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# **FHA Portfolio Analysis**

**Data as of December 2006**

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**Federal Housing Administration Monthly Report  
FHA Portfolios Summary  
December 2006**

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PORTFOLIO	NUMBER	DOLLARS (Billions)	CHANGE FROM PRIOR YEAR
Single Family Insured	3,841,040	\$ 336.6	-6.4%
Multifamily Insured	12,327	\$ 56.5	0.9%
Title I Property Improvement Insured	28,515	\$ 0.4	-22.9%
Title I Manufactured Housing Insured	23,911	\$ 0.7	-12.1%
Single Family Notes	288	\$ 0.01	-7.1%
Multifamily Notes	3,005	\$ 3.9	-0.6%
Accelerated Claims Disposition Notes	2,329	\$ 0.2	-50.9%
Title I Notes	21,575	\$ 0.3	-14.0%
Single Family Properties	28,822	\$ 2.9	-4.3%
Multifamily Properties	1	\$ -	N/A

## ***Multifamily Insured Portfolio***

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### **Endorsements**

- Through the third month of FY 2007, FHA endorsed a total of 239 multifamily mortgages compared to 194 multifamily mortgages reported for the same period in FY 2006.
- For the month of December, new construction and substantial rehabilitation mortgages totaled 24 for \$166.6 million.
- October through December of this fiscal year, the number of Section 221(d)(4) mortgages was 40 insured for \$186.2 million.

### **Insurance-in-Force**

- As of December 31, 2006, the dollar volume of FHA's multifamily insurance-in-force was \$56.5 billion, slightly more than the balance reported for the same period a year ago.
- Since December 31, 2005, the number of FHA multifamily insured mortgages declined slightly to 12,327.

### **Prepayments**

- Through December of this fiscal year, the number of prepayments totaled 175 for \$618.5 million, compared to 216 prepayments for \$1.1 billion during the same period in FY 2006.

### **Claims**

- The number of claims processed through the end of December of FY 2007 was 30 for \$156.6 million, compared to 44 claims for \$115 million for the same period last fiscal year.

**Federal Housing Administration Monthly Report**  
**Multifamily Insured Portfolio**

	Current Month Dec 2006			Current FYTD Oct 2006 - Dec 2006			Prior FYTD Oct 2005 - Dec 2005			Percent Change Dollars
	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	
<b>Insurance in Force(Beginning)</b>	<b>12,326</b>	<b>1,446,164</b>	<b>\$56,492.5</b>	<b>12,319</b>	<b>1,448,030</b>	<b>\$56,248.4</b>	<b>12,581</b>	<b>1,497,273</b>	<b>\$56,426.6</b>	<b>-0.3%</b>
<b>FY Prepayments(-)</b>	(102)	(12,439)	(\$372.5)	(175)	(20,029)	(\$618.5)	(216)	(27,668)	(\$1,149.8)	-46.2%
<b>FY Claim Terminations(-)</b>	(11)	(1,017)	(\$46.9)	(30)	(3,913)	(\$156.6)	(44)	(4,578)	(\$115.0)	36.1%
<b>FY Endorsements(+)</b>	119	12,324	\$531.2	239	23,716	\$1,385.4	194	20,592	\$1,370.8	1.1%
FY Endorsements by Mortgage type										
New Construction/Sub Rehab	24	2,753	\$166.6	46	5,966	\$692.0	50	7,112	\$433.9	59.5%
Refinance	83	8,750	\$340.7	168	15,666	\$654.7	113	11,476	\$849.9	-23.0%
Supplemental/Equity	2	0	\$10.9	3	0	\$13.9	2	0	\$58.6	-76.3%
Operating Loss	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0	N/A
Portfolio Re-engineering	10	821	\$13.0	22	2,084	\$24.9	29	2,004	\$28.5	-12.6%
FY Endorsements by Program type										
Rental Housing										
Section 221(d)(3) & 236	2	152	\$8.6	6	471	\$20.5	23	892	\$31.3	-34.3%
Section 221(d)(4)	20	2,286	\$99.6	40	4,598	\$186.2	52	6,660	\$383.7	-51.5%
Other Rental	58	5,642	\$191.4	124	10,683	\$399.6	58	6,829	\$263.3	51.8%
Risk Share	10	988	\$34.5	19	2,174	\$78.5	20	2,225	\$90.1	-12.9%
Health Care Facilities										
Nursing Homes	19	2,433	\$116.4	33	4,159	\$236.4	29	3,382	\$496.2	-52.4%
BoardCare	1	102	\$5.2	2	223	\$15.3	1	101	\$9.3	64.1%
Assisted Living	8	721	\$65.7	12	1,118	\$85.4	10	503	\$39.3	117.1%
Hospitals	1	0	\$9.9	3	290	\$363.5	1	0	\$57.6	531.1%
<b>Prior FY Prepayments(-)</b>	(6)	(933)	(\$28.7)	(27)	(3,681)	(\$123.2)	(65)	(9,544)	(\$314.6)	
<b>Prior FY Claims(-)</b>	0	0	\$0.0	0	0	\$0.0	(1)	(50)	(\$1.5)	
<b>Prior FY Endorsements(+)</b>	1	100	\$1.8	1	76	\$4.0	2	295	\$24.6	
<b>Adjustments</b>	0	0	(\$82.3)	0	0	(\$244.5)	2	(89)	(\$226.8)	
<b>Insurance in Force(Ending)</b>	<b>12,327</b>	<b>1,444,199</b>	<b>\$56,495.0</b>	<b>12,327</b>	<b>1,444,199</b>	<b>\$56,495.0</b>	<b>12,453</b>	<b>1,476,231</b>	<b>\$56,014.2</b>	<b>0.9%</b>

Note: Dollars represent original mortgage amount for endorsements and unpaid principal balance for insurance in force and terminations.  
Units are not counted for Supplemental, Equity or Operating Loss mortgages.

## *Multifamily Notes and Properties*

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### **Notes**

- As of December 31, 2006, the multifamily note inventory when compared to the same period last year had decreased less than 1 percent in dollars to \$3.8 billion but increased 1.1 percent in number from 2,971 to 3,005 notes.
- At the end of December 2006, multifamily note assignments had decreased to 52 from 68 note assignments reported for the same period a year ago and the dollar amount of the notes assigned was \$167.8 million, which was 13.5 percent above the dollar amount reported for the same period a year ago.

### **Properties**

- The balance of the property inventory was 1 with no cost to HUD; which is no change from the inventory and cost for the same period a year ago.

**Federal Housing Administration Monthly Report**  
**Multifamily Notes and Properties**

	Current Month Dec 2006			Current FYTD Oct 2006 - Dec 2006			Prior FYTD Oct 2005 - Dec 2005			Percent Change Dollars
	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	
<b>Notes(Beginning)</b>	<b>3,011</b>	<b>227,972</b>	<b>\$3,840.9</b>	<b>2,992</b>	<b>225,259</b>	<b>\$3,715.0</b>	<b>2,942</b>	<b>225,507</b>	<b>\$3,717.2</b>	<b>-0.1%</b>
Pay Offs(-)	(22)	(949)	(\$28.2)	(27)	(1,712)	(\$36.4)	(17)	(1,524)	(\$27.1)	34.2%
Conversions(-)	0	0	\$0.0	(2)	(280)	(\$2.0)	(2)	(229)	(\$4.5)	-55.7%
Sales(-)	(1)	(81)	(\$1.2)	(6)	(474)	(\$8.1)	(2)	(282)	(\$5.5)	48.1%
Assignments/Seconds(+)	17	1,483	\$40.0	52	6,000	\$167.8	68	6,953	\$147.8	13.5%
Assignments/Seconds by type										
Portfolio Re-engineering	14	1,123	\$21.5	36	3,712	\$66.1	42	2,774	\$41.6	58.7%
Other Assignments	3	360	\$18.5	16	2,288	\$101.7	26	4,179	\$106.2	-4.2%
Adjustments	0	0	\$0.0	(4)	(368)	\$15.1	(18)	(1,020)	\$45.6	
<b>Notes(Ending)</b>	<b>3,005</b>	<b>228,425</b>	<b>\$3,851.5</b>	<b>3,005</b>	<b>228,425</b>	<b>\$3,851.5</b>	<b>2,971</b>	<b>229,405</b>	<b>\$3,873.6</b>	<b>-0.6%</b>
<b>Properties(Beginning)</b>	<b>1</b>	<b>0</b>	<b>\$0.0</b>	<b>1</b>	<b>0</b>	<b>\$0.0</b>	<b>1</b>	<b>0</b>	<b>\$0.0</b>	<b>N/A</b>
Conversions(+)	0	0	\$0.0	1	140	\$2.0	4	464	\$11.2	-82.1%
Sales(-)	0	0	\$0.0	(1)	(140)	(\$2.0)	(4)	(464)	(\$11.2)	-82.1%
<b>Properties(Ending)</b>	<b>1</b>	<b>0</b>	<b>\$0.0</b>	<b>1</b>	<b>0</b>	<b>\$0.0</b>	<b>1</b>	<b>0</b>	<b>\$0.0</b>	<b>N/A</b>

Note: Dollars represent assignment amount for notes and acquisition cost for properties; Data for notes are from Nov 20-Dec 20 for current month and from Oct 1-Dec 20 for FYTD.  
Data for properties are from Dec 1-Dec 31 for current month and from Oct 1-Dec 31 for FYTD  
Units are not counted for Supplemental, Equity, or Operating Loss mortgages that are not in the first position.  
The remaining property in the inventory is a Title X Land Development property, it lists an acquisition cost of \$1 and has no units.

## *Single Family Insured Portfolio*

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### **Insurance-in-Force**

- From the end of December 2005 to the end of December 2006, FHA single family insurance-in-force decreased by 262,740 insured mortgages. This was a drop of 6 percent to 3,841,040 active mortgages.
- At the end of December 2006, the dollar amount of insurance-in-force had decreased 1.6 percent compared to a year ago.

### **Prepayments**

- Through December of FY 2007, single family prepayments totaled 134,970; 41 percent below the number of prepayments reported during the same period a year ago.

### **Claims**

- Single family claim terminations processed through the third month of FY 2007, decreased 9 percent to 13,265 compared to the number of claims processed through the third month of FY 2006.

### **Endorsements**

- FHA endorsed 96,406 mortgages, totaling \$13 billion, through December of FY 2007, 9 percent under the number reported during the same period a year ago.
- October through December of this fiscal year, Mutual Mortgage Insurance Fund endorsements decreased by 8 percent to 90,977 from 98,939 reported during the same period last fiscal year.
- Through December of this fiscal year, the number of condominium mortgages decreased by 26 percent to 4,496 compared to 6,058 reported during the same period in FY 2006.
- Loans to purchase and improve homes under Section 203(k) increased 4 percent to 772 through December of FY 2007 compared to 739 reported during the same period last fiscal year.
- Through the third month of this fiscal year, the number of adjustable rate mortgages (ARM's) was 1,509, down 66 percent compared to the same time last fiscal year; fixed rate mortgages (FRM's) decreased 7 percent to 94,897 mortgages.
- Refinancings have shown improvement of 7 percent in number from 27,061 through December of FY 2006 to 28,906 during the same time in FY 2007.
- Through December of FY 2007, HECM endorsements was 23,768 for \$3.6 billion; a 61 percent higher than the number reported for the same period in FY 2006; through December of FY 2007 the number of HECM refinancings was 1,275.

**Federal Housing Administration Monthly Report**  
**Single Family Insured Portfolio**

	Current Month Dec 2006		Current FYTD Oct 2006 - Dec 2006		Prior FYTD Oct 2005 - Dec 2005		Percent Change (Number)
	Number	Dollars (\$M)	Number	Dollars (\$M)	Number	Dollars (\$M)	
<b>Insurance-in-Force (Beginning)</b>	3,860,412	\$ 337,612.4	3,892,440	\$ 338,565.2	4,239,734	\$ 352,665.1	-8%
Prepayments(-)	(42,182)	\$ (3,818.6)	(134,970)	\$ (12,170.1)	(228,200)	\$ (20,904.0)	-41%
Claim Terminations(-)	(4,144)	\$ (383.0)	(13,265)	\$ (1,216.4)	(14,505)	\$ (1,285.1)	-9%
Endorsements(+)	27,605	\$ 3,789.7	96,406	\$ 13,062.9	105,913	\$ 12,914.3	-9%
<i>Endorsements by Program</i>							
MMIF	26,053	\$ 3,562.7	90,977	\$ 12,280.2	98,939	\$ 11,992.7	-8%
GIF/SRIF	1,552	\$ 227.0	5,429	\$ 782.7	6,974	\$ 921.6	-22%
234 Condo	1,294	\$ 193.2	4,496	\$ 658.4	6,058	\$ 796.5	-26%
203(k) Improvement	201	\$ 25.5	772	\$ 101.5	739	\$ 104.1	4%
Other	57	\$ 8.4	161	\$ 22.8	177	\$ 21.0	-9%
<i>Endorsements by Type</i>							
Adjustable Rate Mortgages	380	\$ 64.6	1,509	\$ 249.8	4,408	\$ 664.0	-66%
Fixed Rate Mortgages	27,225	\$ 3,725.1	94,897	\$ 12,813.0	101,505	\$ 12,250.3	-7%
<i>Endorsements by Purpose</i>							
Refinancings	9,235	\$ 1,373.9	28,906	\$ 4,271.3	27,061	\$ 3,322.4	7%
Purchases	18,370	\$ 2,415.8	67,500	\$ 8,791.6	78,852	\$ 9,591.9	-14%
<i>HECM Endorsements</i>							
HECM Endorsements	7,501	\$ 1,162.7	23,768	\$ 3,659.9	14,753	\$ 2,266.3	61%
HECM Refinancings	412	\$ 63.1	1,275	\$ 196.4	936	\$ 142.0	36%
HECM In-Force	200,868	\$ 21,250.0	200,868	\$ 21,250.0	116,542	\$ 12,332.7	72%
Adjustments	(651)	\$ (598.4)	429	\$ (1,639.4)	838	\$ (1,488.3)	
<b>Insurance-in-Force (Ending)</b>	3,841,040	\$ 336,602.2	3,841,040	\$ 336,602.2	4,103,780	\$ 341,901.9	-6%

Note: Dollars represent unpaid balance.

Source of Data: SFDW

\* Data Source for HECM is the HECM Detail Case

## *Single Family Notes and Properties*

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### **Notes**

- In the first three months of FY 2007, the single family notes inventory was 7 percent less than it was at the end of December 2005.
- Through December 2006 the number of assigned purchase money mortgage notes was 28 compared to 1 assigned during the first three months of FY 2006.
- The number of notes in inventory at the end of December 2006 was 4 more than the number at the end of FY 2006.

### **Accelerated Claims Disposition Notes**

- The number of liquidations of REO in the first three months of FY 2006 was down 21 percent from the number in the first three months of FY 2005.
- The number of liquidations of notes through December 2006 was 77 percent less than the number through December 2005.
- The inventory of notes at the end of December 2006 was down 51 percent from the end of December 2005.

### **Properties**

- The single family property inventory had 28,822 properties at the end of December 2006, a decrease of 4 percent from a year ago.
- Property sales numbered 13,230 in the first three months of FY 2007, a 15 percent increase over sales through December 2005.
- During the month of December 2006, conveyances exceeded sales by 4.2 percent.

**Federal Housing Administration Monthly Report**  
**Single Family Notes and Properties**

	Current Month Dec 2006		Current FYTD Dec 2006		Prior FYTD Dec 2005		Percent Change (Number)
	Number	Dollars (\$M)	Number	Dollars (\$M)	Number	Dollars (\$M)	
<b>Notes (Beginning)</b>	282	\$ 9.7	284	\$ 10.0	318	\$ 11.7	-11%
Pay-Offs(-)	(1)	\$ -	(12)	\$ (0.4)	(13)	\$ (0.3)	-8%
Conversions(-)	(1)	\$ -	(5)	\$ -	(6)	\$ -	-17%
Sales(-)	-	\$ -	-	\$ -	-	\$ -	
Assignments MNA(+)	-	\$ -	-	\$ -	6	\$ -	-100%
Assignments PMM(+)	9	\$ 0.3	28	\$ 1.0	1	\$ -	
Adjustments	(1)	\$ (0.1)	(7)	\$ (0.6)	4	\$ (0.2)	
<b>Notes (Ending)</b>	288	\$ 10.0	288	\$ 10.0	310	\$ 11.2	-7%
<b>Accelerated Claims Disposition Notes (Beginning)</b>	2,481	\$ 261.0	3,029	\$ 317.2	5,431	\$ 582.3	-44%
Liquidations REO	(121)	\$ (12.7)	(439)	\$ (46.8)	(555)	\$ (53.1)	-21%
Liquidations Notes	(28)	\$ (2.9)	(258)	\$ (25.0)	(1,110)	\$ (129.1)	-77%
Additions	-	\$ -	-	\$ -	975	\$ 101.7	-100%
Repurchases and Write-Offs	(3)	\$ (0.3)	(3)	\$ (0.3)	-	\$ -	
<b>Accelerated Claims Disposition Notes (Ending)</b>	2,329	\$ 245.3	2,329	\$ 245.3	4,741	\$ 501.8	-51%
<b>Properties (Beginning)</b>	28,734	\$ 2,941.0	29,750	\$ 3,027.1	28,888	\$ 2,860.6	3%
Sales(-)	(3,875)	\$ (396.4)	(13,230)	\$ (1,354.1)	(11,519)	\$ (1,148.1)	15%
Conversions(+)	1	\$ -	5	\$ -	6	\$ -	-17%
Conveyances(+)	4,038	\$ 413.2	12,455	\$ 1,275.3	12,663	\$ 1,262.8	-2%
Adjustments	(76)	\$ (9.2)	(158)	\$ 0.4	92	\$ 27.9	
<b>Properties (Ending)</b>	28,822	\$ 2,948.6	28,822	\$ 2,948.6	30,130	\$ 3,003.1	-4%

Note: Dollars represent unpaid balance for notes and acquisition cost for properties.

## *Single Family Detail*

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### **Defaults**

- At the end of November 2006, FHA's single family default rate was 7 percent, compared to 7.25 percent for the same period a year ago.

### **Loss Mitigation Activity**

- The use of forbearance agreements to keep borrowers in their homes increased 20 percent, based on a count of 6,545 through the third month of this fiscal year, compared to 5,432 times during the same period last fiscal year.
- Through December of FY 2007, lenders used loan modifications a total of 11,156 times, compared to 7,196 times for the same period a year ago.
- Lenders used partial claims a total of 4,601 times through December of FY 2007, compared to the same period last fiscal year when they used them 2,837 times.

### **Insurance Claims**

- Through December of this fiscal year, pre-foreclosure sales decreased 9 percent compared to the same period a year ago; deeds-in-lieu increased to 81 from the same time a year ago when the count was 60.
- Conveyance foreclosure claims totaled 12,142 through December of this FY 2007, a 3 percent decrease from the same period in FY 2006 when the number was 12,507.

**Federal Housing Administration Monthly Report**  
**Single Family Detail**

	Current Month Dec 2006 Number	Current FYTD Oct 2006-Dec 2006 Number	Prior FYTD Oct 2005-Dec 2005 Number	Percent Change
<b>Status of Insurance-in-Force*</b>				
Current	3,590,022	3,590,022	3,843,891	-7%
In Default (90 or more days delinquent)	270,390	270,390	300,312	-10%
Total Insurance-in-Force	3,860,412	3,860,412	4,144,203	-7%
Default Rate	7%	7%	7.25%	-3%
<b>Loss Mitigation Activity **</b>				
Forbearance Agreements	2,334	6,545	5,432	20%
Loan Modifications	3,805	11,156	7,196	55%
Partial Claims	1,442	4,601	2,837	62%
Total	7,581	22,302	15,465	44%
<b>Insurance Claims</b>				
Conveyance Foreclosure	3,814	12,142	12,507	-3%
Pre-Foreclosure Sale	301	1,038	1,138	-9%
Deed-in-Lieu of Foreclosure	29	81	60	35%
Other***	-	4	800	-100%
Total	4,144	13,285	14,505	-8%

November data: December data are not available until after January 31, 2007.

\*\*Counts are based on settlement dates of loss mitigation claims.

\*\*\*Accelerated Claims Disposition Demonstration Program (601)

**Federal Housing Administration Monthly Report  
Single Family Detail (continued)**

**MSA's With The Highest Single Family Default Rates  
(Data as of September 2006)**

Rank	MSA Name	Default Rates						Total IIF			Defaults		
		Current Year Sep 2006			Prior Year Sep 2005			Current Year Sep 2006	Prior Year Sep 2005	Percent Change	Current Year Sep 2006	Prior Year Sep 2005	Percent Change
		Total	FRM	ARM	Total	FRM	ARM						
1	NEW ORLEANS, LA	20.72	20.54	29.98	10.99	10.91	14.86	24,986	33,672	-26%	5,177	3,700	40%
2	HATTIESBURG, MS	15.17	14.78	43.75	8.85	8.86	8.33	1,200	1,108	8%	182	98	86%
3	BILOXI-GULFPORT-PASCAGOULA, MS	14.41	14.17	21.95	10.32	10.36	8.96	5,372	5,884	-9%	774	607	28%
4	LAKE CHARLES, LA	12.84	12.82	15.39	7.57	7.65	0.00	1,308	1,401	-7%	168	106	58%
5	MOBILE, AL	12.71	12.66	14.60	8.73	8.72	8.99	10,961	11,549	-5%	1,393	1,008	38%
6	BEAUMONT-PORT ARTHUR, TX	12.20	12.24	6.45	7.55	7.59	2.86	4,600	4,594	0%	561	347	62%
7	CLEVELAND-LORAIN-ELYRIA, OH	12.19	11.94	15.85	12.73	12.64	13.78	32,013	32,617	-2%	3,903	4,151	-6%
8	YOUNGSTOWN-WARREN, OH	12.15	12.01	16.04	11.98	11.99	11.69	6,040	6,244	-3%	734	748	-2%
9	DETROIT, MI	12.11	12.25	11.18	11.72	12.22	8.71	63,960	67,394	-5%	7,747	7,898	-2%
10	MEMPHIS, TN-AR-MS	12.11	12.03	13.71	12.73	12.71	13.09	49,654	54,493	-9%	6,014	6,935	-13%
11	GARY, IN	11.76	11.73	12.29	11.93	11.87	12.80	13,278	13,800	-4%	1,561	1,646	-5%
12	TOLEDO, OH	11.34	11.30	11.92	11.90	12.08	9.63	4,533	4,691	-3%	514	558	-8%
13	VINELAND-MILLVILLE-BRIGETON, NJ	11.18	10.97	16.67	12.26	12.21	13.64	2,962	3,368	-12%	331	413	-20%
14	KOKOMO, IN	10.99	10.81	13.73	8.82	8.94	7.08	1,610	1,690	-5%	177	149	19%
15	BIRMINGHAM, AL	10.98	10.98	11.00	10.69	10.69	10.65	19,791	21,391	-7%	2,173	2,287	-5%
16	FLINT, MI	10.62	10.60	10.85	10.00	10.03	9.41	9,145	9,635	-5%	971	963	1%
17	BATON ROUGE, LA	10.59	10.59	10.43	9.61	9.61	9.30	13,079	14,002	-7%	1,385	1,345	3%
18	PHILADELPHIA, PA-NJ	10.34	10.24	12.35	11.35	11.30	12.22	74,439	85,062	-12%	7,699	9,658	-20%
19	HOUMA, LA	10.30	10.15	15.56	8.70	8.77	6.25	1,621	1,587	2%	167	138	21%
20	TERRE HAUTE, IN	10.08	10.21	5.13	11.01	11.21	4.76	1,528	1,380	11%	154	152	1%
21	SHREVEPORT-BOSSIER CITY, LA	10.08	10.00	14.65	9.39	9.39	9.26	9,754	10,489	-7%	983	985	0%
22	ATLANTA, GA	10.04	9.83	11.74	9.73	9.85	8.90	135,902	144,273	-6%	13,641	14,037	-3%
23	TUSCALOOSA, AL	9.96	9.98	9.74	8.86	8.89	8.50	2,962	2,811	5%	295	249	18%
24	COLUMBUS, OH	9.58	9.44	11.02	9.64	9.60	10.02	44,302	45,504	-3%	4,244	4,385	-3%
25	ROCKFORD, IL	9.55	9.20	15.24	10.68	10.68	10.69	8,124	8,137	0%	776	869	-11%

**Federal Housing Administration Monthly Report  
Single Family Detail (continued)**

**MSA's With The Highest Single Family Default Rates  
(Data as of September 2006)**

Rank	MSA Name	Default Rates						Total IIF			Defaults		
		Current Year Sep 2006			Prior Year Sep 2005			Current Year Sep 2006	Prior Year Sep 2005	Percent Change	Current Year Sep 2006	Prior Year Sep 2005	Percent Change
		Total	FRM	ARM	Total	FRM	ARM						
26	JACKSON, MS	9.52	9.36	15.49	8.16	8.08	11.06	17,118	17,330	-1%	1,629	1,414	15%
27	MANSFIELD, OH	9.49	9.37	11.11	9.07	9.34	6.34	1,601	1,544	4%	152	140	9%
28	ATLANTIC-CAPE MAY, NJ	9.41	9.14	13.99	9.85	9.64	12.82	4,487	5,380	-17%	422	530	-20%
29	INDIANAPOLIS, IN	9.36	9.11	11.67	10.00	9.99	10.11	59,946	61,761	-3%	5,610	6,177	-9%
30	HAMILTON-MIDDLETOWN,OH	9.35	9.15	11.09	9.67	9.68	9.59	5,658	5,740	-1%	529	555	-5%
31	CINCINNATI, OH-KY-IN	9.34	9.12	11.70	9.19	9.17	9.41	25,447	25,583	-1%	2,377	2,352	1%
32	NEWBURGH, NY-PA	9.34	9.45	6.56	9.89	10.13	4.94	1,606	1,760	-9%	150	174	-14%
33	SAGINAW-BAY CITY-MIDLAND, MI	9.33	9.24	10.83	9.86	9.96	8.63	6,140	5,971	3%	573	589	-3%
34	CHATTANOOGA, TN-GA	9.25	9.29	7.92	9.38	9.40	8.65	8,387	8,755	-4%	776	821	-5%
35	ANN ARBOR, MI	9.07	8.76	10.67	8.20	8.38	7.53	2,955	2,974	-1%	268	244	10%
36	NEWARK, NJ	9.04	8.89	10.99	10.08	10.11	9.80	14,374	17,563	-18%	1,300	1,771	-27%
37	TRENTON, NJ	9.03	8.77	13.06	10.35	10.21	12.16	3,711	4,105	-10%	335	425	-21%
38	AKRON, OH	9.00	8.85	11.20	9.15	9.15	9.23	10,036	9,976	1%	903	913	-1%
39	BENTON HARBOR, MI	8.91	8.81	10.28	8.10	8.16	7.46	1,515	1,507	1%	135	122	11%
40	EVANSVILLE-HENDERSON, IN-KY	8.91	8.72	12.64	8.56	8.71	6.09	3,615	3,411	6%	322	292	10%
41	RACINE, WI	8.90	8.56	12.88	9.49	9.55	8.90	2,090	2,044	2%	186	194	-4%
42	CANTON-MASSILLON, OH	8.84	8.56	11.54	8.32	8.47	7.03	4,685	4,449	5%	414	370	12%
43	DAYTON-SPRINGFIELD, OH	8.79	8.51	12.29	9.19	9.06	10.57	19,949	20,034	0%	1,753	1,842	-5%
44	PEORIA-PEKIN, IL	8.68	8.70	7.83	8.87	9.05	3.20	4,297	4,070	6%	373	361	3%
45	CHICAGO, IL	8.66	8.23	11.15	8.96	8.81	9.66	86,574	99,493	-13%	7,500	8,913	-16%
46	KANKAKEE, IL	8.61	8.67	7.35	9.01	9.12	7.14	1,545	1,531	1%	133	138	-4%
47	ANDERSON, SC	8.55	8.55	0.00	3.92	3.92	0.00	152	204	-25%	13	8	63%
48	READING, PA	8.50	8.28	12.99	9.33	9.18	12.09	3,790	4,169	-9%	322	389	-17%
49	HICKORY-MORGANTON-LENOIR, NC	8.44	7.76	15.66	6.81	6.59	9.15	1,931	1,732	11%	163	118	38%
50	HOUSTON, TX	8.43	8.39	10.05	7.94	7.95	7.30	86,895	90,405	-4%	7,323	7,174	2%

Source SFDW  
Data as of Sep 2006

## *Title I Portfolios*

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### **Insurance-in-Force**

- Property improvement insurance-in-force in December 2006 declined to 28,515 loans, down 23 percent from this same period last fiscal year.
- Manufactured housing insurance-in-force declined to 23,911 loans, a drop of 12 percent from this same period a year ago.

### **Prepayments**

- Property improvement loan prepayments in the third month of FY 2007 decreased 43 percent compared to the number reported for the same period in the previous fiscal year.
- Manufactured housing loan prepayments decreased 23 percent in December, compared to the number reported for the same period in the prior fiscal year.

### **Claims**

- Property improvement claim terminations processed during the first three months of FY 2007 decreased by 55 percent compared to the same period in FY 2006.
- The number of manufactured housing claims processed through December decreased 32 percent compared to the number reported for this same period in FY 2006.

### **Endorsements**

- Property improvement endorsements were up 2 percent to 855 by the end of the third month of FY 2007, compared to 836 in December of FY 2006.
- In the first three months of FY 2007, there were 275 manufactured housing endorsements, down 11 percent from the 310 reported in the corresponding period of FY 2006.

### **Notes**

- The Title I note portfolio consisted of 21,575 notes at the end of the third month of FY 2007, compared to 25,087 at this same point in the previous fiscal year.
- In the first three months of FY 2007, a total of 1,349 Title I note collection cases were closed, 21 percent more than the 1,118 cases closed during the same period in FY 2006.

**Federal Housing Administration Monthly Report**  
**Title I Portfolios**

	Current Month Dec 2006		Current FYTD Oct - Dec 2006		Prior FYTD Oct - Dec 2005		Percent Change (Number)
	Number	Dollars <sup>1</sup> (\$M)	Number <sup>3</sup>	Dollars (\$M)	Number <sup>3</sup>	Dollars (\$M)	
<b>Insurance-in-Force (Beginning)</b>							
Property Improvement	28,934	\$ 424.0	30,085	\$ 438.9	39,873	\$ 574.6	-25%
Manufactured Housing	24,174	\$ 713.5	24,724	\$ 724.8	28,269	\$ 791.7	-13%
Prepayments(-)							
Property Improvement	(520)	(7)	(2,001)	(26)	(3,518)	(47.4)	-43%
Manufactured Housing	(282)	(7)	(956)	(24)	(1,249)	(30.0)	-23%
Claim Terminations(-)							
Property Improvement	(6)	(0)	(54)	(1)	(121)	(1.4)	-55%
Manufactured Housing	(5)	(0)	(69)	(2)	(101)	(3.0)	-32%
Endorsements(+)							
Property Improvement	239	\$ 3.3	855	\$ 11.9	836	\$ 11.7	2%
Manufactured Housing	100	\$ 3.8	275	\$ 10.5	310	\$ 11.6	-11%
Adjustments							
Property Improvement	(132)	\$ (1.8)	(370)	\$ (5.7)	(83)	\$ (1.2)	
Manufactured Housing	(76)	\$ (2.8)	(63)	\$ (2.0)	(16)	\$ (0.4)	
<b>Insurance-in-Force (Ending)</b>							
Property Improvement	28,515	\$ 418.6	28,515	\$ 418.6	36,987	\$ 536.4	-23%
Manufactured Housing	23,911	\$ 707.3	23,911	\$ 707.3	27,213	\$ 769.9	-12%
<b>Notes (Beginning)</b>	21,935	\$ 305.6	22,680	\$ 313.2	26,407	\$ 352.8	-14%
New Cases Assigned(+)	56	\$ 0.6	208	\$ 2.3	258	\$ 2.5	-19%
Interest Accrual, Fees, Penalties, and Costs	N/A	\$ 1.0	N/A	\$ 3.0	N/A	\$ 3.2	
Net Collections(-)	N/A	\$ (1.0)	N/A	\$ (3.2)	N/A	\$ (3.6)	
Cases Closed(-)	(428)	\$ (4.3)	(1,349)	\$ (13.2)	(1,118)	\$ (10.0)	21%
Adjustments	12	\$ (0.6)	36	\$ (0.8)	(460)	\$ (5.4)	
<b>Notes (Ending)<sup>2</sup></b>	21,575	\$ 301.3	21,575	\$ 301.3	25,087	\$ 339.5	-14%

Notes: <sup>1/</sup> Dollars represent original loan proceeds for insurance-in-force and unpaid balances for notes.

<sup>2/</sup> The November Title I portfolio includes cases classified as Currently Not Collectible (12,857 totaling \$209.29million).

<sup>3/</sup> Due to rounding or adjustments posting in the current month to transactions that occurred in previous months, a cumulative FYTD figure will not equal the sum of the previous monthly entries.

## *Commitments and GI/SRI Credit Subsidy*

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### **MMIF**

- MMIF commitments equaled \$12.3 billion through the third month of FY 2007.
- The MMIF commitment authority is under continuing resolution at this time.

### **GIF/SRIF**

- GIF/SRIF commitments, which, for multifamily programs, include only those programs that are in positive credit subsidy risk categories, totaled \$4.5 billion through December of FY 2007.
- Fiscal year to-date, HECM commitments totaled \$3.7 billion.
- The GIF/SRIF commitment authority is under continuing resolution at this time.

### **GI/SRI Credit Subsidy**

- FHA used \$1.1 million in credit subsidy through December of FY 2007.
- FHA authority is under continuing resolution at this time.

**Federal Housing Administration Monthly Report  
Commitments & Credit Subsidy  
By Program and Month: FY 2006**

*Dollars in Millions*

**Commitments**

<b>Fiscal Year 2006</b>	<b>MMIF</b>	<b>GI/SRIF Total</b>	Section 234	Section 203(k)	Other	HECM**	Title I Property Improvement	Title I Mobile Homes	GI/SRIF Multifamily*
Oct	\$ 4,565.470	\$ 1,666.550	\$ 251.333	\$ 37.967	\$ 9.046	\$ 1,347.951	\$ 5.352	\$ 2.916	\$ 11.984
Nov	\$ 4,176.113	\$ 1,415.092	\$ 215.305	\$ 38.229	\$ 5.360	\$ 1,149.192	\$ 3.250	\$ 3.756	-
Dec	\$ 3,567.111	\$ 1,398.437	\$ 193.420	\$ 25.520	\$ 8.425	\$ 1,162.716	\$ 3.337	\$ 3.797	\$ 1.223
Jan									
Feb									
Mar									
Apr									
May									
Jun									
Jul									
Aug									
Sep									
<b>FYTD 2006 Total</b>	<b>\$ 12,308.695</b>	<b>\$ 4,480.079</b>	<b>\$ 660.058</b>	<b>\$ 101.716</b>	<b>\$ 22.831</b>	<b>\$ 3,659.859</b>	<b>\$ 11.939</b>	<b>\$ 10.469</b>	<b>\$ 13.207</b>
<b>FY 2006 Total</b>	<b>\$ 51,378.583</b>	<b>\$ 10,645.270</b>	<b>\$ 36,825.801</b>	<b>\$ 415.599</b>	<b>\$ 415.599</b>	<b>\$ 6,287.786</b>	<b>\$ 50.272</b>	<b>\$ 65.813</b>	<b>\$ 8.533</b>
<b>FY 2007 Annualized</b>	<b>\$ 73,852.167</b>	<b>\$ 26,880.476</b>	<b>\$ 3,960.350</b>	<b>\$ 610.296</b>	<b>\$ 136.984</b>	<b>\$ 21,959.155</b>	<b>\$ 71.635</b>	<b>\$ 62.815</b>	<b>\$ 79.242</b>
<b>FY 2006 Authority(a)</b>									

**Credit Subsidy**

<b>Fiscal Year 2006</b>	<b>MMIF</b>	<b>GI/SRIF Total</b>	Section 234	Section 203(k)	Other	HECM	Title I Property Improvement	Title I Mobile Homes	GI/SRIF Multifamily*
<i>Subsidy Factor</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>0.0014</i>	<i>Various</i>
Oct	N/A	\$ 1.004	N/A	N/A	N/A	N/A	N/A	\$ 0.004	\$ 1.000
Nov	N/A	\$ 0.005	N/A	N/A	N/A	N/A	N/A	\$ 0.005	\$ -
Dec	N/A	\$ 0.053	N/A	N/A	N/A	N/A	N/A	\$ 0.005	\$ 0.048
Jan	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	\$ -	\$ -
Feb	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	\$ -	\$ -
Mar	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	\$ -	\$ -
Apr	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	\$ -	\$ -
May	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	\$ -	\$ -
Jun	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	\$ -	\$ -
Jul	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	\$ -	\$ -
Aug	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	\$ -	\$ -
Sep	N/A	\$ -	N/A	N/A	N/A	N/A	N/A	\$ -	\$ -
<b>FYTD 2006 Total</b>	<b>N/A</b>	<b>\$ 1.063</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 0.015</b>	<b>\$ 1.048</b>
<b>FY 2006 Total</b>	<b>N/A</b>	<b>\$ 0.571</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 0.095</b>	<b>\$ 0.479</b>
<b>FY 2007 Annualized</b>	<b>N/A</b>	<b>\$ 6.376</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 0.088</b>	<b>\$ 6.288</b>
<b>FY 2006 Authority(a)</b>	<b>N/A</b>	<b>\$ -</b>							

\* includes only those Multifamily programs that are in positive credit subsidy risk categories

\*\*Maximum Claim Amount

(a) Department is under continuing resolution status

## *Single Family Market Comparisons*

*(Due to a lag in reporting of conventional information, these notes describe data for the previous month)*

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### **Insured Mortgage Applications**

- Total mortgage insurance applications increased 0.3 percent for the second month of FY 2007 compared to FY 2006.
- For the second month of FY 2007, FHA applications decreased 6 percent; this compares to a 3 percent increase in conventional mortgage applications, but a 0.4 percent decrease in VA guarantee applications.
- FHA's share of total mortgage insurance applications was 27 percent for November of FY 2007 compared to 29 percent for the same period a year ago.

### **Insured Mortgage Endorsements**

- The dollar amount for FHA endorsements increased 3 percent for the second month of FY 2007 compared to FY 2006.
- FHA's share of insured mortgage endorsement dollars is 19 percent for the second month of FY 2007 compared to 20 percent for the same period a year ago.
- At the end of November of this fiscal year the share of conventional insured dollars was 73 percent and VA was 8 percent.

### **Home Sales Market**

- The number of FHA purchase mortgages decreased 10 percent as of the end of November this fiscal year compared to the same period a year ago.
- Overall, home sales decreased 14 percent through the second month of FY 2007 compared to the second month of FY 2006.
- FHA's share of home sales was 4.1 percent through November of this fiscal year compared to 3.9 percent a year ago for FY 2006.

## Single Family Market Comparisons

(Due to a lag in reporting of conventional information, these data are for the previous month)

Current Month Nov. 2006			Current FYTD Oct. 2006 - Nov. 2006			Prior FYTD Oct. 2005 - Nov. 2005			Percent Change (Number)				
Number	Application Share		Number	Application Share		Number	Application Share						
<b>INSURED MORTGAGE APPLICATIONS</b>													
Conventional	109,590	64%		239,202	65%		231,186	63%		3%			
FHA *	48,264	28%		97,965	27%		104,722	29%		-6%			
VA	14,692 ****	9%		29,384	8%		29,491	8%		-0.4%			
<b>TOTAL</b>	<b>172,546</b>	<b>100%</b>		<b>366,551</b>	<b>100%</b>		<b>365,399</b>	<b>100%</b>		<b>0.3%</b>			
<b>INSURED MORTGAGE ENDORSEMENTS</b>													
Number	Dollars (\$M)	Insured Share (%)		Number	Dollars (\$M)	Insured Share (%)		Number	Dollars (\$M)	Insured Share (%)		Percent Change (Dollars)	
Conventional	103,934	\$17,806.7	74%		227,560	\$36,575.8	73%		218,548	\$32,913.0	71%		11%
FHA	32,765	\$4,435.2	18%		68,802	\$9,298.9	19%		73,060	\$9,062.6	20%		3%
VA	9,969	\$1,821.2	8%		21,834	\$3,975.5	8%		25,506	\$4,138.5	9%		-4%
<b>TOTAL</b>	<b>146,668</b>	<b>\$24,063.1</b>	<b>100%</b>		<b>318,196</b>	<b>\$49,850.2</b>	<b>100%</b>		<b>317,114</b>	<b>\$46,114.1</b>	<b>100%</b>		<b>8%</b>
<b>HOMES SALES MARKET</b>													
Number	FHA Share		Number	FHA Share		Number	FHA Share		Percent Change (Number)				
FHA Purchase Mortgages**	22,886	3.8%		49,152	4.1%		54,319	3.9%		-10%			
Home Sales***	602,917			1,205,583			1,404,083			-14%			

\* Data for applications are for October 22, 2006 - November 18, 2006 for current month; September 24, 2006 - November 18, 2006 for current FYTD, and September 18, 2005 - November 19, 2005 for prior FYTD.

\*\* FHA insured minus FHA refinancings

\*\*\* Includes new and existing construction home sales and a month lag between home sale and FHA endorsement of mortgage to purchase home.

Note: Dollars represent original amounts insured

\*\*\*\* estimated VA current month applications

# Executive Summary

## Status of FY 2005 Housing Contracts and System Funds

As of December 2006

**Data is not available for publishing**