



# FHA PRODUCTION REPORT

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

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## Table of Contents

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Table 1a: Single Family Insured Mortgage Portfolio Change during Month .....	2
Table 1b: Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month .....	3
Table 2: Title I Insured Mortgage Portfolio Change during Month.....	4
Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares .....	5
Table 4: Single-Family Application Activity .....	6
Table 5: Home Equity Conversion Mortgage (HECM) Insured Mortgage Portfolio Change during Month .....	7
Table 6: Home Equity Conversion Mortgage Endorsement Characteristic Shares .....	8
Table 7: Home Equity Conversion Mortgage Application Activity .....	9
Table 8: Multifamily Insured Mortgage Portfolio Change during Month .....	10
Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares.....	11
Table 10: Multifamily Application Activity .....	12
Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month .....	13
Table 12: Hospital (Section 242 Program) Insured Portfolio Change during Month .....	14
Table 13: Healthcare Insured Mortgage Endorsement Characteristic Shares.....	15
Table 14: Nursing Homes and Assisted Living (Section 232 Program) Application Activity .....	16
Table 15: Hospitals (Section 242 Program) Application Activity .....	17

FHA Production Report

Table 1a: Single Family Insured Mortgage Portfolio Change during Month <sup>a</sup>		
January 2014		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	7,818,596	\$1,096,998
Prepayments	(48,071)	(7,151)
Refinance with FHA	(11,798)	(1,698)
Full Payoff	(36,273)	(5,453)
Claims	(20,568)	(3,425)
Conveyance	(5,627)	(692)
Pre-foreclosure Sale	(2,868)	(569)
Note Sales	(9,419)	(1,770)
Third-Party Sales	(2,654)	(394)
Endorsements	65,389	11,360
Adjustment <sup>b</sup>	7,263	(827)
Insurance in-Force (Ending)	7,822,609	\$1,096,955

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

<sup>a</sup> Does not include Home Equity Conversion Mortgages (HECM).

<sup>b</sup> Reconciling adjustments represent late posting of previous period activity.

Table 1b: Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month <sup>a</sup>				
January 2014				
Status End of Previous Month	Performing <sup>b</sup>		Non-Performing <sup>c</sup>	
	Loan Count	Loan Balance (In Millions)	Loan Count	Loan Balance (In Millions)
Insurance in-Force (Beginning)	7,186,862	\$1,011,932	631,734	\$85,066
Prepayments	(47,147)	(7,028)	(924)	(123)
Refinance with FHA	(11,798)	(1,698)		
Full Payoff	(35,349)	(5,330)	(924)	(123)
Claims			(20,568)	(3,425)
<i>Delinquency Transitions within Portfolio</i>				
Re-performing <sup>d</sup>	44,452	5,648	(44,452)	(5,648)
New 90+Day Delinquency	(47,854)	(5,957)	47,854	5,957
Continued Serious Delinquency <sup>c</sup>			554,393	74,049
Endorsements	65,389	11,360		
Adjustment <sup>e</sup>	7,263	(827)		
Insurance in-Force (Ending)	7,212,367	\$1,015,473	610,242	\$81,518

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

<sup>a</sup> Does not include Home Equity Conversion Mortgages (HECM).

<sup>b</sup> Performing portion of the portfolio includes all current, 30-day and 60-day delinquent loans.

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

<sup>d</sup> 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.

<sup>e</sup> Reconciling adjustments represent late posting of previous period activity.

Table 2: Title I Insured Mortgage Portfolio Change during Month January 2014		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	42,038	\$1,017
Property Improvement	28,033	456
Manufactured Housing	14,005	561
Prepayments	(287)	(5)
Property Improvement	(235)	(3)
Manufactured Housing	(52)	(2)
Claims	(33)	(1)
Property Improvement	(26)	(0)
Manufactured Housing	(7)	(0)
Endorsements	297	6
Property Improvement	286	5
Manufactured Housing	11	1
Adjustment <sup>a</sup>	15	1
Property Improvement	2	(0)
Manufactured Housing	13	1
Insurance in-Force (Ending)	42,030	\$1,018
Property Improvement	28,060	458
Manufactured Housing	13,970	560

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

<sup>a</sup> Reconciling adjustments represent late posting of previous period activity.

Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares <sup>a</sup>					
	Jan 2014	Dec 2013	FY 2014 to-date	FY 2013 to-date <sup>b</sup>	FY 2013 Final
Total Endorsement Count	65,389	63,010	273,877	482,351	1,344,856
Loan Purpose Shares					
Purchase (%)	73.6	74.6	73.4	49.5	52.2
Refinance (%)	26.4	25.4	26.6	50.5	47.8
Purchase Loan Count and Shares					
Purchase Loan Count	48,115	47,007	201,081	238,761	702,418
First-Time Homebuyer (%)	80.4	80.4	80.0	78.2	78.7
203(K) Purchase and Rehabilitate (%)	2.4	2.4	2.4	2.6	2.7
Minority (%)	35.0	33.7	33.5	30.3	30.1
Non-Minority (%)	59.5	60.8	61.0	64.5	64.7
Undisclosed Race/Ethnicity (%)	5.6	5.6	5.5	5.2	5.2
Refinance Loan Count and Shares					
Refinance Loan Count	17,274	16,003	72,796	243,590	642,438
FHA Streamline (%)	59.1	60.8	63.3	81.2	79.7
FHA-to-FHA (Fully Underwritten) (%)	10.1	10.4	9.3	5.8	6.1
Non-cash-out (%)	42.7	43.7	46.0	76.9	73.7
Cash out (%)	57.3	56.3	54.0	23.1	26.3
Conventional-to-FHA (%)	30.8	28.8	27.4	12.9	14.2
Non-cash-out (%)	57.7	55.0	56.5	64.3	64.2
Cash out (%)	42.3	45.0	43.5	35.7	35.8
Property-Type Shares					
Single-Family Detached (%)	87.7	87.7	87.8	89.0	88.8
Townhome (%)	4.7	4.6	4.6	3.2	3.4
Condominium (%)	3.1	3.0	3.1	4.5	4.3
2-4 Unit Properties (%)	2.2	2.1	2.2	1.6	1.8
Manufactured Housing (With Real Estate) (%)	2.4	2.5	2.4	1.7	1.8

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

<sup>a</sup> Does not include Home Equity Conversion Mortgages (HECM).

<sup>b</sup> Includes only the period Oct 2012-Jan 2013.

FHA Production Report

Calendar Year	Month	Total Applications Received	Home Purchase	Conventional-to-FHA Refinance	FHA Non-Streamline Refinance	FHA Streamline - Standard MIP	FHA Streamline - Low MIP <sup>b</sup>
2012	May	117,221	82,675	16,820	3,967	13,759	
	Jun <sup>c</sup>	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
2014	Jan	71,011	45,826	10,117	1,940	1,784	11,344

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

<sup>a</sup> Does not include Home Equity Conversion Mortgage (HECM)

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

<sup>c</sup> 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		
January 2014		
	Loan Count	MCA <sup>a</sup> (In Millions)
Insurance in-Force (Beginning)	621,567	\$146,586
Payoffs	(1,341)	(380)
Assignments	(509)	(112)
Shortfall Claims <sup>b</sup>	(847)	(157)
Endorsements	5,054	1,387
Insurance in-Force (Ending)	623,924	\$147,325

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

<sup>a</sup> 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.

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



Table 6: Home Equity Conversion Mortgage Endorsement Characteristic Shares					
	Jan 2014	Dec 2013	FY 2014 to-date	FY 2013 to-date <sup>a</sup>	FY 2013 Final
Total Endorsement Count	5,054	4,223	18,148	17,263	59,917
Loan Purpose Shares (%)					
Home Purchase	4.2	4.2	3.7	3.7	3.5
Refinance	6.1	6.8	5.8	1.9	3.1
Equity Takeout (Traditional)	89.8	89.0	90.5	94.4	93.4
Product Type Shares					
Standard Loan Count	3,256	3,383	14,386	16,243	55,732
Fixed Rate (%)	0.6	0.3	0.7	77.1	63.5
Adjustable Rate (%)	99.4	99.7	99.3	22.9	36.5
Saver Loan Count	527	498	2,130	487	4,185
Fixed Rate (%)	63.4	63.3	59.7	10.9	22.5
Adjustable Rate (%)	36.6	36.7	40.3	89.1	77.5
HECM 2014	1,271	342	1,632	-	-
Fixed Rate (%)	17.2	15.2	17.0	-	-
Adjustable Rate (%)	82.8	84.8	83.0	-	-
Gender Shares (%)					
Individual Male	20.5	19.7	20.2	20.9	21.2
Individual Female	38.3	37.5	37.9	38.8	37.7
Joint Borrowers	38.5	40.3	39.3	38.0	38.8
Not Reported	2.7	2.5	2.6	2.4	2.3
Age Categories Shares (%)					
62-69	49.2	47.3	48.8	49.2	49.6
70-79	35.5	37.1	35.9	35.3	35.3
80-89	13.1	13.4	13.1	13.3	12.9
90+	2.2	2.2	2.2	2.1	2.2
Initial Principal Limit (IPL) Range (\$000) Shares (%)					
Up to \$100	34.8	34.3	35.6	38.9	36.6
\$101 - \$200	32.8	33.4	33.5	35.1	35.2
\$201 - \$300	16.2	16.0	15.6	13.7	14.7
\$301 - \$400	12.0	11.0	10.6	7.9	8.8
\$401 - \$500	4.2	5.3	4.6	4.4	4.7
Above \$500	0.0	0.0	0.0	0.0	0.0

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

<sup>a</sup> Includes only the period Oct 2012-Jan 2013.

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Table 7: Home Equity Conversion Mortgage Application Activity

Calendar Year	Month	Total Applications Received	Product and Interest Rate Type <sup>a</sup>						Loan Purpose		
			Standard		Saver		HECM 2014		Home Purchase	Refinance	Equity Takeout
			Fixed <sup>b</sup>	Adjustable	Fixed	Adjustable	Fixed	Adjustable			
2012	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	5,423	1,561	54	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	-	6,445	592	360	-	-	217	305	6,875
	Aug	8,167	-	7,071	690	406	-	-	240	440	7,487
	Sep	16,006	-	13,502	1,694	753	15	42	603	1,162	14,241
	Oct	3,611	-	-	-	-	752	2,859	95	60	3,456
	Nov	4,964	-	-	-	-	1,162	3,802	102	95	4,767
	Dec	5,203	-	-	-	-	1,275	3,928	111	106	4,986
2014	Jan	5,704	-	-	-	-	-	1,645	4,059	108	5,486

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

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

<sup>b</sup> HUD discontinued offering the fixed-rate standard option in April 2013.

Table 8: Multifamily Insured Mortgage Portfolio Change during Month January 2014		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	10,458	\$65,182
Prepayments	(29)	(31)
Refinance with FHA	(21)	(17)
Full Payoff	(8)	(14)
Claims	(3)	(45)
Endorsements	71	721
Adjustment <sup>a</sup>	(85)	(390)
Insurance in-Force (Ending)	10,412	\$65,437

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

<sup>a</sup> Reconciling adjustments represent late posting of previous period activity.

Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares					
	Jan 2014	Dec 2013	FY 2014 to-date	FY 2013 to-date <sup>a</sup>	FY 2013 Final
Total Endorsement Count	71	163	396	693	1,594
Property Size Shares (%)					
Up to 20 Units	0.0	1.2	0.8	1.0	0.9
21 - 50 Units	16.9	11.7	11.4	11.3	11.9
51 - 100 Units	22.5	24.5	27.8	23.7	24.9
101 - 150 Units	18.3	25.2	23.0	21.2	21.6
Over 150 Units	42.3	37.4	37.1	42.9	40.8
Mortgage Size Shares (%)					
Up to \$5 Million	38.0	37.4	40.2	38.2	40.5
\$5 - \$10 Million	23.9	22.1	21.7	25.4	23.4
\$10 - \$20 Million	26.8	25.2	25.3	22.5	22.6
\$20 - \$50 Million	11.3	14.7	11.6	12.3	12.5
\$50 - \$100 Million	0.0	0.6	1.0	1.3	0.9
\$100 - \$200 Million	0.0	0.0	0.3	0.1	0.1
Over \$200 Million	0.0	0.0	0.0	0.1	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas <sup>b</sup>	69.0	73.0	71.7	76.6	74.7
Outside Metropolitan Areas <sup>c</sup>	31.0	27.0	28.3	23.4	25.3
Property Use Shares (%)					
Mixed Use	2.8	0.0	1.3	3.2	1.6
Residential Only	97.2	100.0	98.7	96.8	98.4

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

<sup>a</sup> Includes only the period Oct 2012-Jan 2013.

<sup>b</sup> Metropolitan areas as defined by the Office of Management and Budget.

<sup>c</sup> Includes Micropolitan areas as defined by the Office of Management and Budget.

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Table 10: Multifamily Application Activity								
Calendar Year	Month	Total Applications Received	New Construction	Purchase	Refinance	Substantial Rehabilitation	Property Improvement	Additions
2012	May	131	10	0	114	7	0	0
	Jun	176	23	2	138	13	0	0
	Jul	173	18	1	150	4	0	0
	Aug	242	34	3	194	10	0	1
	Sep	237	21	1	197	18	0	0
	Oct	226	18	7	186	14	0	1
	Nov	169	12	7	132	18	0	0
	Dec	157	18	4	132	2	1	0
2013	Jan	179	26	9	131	13	0	0
	Feb	220	18	4	184	14	0	0
	Mar	232	21	3	192	15	0	1
	Apr	242	20	3	206	13	0	0
	May	151	16	3	122	9	1	0
	Jun	151	22	4	112	13	0	0
	Jul	130	19	4	99	8	0	0
	Aug	143	15	8	108	12	0	0
	Sep	112	11	4	85	12	0	0
	Oct	70	11	1	48	10	0	0
	Nov	123	12	1	99	11	0	0
	Dec	115	20	0	77	18	0	0
2014	Jan	90	17	3	61	9	0	0

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

Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month January 2014		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	2,918	21,113
Prepayments	(1)	(4)
Refinance with FHA	(1)	(4)
Full Payoff	-	-
Claims	(1)	(2)
Refinance	(1)	(2)
New Construction	-	-
Endorsements	22	185
Adjustment <sup>a</sup>	(19)	(153)
Insurance in-Force (Ending)	2,919	\$21,139

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

<sup>a</sup> Reconciling adjustments represent late posting of previous period activity.

Table 12: Hospital (Section 242 Program) Insured Portfolio Change during Month		
January 2014 <sup>a</sup>		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	109	\$8,625
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims		
Endorsements	-	-
Adjustment <sup>b</sup>	-	(22)
Insurance in-Force (Ending)	109	\$8,603

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

<sup>a</sup> Data is for the period from Jan 5, 2014 to Feb 4, 2014.

<sup>b</sup> 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)				
	Jan 2014	Dec 2013	FY 2014 to-date	FY 2013 to-date <sup>a</sup>	FY 2013 Final	Jan 2014	Dec 2013	FY 2014 to-date	FY 2013 to-date <sup>a</sup>	FY 2013 Final
Total Endorsement Count	22	42	127	255	740	0	2	4	10	14
Property Size Shares (%)										
Up to 20 Units	4.5	0.0	0.8	0.0	0.7	0.0	0.0	25.0	10.0	21.4
21 - 50 Units	0.0	9.5	6.3	7.8	7.8	0.0	0.0	0.0	30.0	14.3
51 - 100 Units	59.1	38.1	43.3	39.6	35.7	0.0	50.0	25.0	30.0	21.4
101 - 150 Units	13.6	28.6	23.6	37.6	33.8	0.0	50.0	25.0	10.0	7.1
Over 150 Units	22.7	23.8	26.0	14.9	22.0	0.0	0.0	25.0	20.0	35.7
Mortgage Size Shares (%)										
Up to \$5 Million	31.8	28.6	29.1	34.9	32.7	0.0	0.0	0.0	0.0	0.0
\$5 - \$10 Million	36.4	57.1	43.3	42.7	42.2	0.0	0.0	0.0	0.0	0.0
\$10 - \$20 Million	27.3	14.3	23.6	20.0	22.0	0.0	0.0	25.0	20.0	28.6
\$20 - \$50 Million	4.5	0.0	3.9	2.4	3.1	0.0	100.0	50.0	40.0	21.4
\$50 - \$100 Million	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.0	20.0	28.6
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.0	7.1
Over \$200 Million	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.0	14.3
Metropolitan Area Shares (%)										
In Metropolitan Areas <sup>b</sup>	68.2	66.7	71.7	72.2	74.9	0.0	50.0	25.0	30.0	57.1
Outside Metropolitan Areas <sup>c</sup>	31.8	33.3	28.3	27.8	25.1	0.0	50.0	75.0	70.0	42.9

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

<sup>a</sup> Includes only the period Oct 2012-Jan 2013.

<sup>b</sup> Metropolitan areas as defined by the Office of Management and Budget.

<sup>c</sup> Includes Micropolitan areas as defined by the Office of Management and Budget.



FHA Production Report

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	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	60	4	2	2	49	2	1
2014	Jan	71	1	2	0	68	0	0

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

FHA Production Report

Table 15: Hospitals (Section 242 Program) Application Activity						
Calendar Year	Month	Total Applications Received	New Construction	Additions	Refinance	Property Improvement
2012	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
2014	Jan	0	0	0	0	0

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