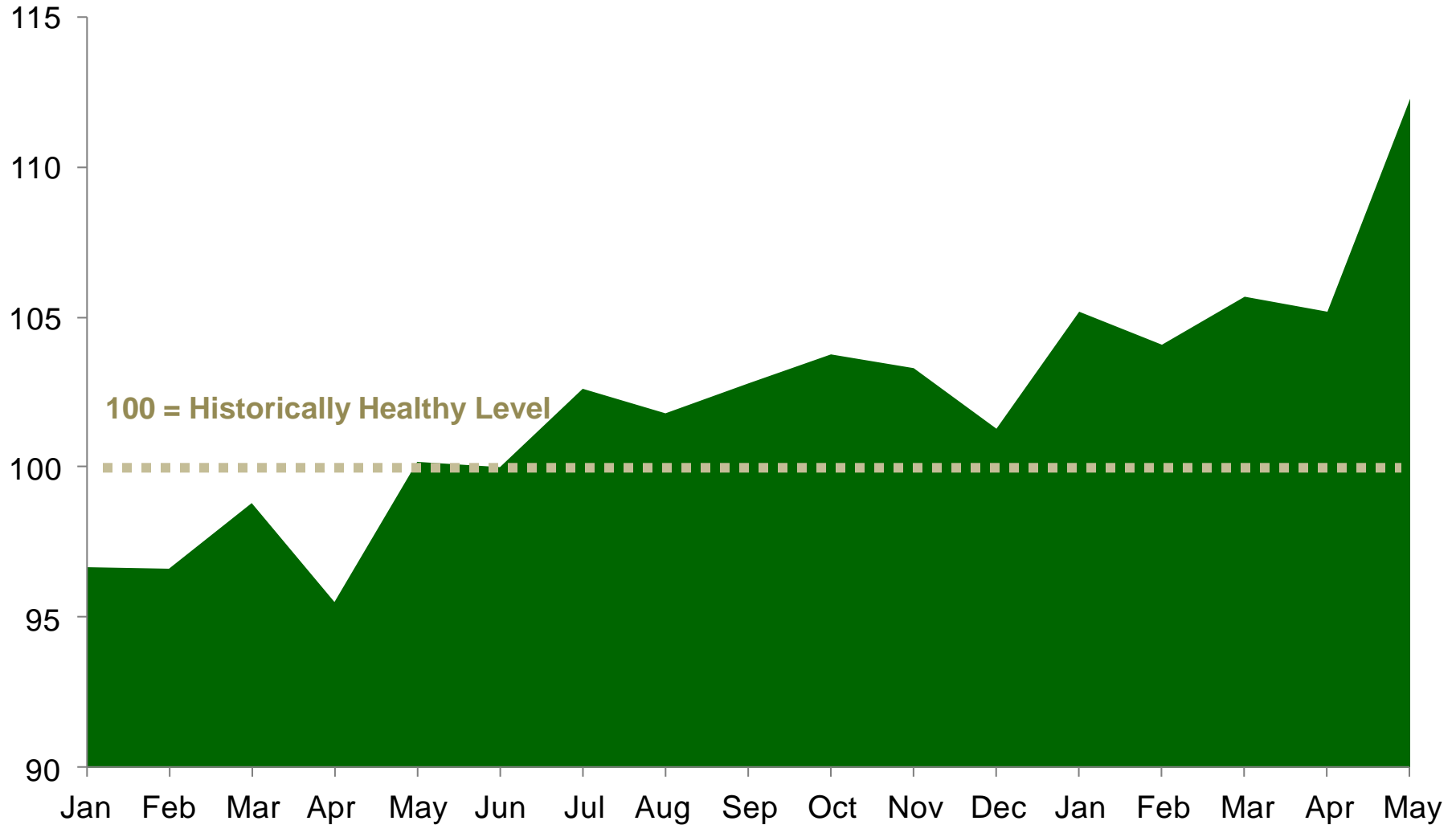
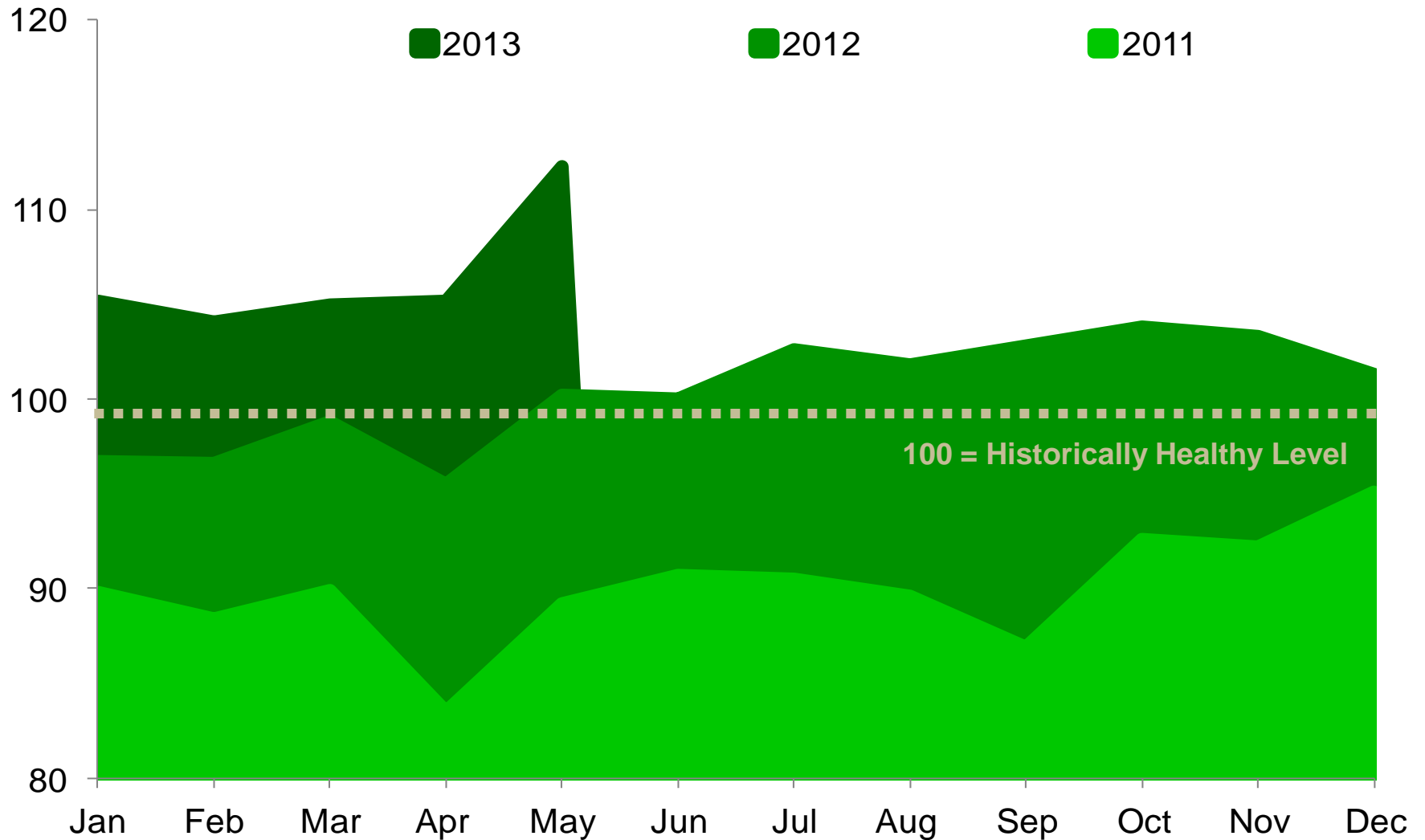


Pending Home Sales

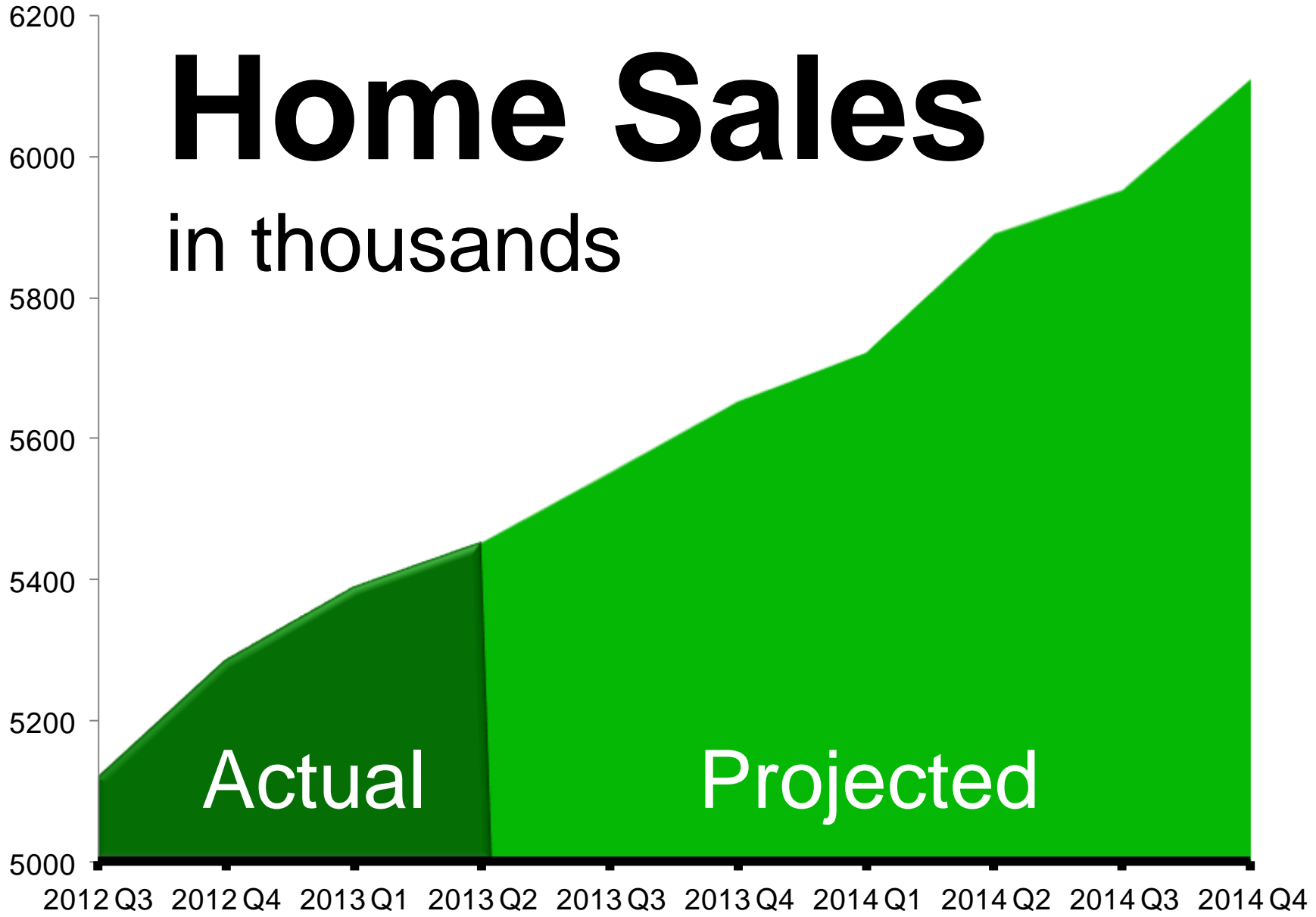


Pending Home Sales



Home Sales

in thousands

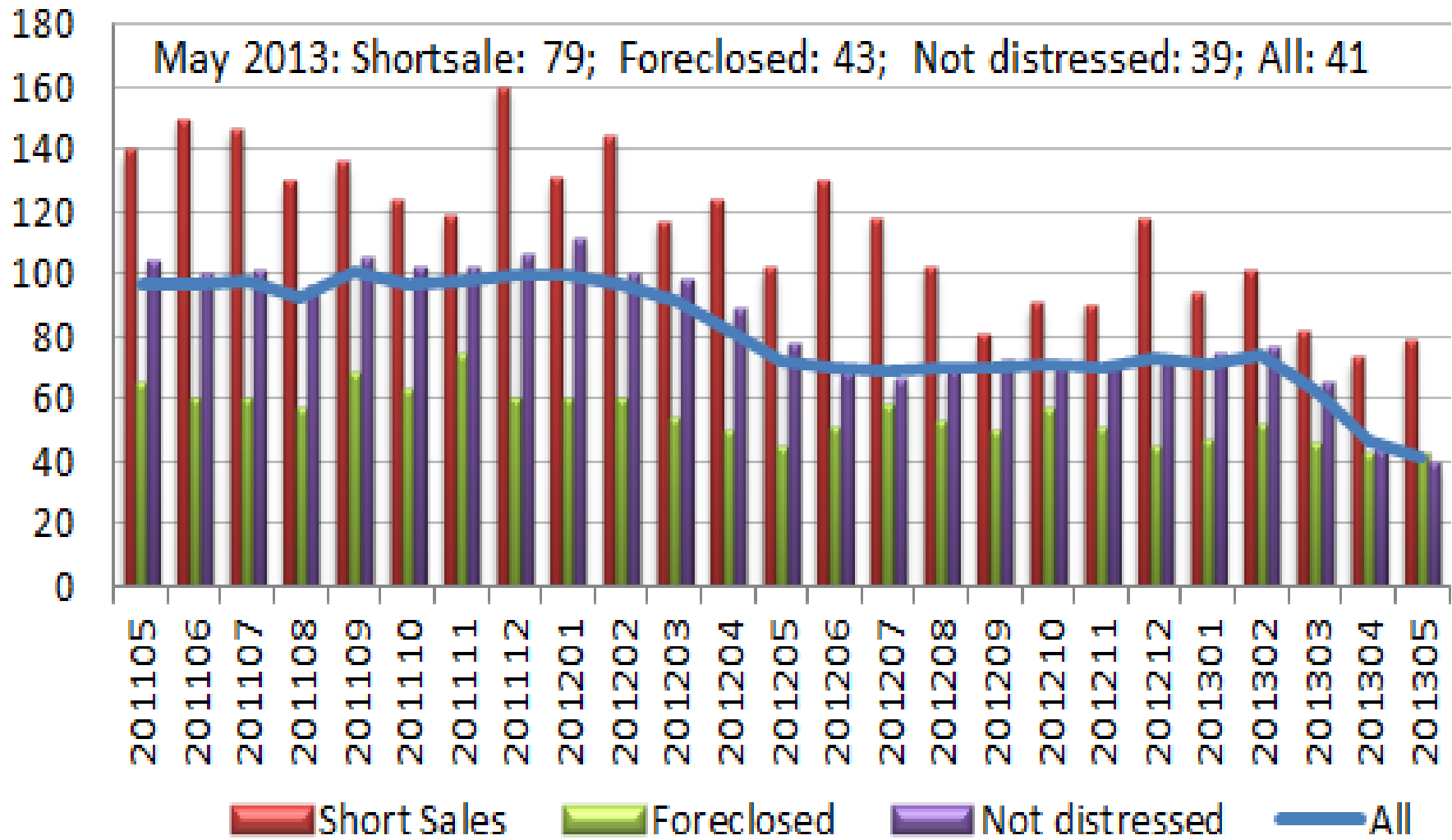


Year-Over-Year Sales by Price Point

Median	Region	\$0-100K	\$100-250K	\$250-500K	\$500-750K	\$750K-1M	\$1M+
\$269,600	Northeast	-2.7%	3.8%	17.6%	23.9%	36.3%	24.8%
\$159,800	Midwest	1.5%	19.7%	35.7%	36.2%	53.8%	48%
\$183,300	South	-6.3%	23.2%	36.5%	34.2%	40.6%	24.9%
\$276,400	West	-47%	.5%	23.6%	38.1%	63.9%	49.8%
\$208,000	U.S.	-9.3%	14.3%	28.2%	32.8%	49.8%	36.9%



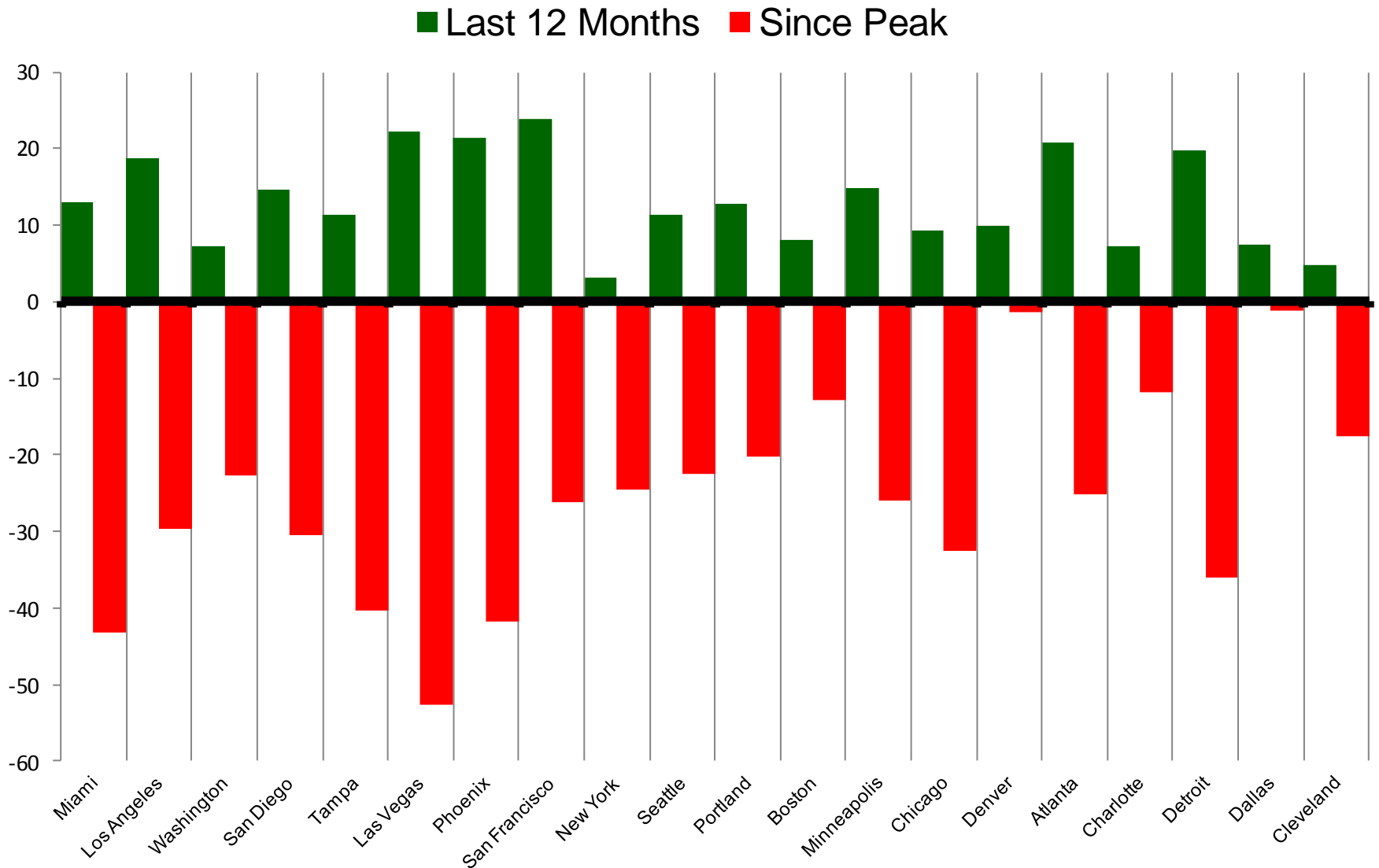
Median Days on Market by Type





Be Able to Address the Issue of a Possible Bubble in Housing

Price Changes as per Case Shiller



Are Properties Overvalued?

“Inventories of existing homes are as low as they were in 2000. New-home inventories have barely budged from a 50-year low. As a consequence, there are only 5 months of inventory for existing homes and 4 months for new homes, compared with 6 months when market conditions are normal...

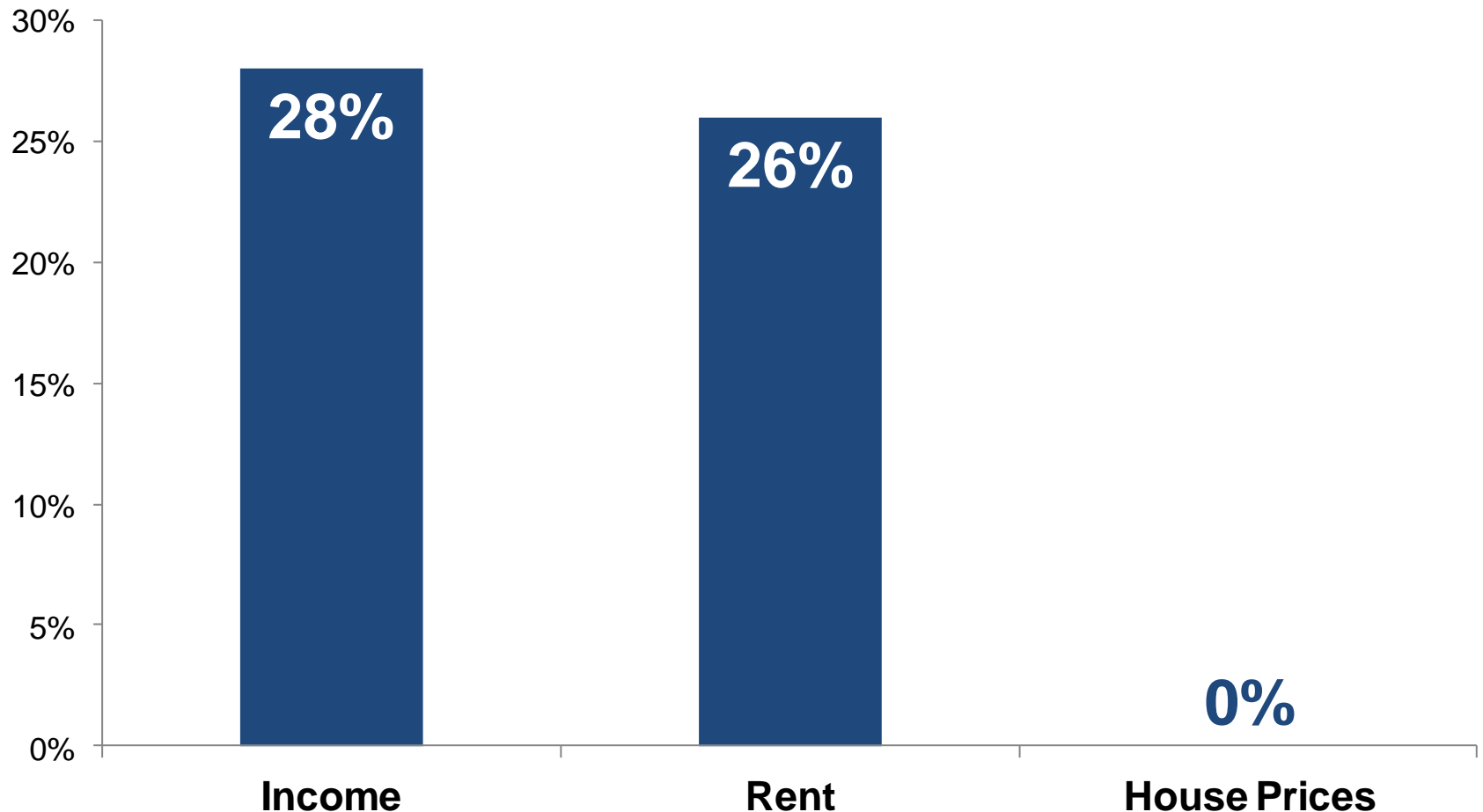
*Moreover, **housing is at least fairly valued, if not undervalued.** The boom and bust in housing left house price gains far behind income and rent gains.”*

Celia Chen

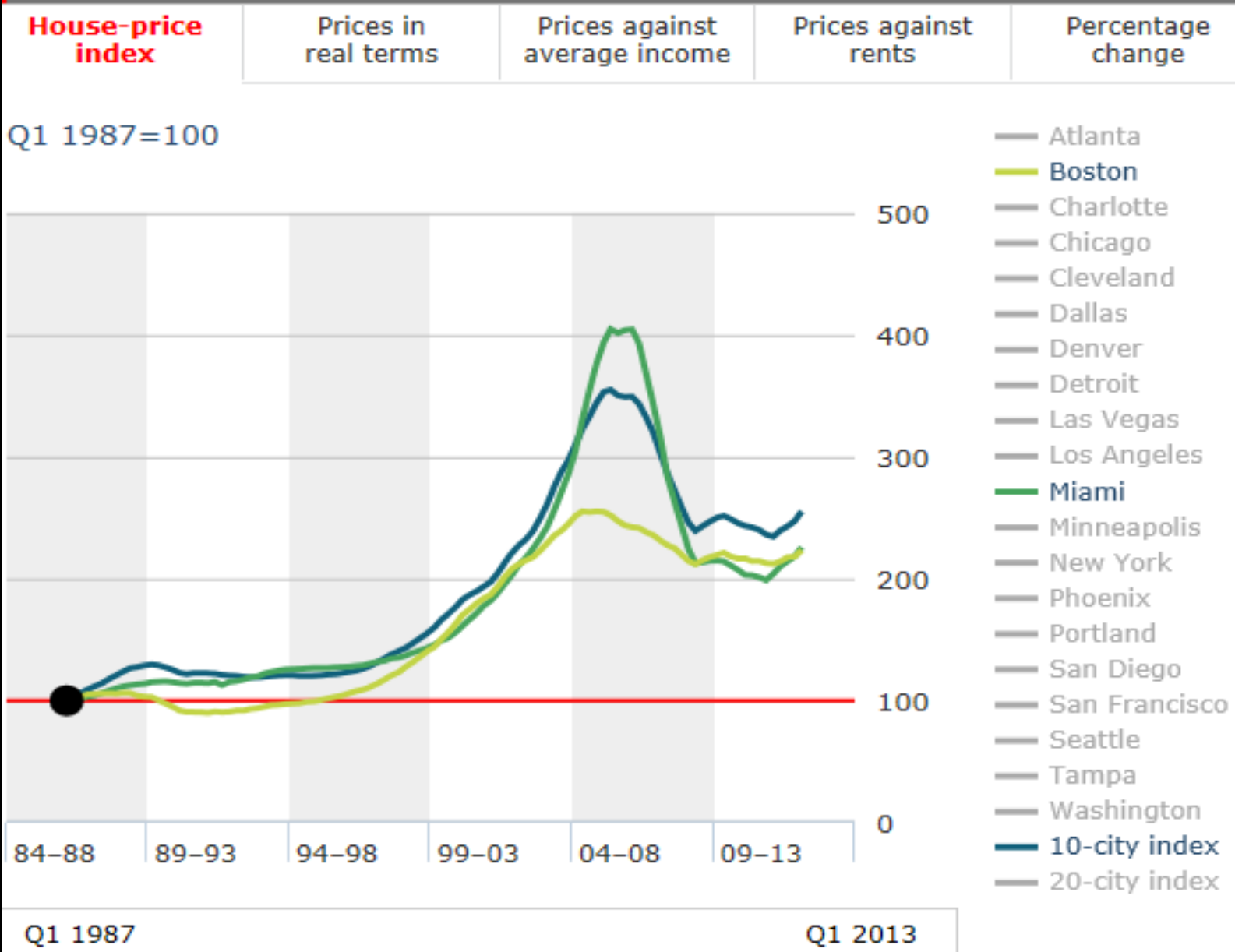
Senior Director of the Moody's Analytics Research Staff



Gains as Measured Between the First Quarters of 2004 and 2013



The Economist index of US house prices



Where are mortgage rates headed?



Mortgage Rate Projections

Analyst	Projected Rate 3Q 2014
Mortgage Bankers Assoc	4.6%
Fannie Mae	4.6%
National Assoc of Realtors	4.8%
Freddie Mac	4.6%



30 Year Fixed Rate Mortgage History



The Cost of Waiting a Year

Date	Price	Interest Rate	P&I
Last Year	\$200,000	3.5%	\$898.09
This Year	\$220,000	4.5%	\$1,114.71
Difference in Payment			- \$216.62

Over 12 Months

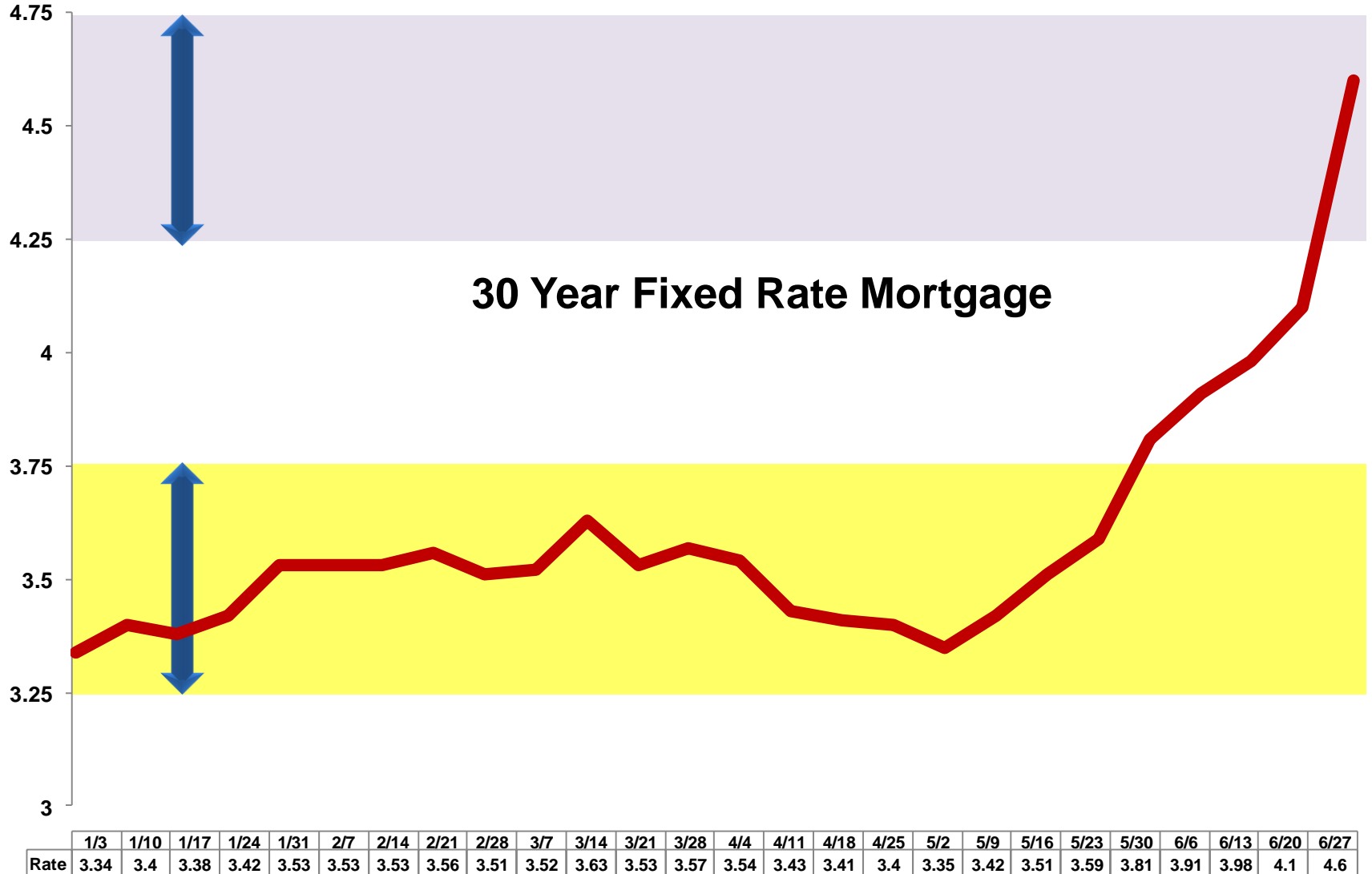
- \$2,599.44

Over 30 Year Mortgage

- \$77,983.20



Recent Rate Movement



“I don’t think the Fed ultimately would be troubled with a 6.5% mortgage rate.”

Doug Duncan
Chief Economist for Fannie Mae



*"As the economy continues to improve, we expect to see continued upward movement in long-term interest rates... At today's house prices and income levels, mortgage rates would have to be **nearly 7 percent** before the U.S. median priced home would be unaffordable to a family making the median income in most parts of the country."*

Frank Nothaft
Freddie Mac VP and Chief Economist

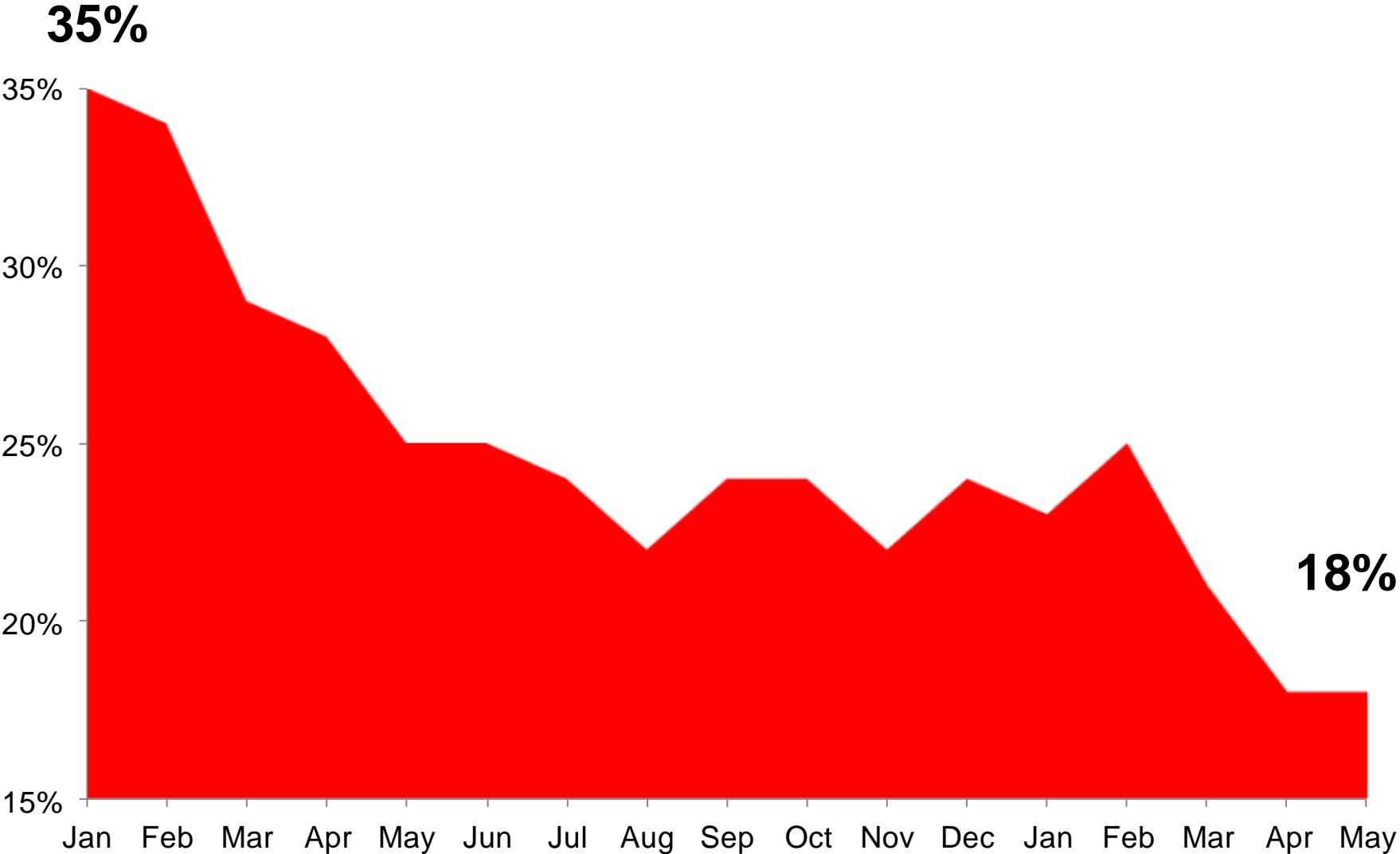




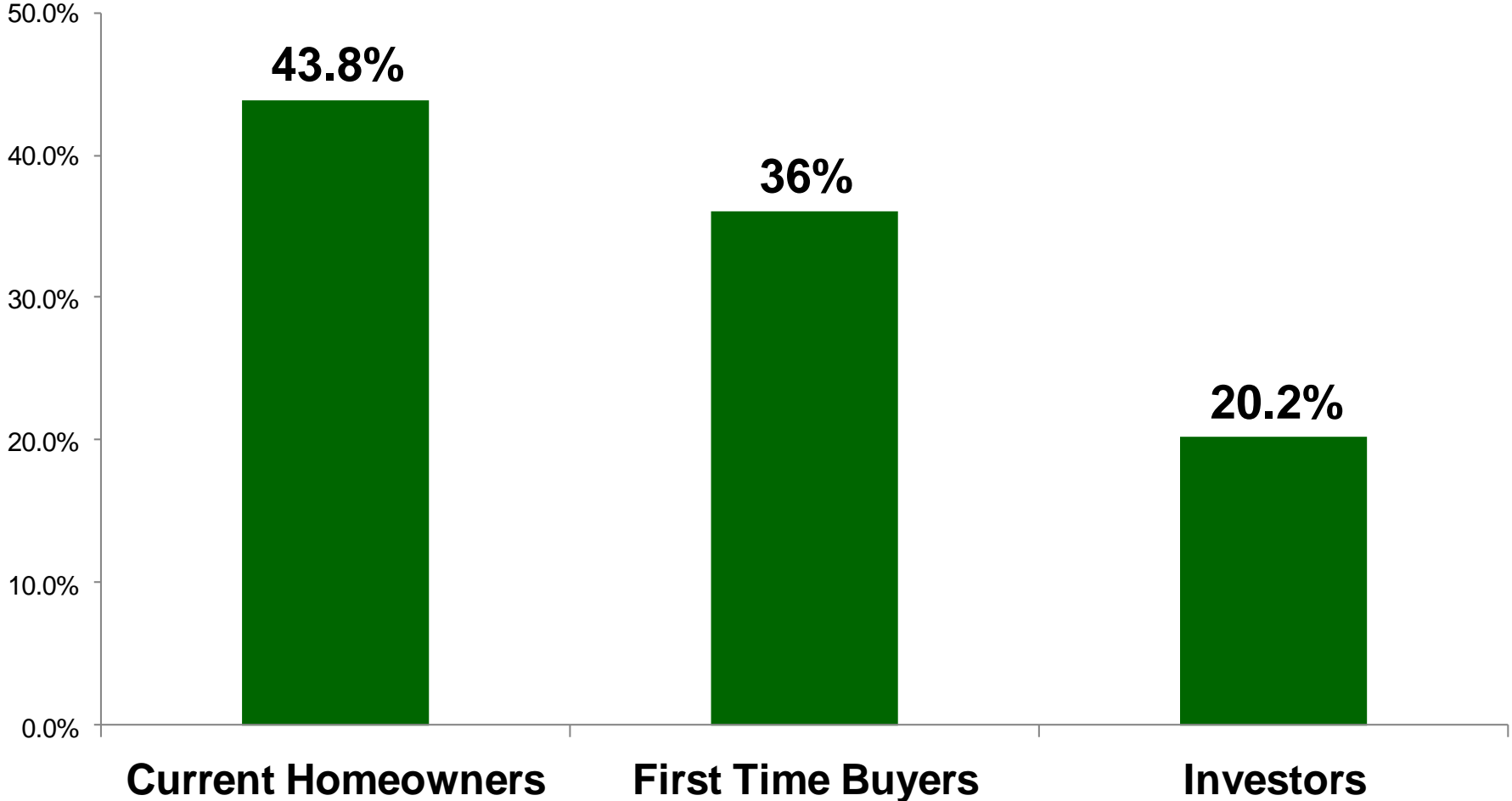
Mortgage Amount

Rate	\$100,000	\$200,000	\$300,000	\$400,000	\$500,000
6.00	599.55	1,199.10	1,798.65	2,398.20	2,997.75
5.75	583.57	1,167.15	1,750.72	2,334.29	2,917.86
5.50	567.79	1,135.58	1,703.37	2,271.16	2,838.95
5.25	552.20	1,104.41	1,656.61	2,208.81	2,761.02
5.00	536.82	1,073.64	1,610.46	2,147.29	2,684.11
4.75	521.65	1,043.29	1,564.94	2,086.59	2,608.24
4.50	506.69	1,013.37	1,520.06	2,026.74	2,533.43

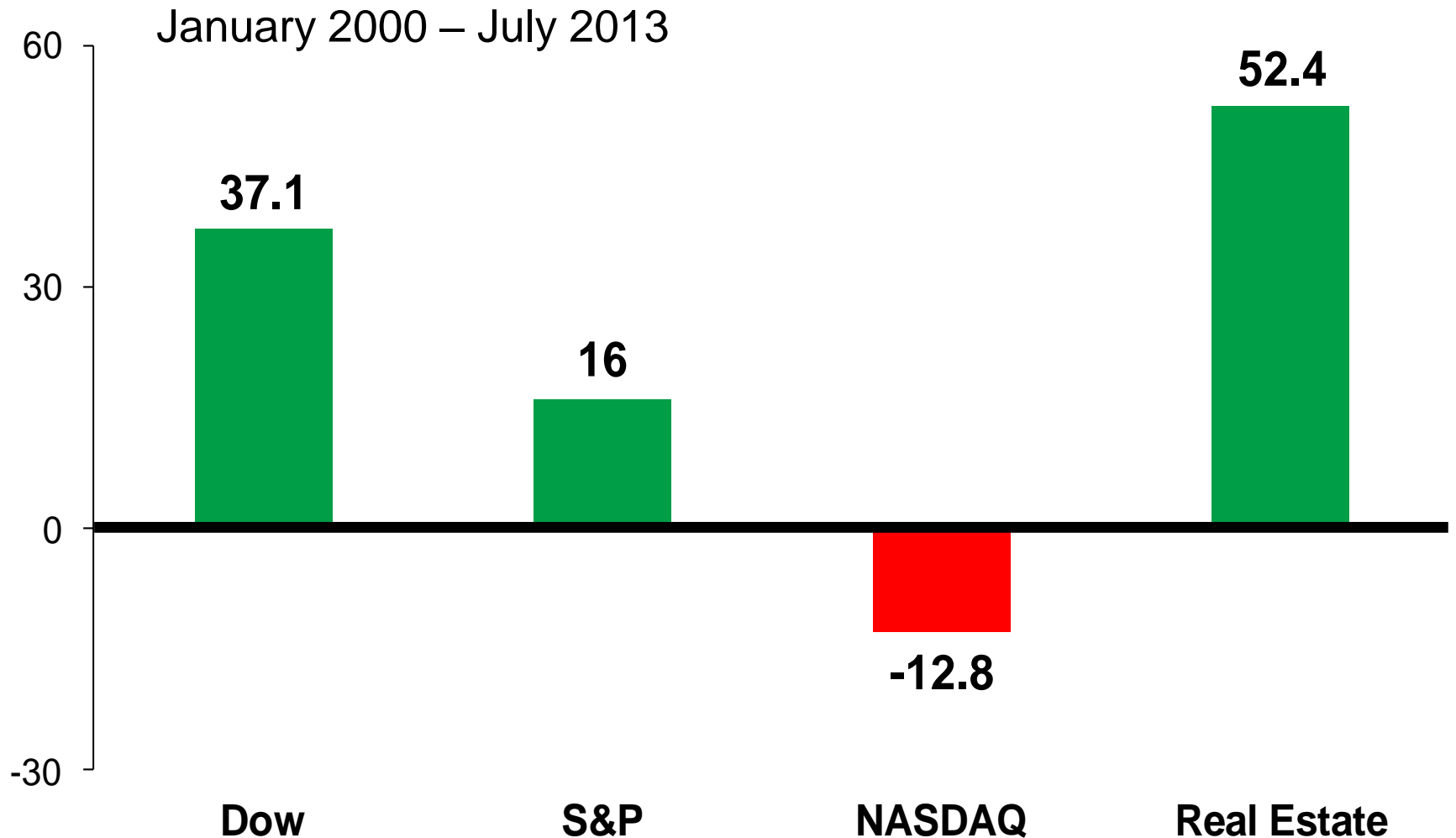
Percentage of Distressed Property Sales



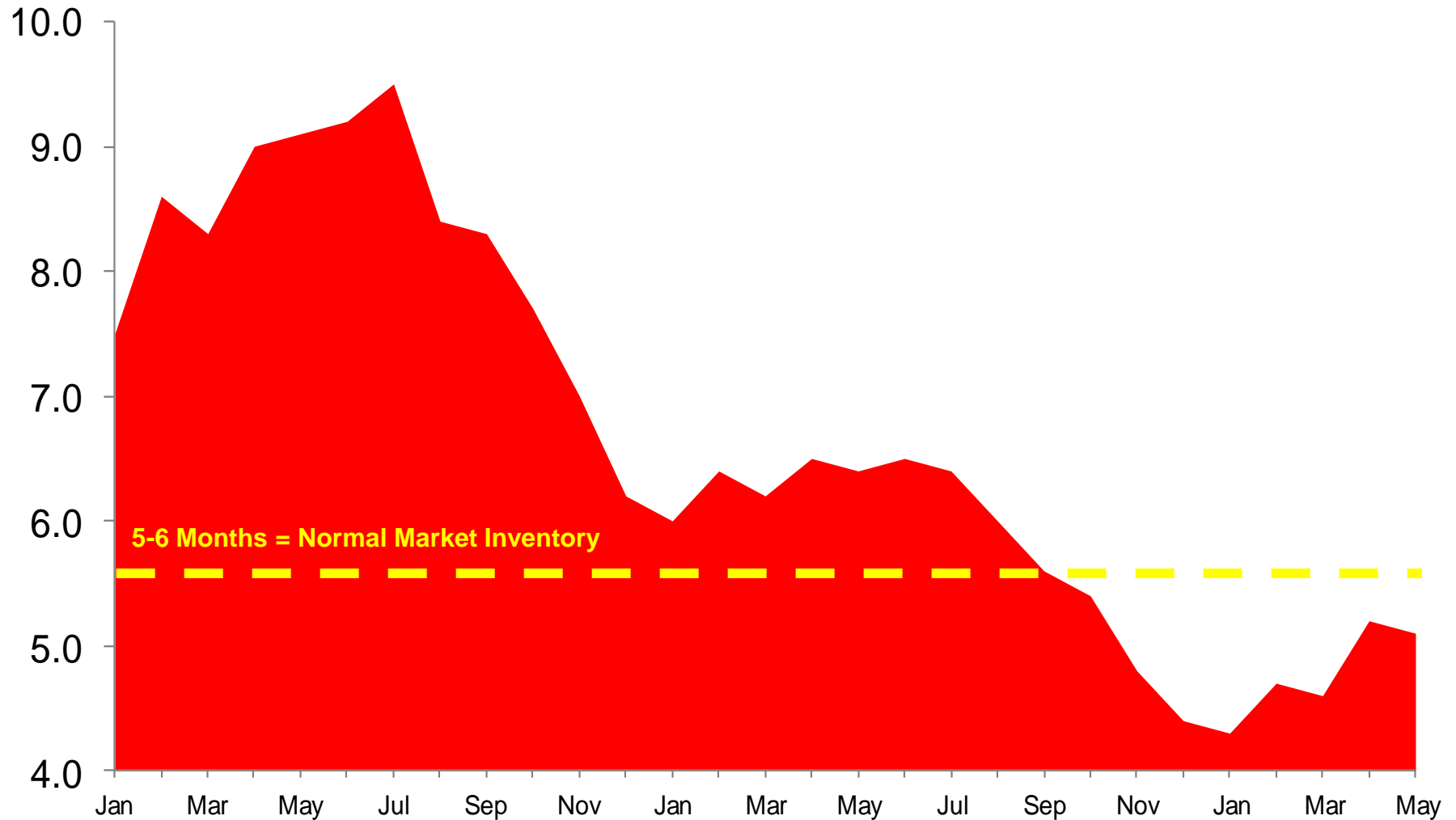
Breakdown of Today's Purchasers



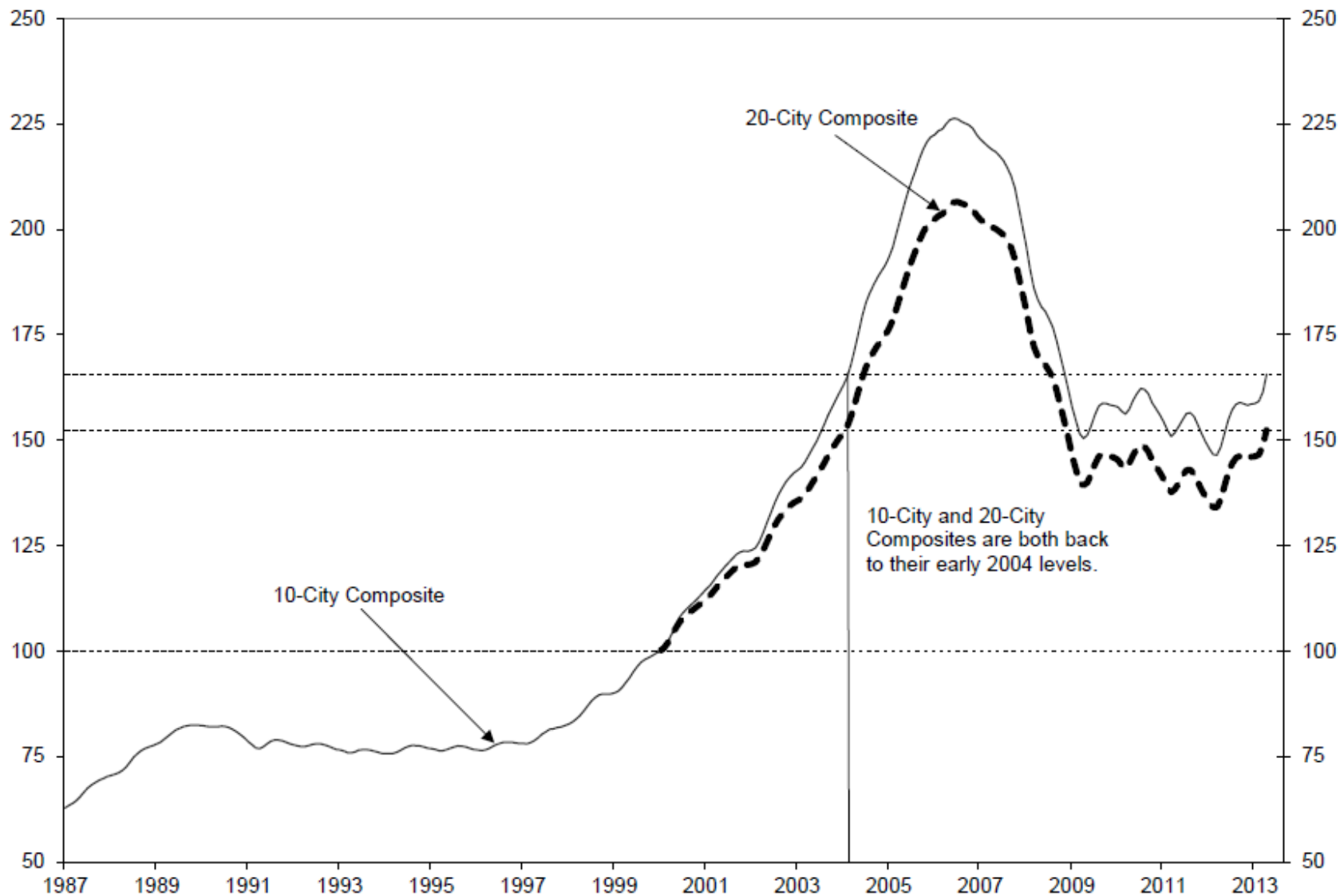
Return on Investment



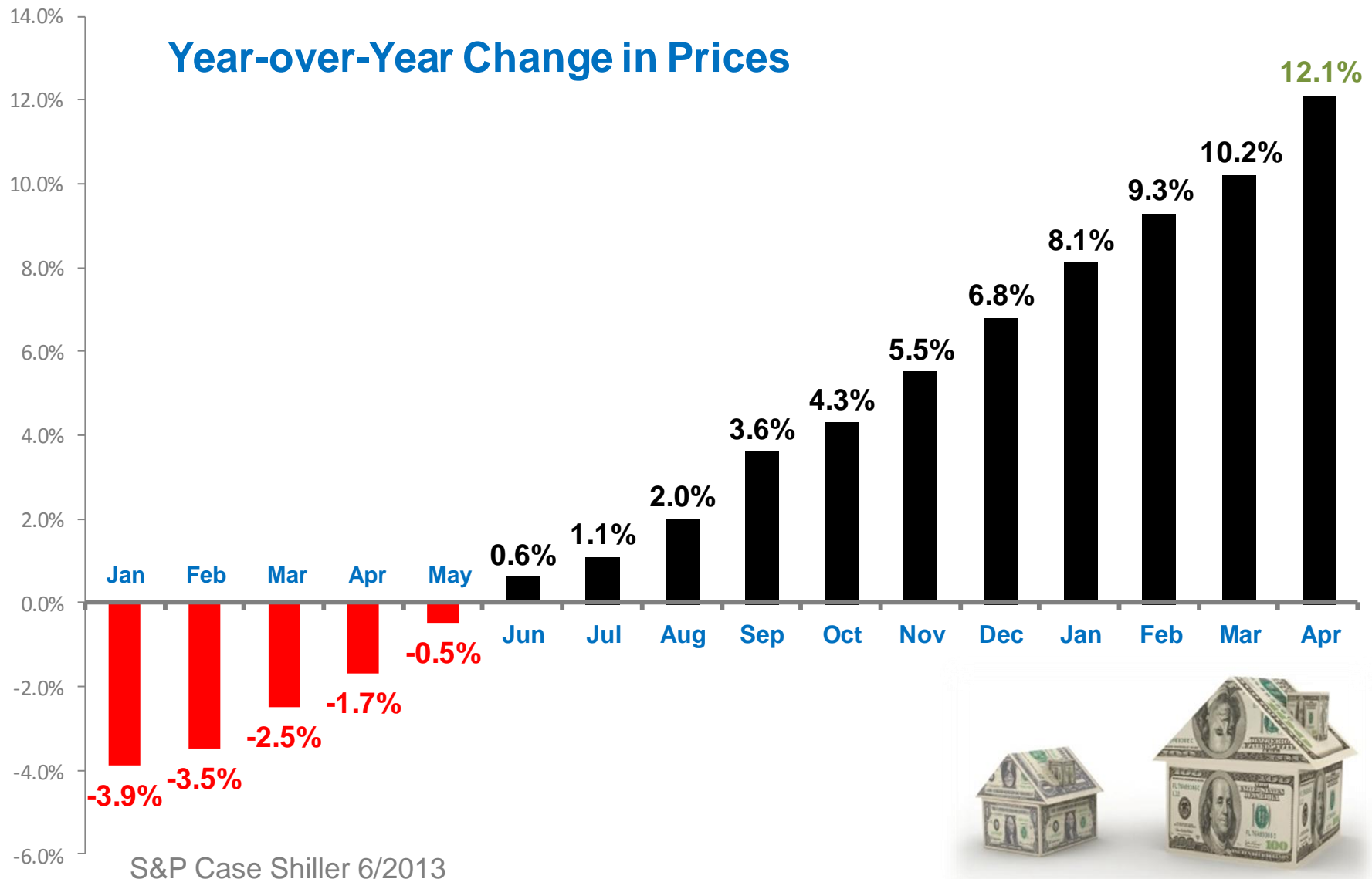
Months Inventory of Homes for Sale



S&P Case-Shiller Home Price Indices



S&P Case-Shiller Home Price Indices



S&P Case-Shiller Home Price Indices

Metropolitan Area	Year-over-Year	Metropolitan Area	Year-over-Year
Atlanta	20.8%	Miami	13.0%
Boston	8.1%	Minneapolis	14.8%
Charlotte	7.3%	New York	3.2%
Chicago	9.3%	Phoenix	21.5%
Cleveland	4.8%	Portland	12.9%
Dallas	7.4%	San Diego	14.7%
Denver	9.9%	San Francisco	23.9%
Detroit	19.8%	Seattle	11.4%
Las Vegas	22.3%	Tampa	11.3%
Los Angeles	18.8%	Washington	7.2%