



FHA PRODUCTION REPORT

Office of Risk Management and Regulatory Affairs,
Office of Evaluation, Reporting & Analysis Division

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Table 1a: Single Family Insured Mortgage Portfolio Change during Month ^a		
December 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	7,822,505	\$1,098,407
Prepayments	(58,812)	(9,106)
Refinance with FHA	(11,316)	(1,606)
Full Payoff	(47,496)	(7,500)
Claims	(14,489)	(2,117)
Conveyance	(5,961)	(723)
Pre-foreclosure Sale	(1,858)	(348)
Note Sales	(5,053)	(823)
Third-Party Sales	(1,617)	(224)
Endorsements	63,010	10,868
Adjustment ^b	6,382	(1,054)
Insurance in-Force (Ending)	7,818,596	\$1,096,998

Source: US Department of HUD/FHA; January 2014.

^a Does not include Home Equity Conversion Mortgages (HECM).

^b Reconciling adjustments represent late posting of previous period activity.

Table 1b: Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month ^a				
December 2013				
Status End of Previous Month	Performing ^b		Non-Performing ^c	
	Loan Count	Loan Balance (In Millions)	Loan Count	Loan Balance (In Millions)
Insurance in-Force (Beginning)	7,202,357	\$1,014,465	620,148	\$83,942
Prepayments	(57,681)	(8,957)	(1,131)	(149)
Refinance with FHA	(11,316)	(1,606)		
Full Payoff	(46,365)	(7,351)	(1,131)	(149)
Claims			(14,489)	(2,117)
<i>Delinquency Transitions within Portfolio</i>				
Re-performing ^d	61,270	8,014	(61,270)	(8,014)
New 90+Day Delinquency	(83,171)	(10,482)	83,171	10,482
Continued Serious Delinquency ^c			543,258	73,662
Endorsements	63,010	10,868		
Adjustment ^e	6,382	(1,054)		
Insurance in-Force (Ending)	7,214,068	\$1,015,323	604,528	\$81,675

Source: US Department of HUD/FHA; January 2014.

^a Does not include Home Equity Conversion Mortgages (HECM).

^b Performing portion of the portfolio includes all current, 30-day and 60-day delinquent loans.

^c Non-performing portion of the portfolio includes loans that are seriously delinquent – 90+day, In Foreclosure, and In Bankruptcy.

^d Loans that are no longer seriously delinquent through full or partial cure of delinquency. Cures can be with or without Loss Mitigation or Lender Assistance.

^e Reconciling adjustments represent late posting of previous period activity.

Table 2: Title I Insured Mortgage Portfolio Change during Month December 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	42,033	\$1,015
Property Improvement	27,992	454
Manufactured Housing	14,041	561
Prepayments	(325)	(5)
Property Improvement	(276)	(4)
Manufactured Housing	(49)	(2)
Claims	(48)	(1)
Property Improvement	(21)	(0)
Manufactured Housing	(27)	(1)
Endorsements	381	8
Property Improvement	350	6
Manufactured Housing	31	2
Adjustment ^a	(3)	1
Property Improvement	(12)	(0)
Manufactured Housing	9	1
Insurance in-Force (Ending)	42,038	\$1,017
Property Improvement	28,033	456
Manufactured Housing	14,005	561

Source: US Department of HUD/FHA; January 2014.

^a Reconciling adjustments represent late posting of previous period activity.

Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares ^a					
	Dec 2013	Nov 2013	FY 2014 to-date	FY 2013 to-date ^b	FY 2013 Final
Total Endorsement Count	63,010	61,535	208,485	353,128	1,344,856
Loan Purpose Shares					
Purchase (%)	74.6	75.0	73.4	50.4	52.2
Refinance (%)	25.4	25.0	26.6	49.6	47.8
Purchase Loan Count and Shares					
Purchase Loan Count	47,007	46,165	152,964	177,852	702,418
First-Time Homebuyer (%)	80.4	80.2	79.9	78.1	78.7
203(K) Purchase and Rehabilitate (%)	2.4	2.4	2.4	2.6	2.7
Minority (%)	33.7	33.2	33.0	29.9	30.1
Non-Minority (%)	60.8	61.4	61.5	64.9	64.7
Undisclosed Race/Ethnicity (%)	5.6	5.4	5.5	5.2	5.2
Refinance Loan Count and Shares					
Refinance Loan Count	16,003	15,370	55,521	175,276	642,438
FHA Streamline (%)	60.8	61.8	64.7	81.2	79.7
FHA-to-FHA (Fully Underwritten) (%)	10.4	9.4	9.0	5.8	6.1
Non-cash-out (%)	43.7	45.5	47.2	77.0	73.7
Cash out (%)	56.3	54.5	52.8	23.0	26.3
Conventional-to-FHA (%)	28.8	28.8	26.3	13.0	14.2
Non-cash-out (%)	55.0	56.4	56.1	64.2	64.2
Cash out (%)	45.0	43.6	43.9	35.8	35.8
Property-Type Shares					
Single-Family Detached (%)	87.7	87.5	87.8	89.1	88.8
Townhome (%)	4.6	4.7	4.5	3.2	3.4
Condominium (%)	3.0	3.1	3.1	4.5	4.3
2-4 Unit Properties (%)	2.1	2.2	2.2	1.6	1.8
Manufactured Housing (With Real Estate) (%)	2.5	2.4	2.4	1.7	1.8

Source: US Department of HUD/FHA; January 2014.

^a Does not include Home Equity Conversion Mortgages (HECM).

^b Includes only the period Oct-Dec, 2012.

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Table 4: Single-Family Application Activity^a

Calendar Year	Month	Total Applications Received	Home Purchase	Conventional-to-FHA Refinance	FHA Non-Streamline Refinance	FHA Streamline - Standard MIP	FHA Streamline - Low MIP ^b	
2012	Apr ^c	149,465	87,776	25,884	6,158	29,647		
	May	117,221	82,675	16,820	3,967	13,759		
	Jun ^d	181,801	78,915	16,208	4,645	17,324	64,709	
	Jul	174,516	77,310	16,170	4,956	18,609	57,471	
	Aug	170,187	79,201	17,302	5,377	21,215	47,092	
	Sep	136,120	65,447	14,537	4,329	19,588	32,219	
	Oct	165,740	73,914	17,885	5,964	33,042	34,935	
	Nov	144,196	63,176	15,822	5,089	29,568	30,541	
	Dec	119,772	49,834	13,525	4,188	26,205	26,020	
	2013	Jan	138,929	58,933	16,040	5,043	28,274	30,639
		Feb	137,925	66,499	15,392	4,646	22,521	28,867
		Mar	221,598	113,908	25,675	7,275	38,947	35,793
Apr		118,173	62,896	12,674	3,471	14,105	25,027	
May		182,431	101,184	18,951	5,219	22,913	34,164	
Jun		93,746	57,640	9,923	2,281	4,795	19,107	
Jul		108,196	69,006	11,078	2,228	3,474	22,410	
Aug		97,323	64,209	10,927	2,284	3,212	16,691	
Sep		83,445	58,553	9,755	2,068	1,758	11,311	
Oct		93,516	62,352	12,188	2,608	2,239	14,129	
Nov		75,371	49,844	9,772	2,275	2,647	10,833	
Dec		68,439	46,369	9,016	1,816	1,988	9,250	

Source: US Department of HUD/FHA; January 2014.

^a Does not include Home Equity Conversion Mortgage (HECM)

^b Mortgage insurance premium (MIP) decreased on June 11, 2012 for targeted streamline refinance loans to 1/55 basis points.

^c Annual Mortgage insurance premium (MIP) increased by 10 basis points (bps), effective Apr 9, 2012. Annual MIP when, loan term greater than 15 years, where LTV is less than or equal to 95 is 120bps; where LTV is greater than 95 is 125bps. Annual MIP when, loan term less than or equal to 15 years, where LTV is less than or equal to 90 is 35bps; where LTV is greater than 90 is 60bps. Single-family forward mortgages with loan term less than 15 years and LTV less than 78 remain exempt from Annual MIP. (Mortgagee Letter 2011-35)

^d Annual Mortgage insurance premium (MIP) increased by 25bps for mortgages with base loan amounts exceeding \$625,000, effective June 11, 2012. Annual MIP for mortgages with base loan amounts exceeding \$625,000 when, loan term greater than 15 years, where LTV is less than or equal to 95 is 145bps; where LTV is greater than 95 is 150bps. Annual MIP when, loan term less than or equal to 15 years, where LTV is less than or equal to 90 is 60bps; where LTV is greater than 90 is 85bps. (Mortgage Letter 2012-4)

Table 5: Home Equity Conversion Mortgage (HECM) Insured Mortgage Portfolio Change during Month		
December 2013		
	Loan Count	MCA ^a (In Millions)
Insurance in-Force (Beginning)	620,271	\$146,168
Payoffs	(1,615)	(462)
Assignments	(344)	(81)
Shortfall Claims ^b	(968)	(178)
Endorsements	4,223	1,139
Insurance in-Force (Ending)	621,567	\$146,586

Source: US Department of HUD/FHA; February 2014.

^a MCA is the maximum claim amount payable by HUD. It is defined as 98 percent of the initial value of the property or FHA loan limit, whichever is lower.

^b Shortfall claims comprise of claim types – ‘Foreclosure / Deed In Lieu’ and ‘Mortgagor’s Short Sale’.

Table 6: Home Equity Conversion Mortgage Endorsement Characteristic Shares					
	Dec 2013	Nov 2013	FY 2014 to-date	FY 2013 to-date ^a	FY 2013 Final
Total Endorsement Count	4,223	4,685	13,094	12,079	59,918
Loan Purpose Shares (%)					
Home Purchase	4.2	3.4	3.5	3.8	3.5
Refinance	6.8	5.8	5.8	1.9	3.1
Equity Takeout (Traditional)	89.0	90.8	90.8	94.3	93.4
Product Type Shares					
Standard Loan Count	3,384	4,058	11,131	7,686	55,729
Fixed Rate (%)	0.3	0.5	0.7	77.6	63.5
Adjustable Rate (%)	99.7	99.5	99.3	22.4	36.5
Saver Loan Count	497	608	1,602	487	4,189
Fixed Rate (%)	63.4	59.7	58.6	10.9	22.5
Adjustable Rate (%)	36.6	40.3	41.4	89.1	77.5
HECM 2014	342	19	361	-	-
Fixed Rate (%)	15.2	31.6	16.1	-	-
Adjustable Rate (%)	84.8	68.4	83.9	-	-
Gender Shares (%)					
Individual Male	19.7	20.0	20.1	21.1	21.2
Individual Female	37.5	38.1	37.7	38.6	37.7
Joint Borrowers	40.3	39.2	39.6	38.0	38.8
Not Reported	2.5	2.7	2.5	2.2	2.3
Age Categories Shares (%)					
62-69	47.3	48.5	48.7	49.4	49.6
70-79	37.1	35.9	36.0	35.1	35.3
80-89	13.4	13.4	13.1	13.5	12.9
90+	2.2	2.2	2.3	2.1	2.2
Initial Principal Limit (IPL) Range (\$000) Shares (%)					
Up to \$100	34.3	36.4	35.8	39.4	36.6
\$101 - \$200	33.4	32.9	33.8	34.9	35.2
\$201 - \$300	16.0	15.7	15.4	13.5	14.7
\$301 - \$400	11.0	10.0	10.1	7.8	8.8
\$401 - \$500	5.3	5.0	4.8	4.4	4.7
Above \$500	0.0	0.0	0.0	0.0	0.0

Source: US Department of HUD/FHA; February 2014.

^a Includes only the period Oct-Dec, 2012.

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Table 7: Home Equity Conversion Mortgage Application Activity

Calendar Year	Month	Total Applications Received	Product and Interest Rate Type ^a						Loan Purpose		
			Standard		Saver		HECM 2014		Home Purchase	Refinance	Equity Takeout
			Fixed ^b	Adjustable	Fixed	Adjustable	Fixed	Adjustable			
2012	Apr	6,517	4,886	1,256	41	334	-	-	211	159	6,147
	May	6,992	5,317	1,270	30	375	-	-	219	173	6,600
	Jun	7,028	5,454	1,228	27	319	-	-	220	174	6,634
	Jul	7,372	5,660	1,344	41	327	-	-	218	161	6,993
	Aug	8,108	6,246	1,475	48	339	-	-	229	179	7,700
	Sep	6,875	5,206	1,314	39	316	-	-	182	166	6,527
	Oct	8,243	6,313	1,547	42	341	-	-	218	193	7,832
	Nov	7,429	5,780	1,294	51	304	-	-	234	183	7,012
Dec	7,248	5,585	1,337	38	288	-	-	194	188	6,866	
2013	Jan	8,599	6,672	1,550	43	334	-	-	210	256	8,133
	Feb	7,302	5,422	1,561	55	264	-	-	203	252	6,847
	Mar	13,613	10,556	2,591	108	358	-	-	345	590	12,678
	Apr	5,182	-	4,485	321	376	-	-	137	142	4,903
	May	6,526	-	5,723	386	417	-	-	224	303	5,999
	Jun	6,495	-	5,704	440	351	-	-	225	269	6,001
	Jul	7,397	-	6,446	591	360	-	-	217	305	6,875
	Aug	8,167	-	7,071	689	407	-	-	240	440	7,487
	Sep	16,006	-	13,501	1,694	754	13	44	602	1,160	14,244
	Oct	3,611	-	-	-	-	740	2,871	95	59	3,457
	Nov	4,964	-	-	-	-	1,132	3,832	101	93	4,770
	Dec	5,203	-	-	-	-	1,219	3,984	106	95	5,002

Source: US Department of HUD/FHA; February 2014.

^a Application count by product type only includes Standard and Saver applications and may not equal the total monthly application count.

^b HUD discontinued offering the fixed-rate standard option in April 2013.

Table 8: Multifamily Insured Mortgage Portfolio Change during Month December 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	10,406	\$64,465
Prepayments	(44)	(128)
Refinance with FHA	(20)	(31)
Full Payoff	(24)	(97)
Claims	-	-
Endorsements	156	1,687
Adjustment ^a	(60)	(842)
Insurance in-Force (Ending)	10,458	\$65,182

Source: US Department of HUD/FHA; January 2014.

^a Reconciling adjustments represent late posting of previous period activity.

Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares					
	Dec 2013	Nov 2013	FY 2014 to-date	FY 2013 to-date ^a	FY 2013 Final
Total Endorsement Count	156	75	315	518	1,594
Property Size Shares (%)					
Up to 20 Units	1.3	0.0	1.0	1.2	0.9
21 - 50 Units	11.5	8.0	10.2	11.0	11.9
51 - 100 Units	25.0	36.0	28.9	23.2	24.9
101 - 150 Units	25.0	25.3	23.8	22.6	21.6
Over 150 Units	37.2	30.7	36.2	42.1	40.8
Mortgage Size Shares (%)					
Up to \$5 Million	37.2	44.0	40.0	37.6	40.5
\$5 - \$10 Million	23.1	20.0	21.9	23.4	23.4
\$10 - \$20 Million	24.4	26.7	24.8	23.6	22.6
\$20 - \$50 Million	14.7	8.0	11.7	13.3	12.5
\$50 - \$100 Million	0.6	1.3	1.3	1.7	0.9
\$100 - \$200 Million	0.0	0.0	0.3	0.2	0.1
Over \$200 Million	0.0	0.0	0.0	0.2	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^b	73.7	72.0	72.4	77.2	74.7
Outside Metropolitan Areas ^c	26.3	28.0	27.6	22.8	25.3
Property Use Shares (%)					
Mixed Use	0.0	1.3	1.0	2.5	1.6
Residential Only	100.0	98.7	99.0	97.5	98.4

Source: US Department of HUD/FHA; January 2014.

^a Includes only the period Oct-Dec, 2012.

^b Metropolitan areas as defined by the Office of Management and Budget.

^c Includes Micropolitan areas as defined by the Office of Management and Budget.

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Calendar Year	Month	Total Applications Received	New Construction	Purchase	Refinance	Substantial Rehabilitation	Property Improvement	Additions	
2012	Apr	164	16	2	144	0	2	0	
	May	124	10	0	114	0	0	0	
	Jun	163	23	2	138	0	0	0	
	Jul	171	18	1	150	0	2	0	
	Aug	232	34	3	194	0	0	1	
	Sep	221	21	1	197	2	0	0	
	Oct	213	18	7	186	0	1	1	
	Nov	151	12	7	132	0	0	0	
	Dec	157	18	4	132	3	0	0	
	2013	Jan	166	26	9	131	0	0	0
		Feb	209	18	4	184	0	3	0
		Mar	219	21	3	192	0	2	1
Apr		230	20	3	206	1	0	0	
May		142	16	3	122	1	0	0	
Jun		142	22	4	112	2	2	0	
Jul		122	19	4	99	0	0	0	
Aug		133	15	8	108	0	2	0	
Sep		101	11	4	85	0	1	0	
Oct		61	11	1	48	0	1	0	
Nov		111	12	1	97	0	1	0	
Dec		82	11	0	68	1	2	0	

Source: US Department of HUD/FHA; January 2014.

Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month December 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	2,917	\$21,076
Prepayments	(13)	(68)
Refinance with FHA	(6)	(21)
Full Payoff	(7)	(47)
Claims	(1)	(5)
Refinance	(1)	(5)
New Construction	-	-
Endorsements	42	315
Adjustment ^a	(27)	(205)
Insurance in-Force (Ending)	2,918	\$21,113

Source: US Department of HUD/FHA; January 2014.

^a Reconciling adjustments represent late posting of previous period activity.

Table 12: Hospital (Section 242 Program) Insured Portfolio Change during Month		
December 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	110	\$8,924
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims		
Endorsements	2	69
Adjustment ^a	(3)	(368)
Insurance in-Force (Ending)	109	\$8,625

Source: US Department of HUD/FHA; January 2014.

^a Reconciling adjustments represent late posting of previous period activity.

Table 13: Healthcare Insured Mortgage Endorsement Characteristic Shares

	Nursing Homes and Assisted Living (Section 232 Program)					Hospitals (Section 242 Program)				
	Dec 2013	Nov 2013	FY 2014 to-date	FY 2013 to-date ^a	FY 2013 Final	Dec 2013	Nov 2013	FY 2014 to-date	FY 2013 to-date ^a	FY 2013 Final
Total Endorsement Count	42	36	105	191	740	2	0	4	7	14
Property Size Shares (%)										
Up to 20 Units	0.0	0.0	0.0	0.0	0.7	0.0	0.0	25.0	14.3	21.4
21 - 50 Units	9.5	0.0	7.6	7.9	7.8	0.0	0.0	0.0	14.3	14.3
51 - 100 Units	38.1	36.1	40.0	42.4	35.7	50.0	0.0	25.0	42.9	21.4
101 - 150 Units	28.6	33.3	25.7	35.6	33.8	50.0	0.0	25.0	14.3	7.1
Over 150 Units	23.8	30.6	26.7	14.1	22.0	0.0	0.0	25.0	14.3	35.7
Mortgage Size Shares (%)										
Up to \$5 Million	28.6	19.4	28.6	35.1	32.7	0.0	0.0	0.0	0.0	0.0
\$5 - \$10 Million	57.1	50.0	44.8	41.9	42.2	0.0	0.0	0.0	0.0	0.0
\$10 - \$20 Million	14.3	27.8	22.9	19.9	22.0	0.0	0.0	25.0	0.0	28.6
\$20 - \$50 Million	0.0	2.8	3.8	3.1	3.1	100.0	0.0	50.0	57.1	21.4
\$50 - \$100 Million	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.0	14.3	28.6
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.3	7.1
Over \$200 Million	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.3	14.3
Metropolitan Area Shares (%)										
In Metropolitan Areas ^b	66.7	72.2	72.4	71.7	74.9	50.0	0.0	25.0	28.6	57.1
Outside Metropolitan Areas ^c	33.3	27.8	27.6	28.3	25.1	50.0	0.0	75.0	71.4	42.9

Source: US Department of HUD/FHA; January 2014.

^a Includes only the period Oct-Dec, 2012.

^b Metropolitan areas as defined by the Office of Management and Budget.

^c Includes Micropolitan areas as defined by the Office of Management and Budget.

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Table 14: Nursing Homes and Assisted Living (Section 232 Program) Application Activity									
Calendar Year	Month	Total Applications Received	New Construction	Additions	Purchase	Refinance	Property Improvement	Substantial Rehabilitation	
2012	Apr	124	6	3	2	111	2	0	
	May	101	5	0	1	95	0	0	
	Jun	155	6	2	0	147	0	0	
	Jul	165	5	0	1	157	2	0	
	Aug	172	4	1	1	166	0	0	
	Sep	134	0	0	4	128	0	2	
	Oct	127	2	0	3	121	1	0	
	Nov	34	1	1	0	32	0	0	
	Dec	123	3	0	1	116	0	3	
	2013	Jan	95	2	0	3	90	0	0
		Feb	140	5	5	3	124	3	0
		Mar	65	3	1	0	59	2	0
Apr		59	2	1	0	55	0	1	
May		48	3	1	0	43	0	1	
Jun		100	4	1	0	91	2	2	
Jul		152	2	0	1	149	0	0	
Aug		46	3	1	0	40	2	0	
Sep		49	1	0	0	47	1	0	
Oct		75	1	1	2	70	1	0	
Nov		66	1	0	0	64	1	0	
Dec		55	4	2	2	44	2	1	

Source: US Department of HUD/FHA; January 2014.

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Table 15: Hospitals (Section 242 Program) Application Activity							
Calendar Year	Month	Total Applications Received	New Construction	Additions	Refinance	Property Improvement	
2012	Apr	2	1	0	1	0	
	May	0	0	0	0	0	
	Jun	0	0	0	0	0	
	Jul	0	0	0	0	0	
	Aug	0	0	0	0	0	
	Sep	3	0	0	3	0	
	Oct	0	0	0	0	0	
	Nov	1	0	0	1	0	
	Dec	1	0	0	1	0	
	2013	Jan	1	0	0	1	0
		Feb	1	0	1	0	0
		Mar	1	0	1	0	0
Apr		7	0	2	4	1	
May		0	0	0	0	0	
Jun		0	0	0	0	0	
Jul		0	0	0	0	0	
Aug		0	0	0	0	0	
Sep		0	0	0	0	0	
Oct		1	0	0	0	1	
Nov		0	0	0	0	0	
Dec		0	0	0	0	0	

Source: US Department of HUD/FHA; January 2014.