



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		
August 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	7,699,352	\$1,061,438
Prepayments	(95,291)	(15,721)
Refinance with FHA	(22,797)	(4,440)
Full Payoff	(72,494)	(11,281)
Claims	(13,127)	(1,798)
Conveyance	(5,598)	(613)
Pre-foreclosure Sale	(1,203)	(210)
Note Sales	(4,765)	(778)
Third-Party Sales	(1,561)	(197)
Endorsements	126,316	24,951
Adjustment ^b	6,742	(944)
Insurance in-Force (Ending)	7,723,992	\$1,067,926

Source: US Department of HUD/FHA; September 2015.

^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				
August 2015				
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)	7,277,807	\$1,004,575	421,545	\$56,863
Prepayments	(93,746)	(15,512)	(1,545)	(210)
Refinance with FHA	(22,796)	(4,440)	(1)	(0)
Full Payoff	(70,950)	(11,072)	(1,544)	(209)
Claims	(2,674)	(417)	(10,453)	(1,380)
<i>Delinquency Transitions within Portfolio</i>				
Re-performing ^d	33,670	4,234	(33,670)	(4,234)
New 90+Day Delinquency	(57,023)	(7,145)	57,023	7,145
Continued Serious Delinquency ^c			399,094	51,039
Endorsements	126,316	24,951		
Adjustment ^e	6,742	(944)		
Insurance in-Force (Ending) ^f	7,314,445	1,012,653	409,547	\$55,273

Source: US Department of HUD/FHA; September 2015.

^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 (now less than 90 days delinquency) 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.

^f Details may not sum to total due to rounding.

Table 2: Title I Insured Mortgage Portfolio Change during Month August 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	42,040	\$1,041
Property Improvement	28,984	499
Manufactured Housing	13,056	542
Prepayments	(563)	(10)
Property Improvement	(487)	(7)
Manufactured Housing	(76)	(3)
Claims	(57)	(2)
Property Improvement	(29)	(0)
Manufactured Housing	(28)	(1)
Endorsements	426	9
Property Improvement	398	8
Manufactured Housing	28	1
Adjustment ^a	41	2
Property Improvement	16	1
Manufactured Housing	25	1
Insurance in-Force (Ending)	41,887	\$1,040
Property Improvement	28,882	499
Manufactured Housing	13,005	541

Source: US Department of HUD/FHA; September 2015.

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

Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares ^a					
	Aug 2015	Jul 2015	FY 2015 to-date	FY 2014 to date	FY 2014 Final
Total Endorsement Count	126,316	134,187	996,903	713,623	786,353
Loan Purpose Shares					
Purchase (%)	71.6	67.2	66.9	75.3	75.7
Refinance (%)	28.4	32.8	33.1	24.7	24.3
Purchase Loan Count and Shares					
Purchase Loan Count	90,478	90,210	666,831	537,673	594,997
First-Time Homebuyer (%)	81.1	81.0	81.6	81.1	81.2
203(K) Purchase and Rehabilitate (%)	1.8	1.7	2.0	2.3	2.3
Minority (%)	33.6	32.6	34.1	33.5	33.6
Non-Minority (%)	60.1	61.4	60.0	60.8	60.8
Undisclosed Race/Ethnicity (%)	6.3	6.1	5.9	5.6	5.6
Refinance Loan Count and Shares					
Refinance Loan Count	35,838	43,977	330,072	175,950	191,356
FHA Streamline (%)	59.8	66.2	65.0	60.5	60.1
FHA-to-FHA (Fully Underwritten) (%)	15.1	13.3	13.6	10.7	11.0
Non-cash-out (%)	44.9	52.1	52.5	43.5	43.0
Cash out (%)	55.1	47.9	47.5	56.5	57.0
Conventional-to-FHA (%)	25.1	20.5	21.4	28.8	28.9
Non-cash-out (%)	49.0	50.1	51.2	55.9	55.4
Cash out (%)	51.0	49.9	48.8	44.1	44.6
Property-Type Shares					
Single-Family Detached (%)	88.1	88.6	88.3	87.7	87.7
Townhome (%)	5.0	4.8	4.6	4.8	4.8
Condominium (%)	2.8	2.8	2.9	3.0	2.9
2-4 Unit Properties (%)	2.0	1.8	2.1	2.1	2.1
Manufactured Housing (With Real Estate) (%)	2.1	2.0	2.2	2.4	2.5

Source: US Department of HUD/FHA; September 2015.

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

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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
2013	Aug	97,323	64,203	10,916	2,286	3,227	16,691
	Sep	83,445	58,541	9,743	2,083	1,767	11,311
	Oct	93,516	62,331	12,132	2,664	2,260	14,129
	Nov	75,371	49,838	9,663	2,341	2,696	10,833
	Dec	68,439	46,330	8,535	2,168	2,156	9,250
2014	Jan	71,130	45,860	9,607	2,378	1,941	11,344
	Feb	76,863	51,700	9,288	2,329	2,595	10,951
	Mar	94,628	66,271	10,912	2,833	3,726	10,886
	Apr	103,095	74,814	11,513	3,018	2,503	11,247
	May	99,446	73,371	10,850	3,206	2,923	9,096
	Jun	99,451	72,451	10,224	3,349	3,464	9,963
	Jul	97,893	71,544	10,369	3,176	3,426	9,378
	Aug	89,276	63,956	10,420	3,319	3,811	7,770
	Sep	87,166	62,207	10,473	3,408	3,013	8,065
	Oct	93,206	64,352	11,745	4,132	5,294	7,683
	Nov	74,286	50,488	9,402	3,143	5,633	5,620
	Dec	71,754	48,101	9,456	3,067	5,877	5,253
2015	Jan	128,135	71,036	15,227	7,944	28,592	5,336
	Feb	179,537	85,220	17,821	11,502	58,746	6,248
	Mar	174,892	98,885	17,248	9,064	43,606	6,089
	Apr	175,437	106,208	17,572	8,420	37,736	5,501
	May	156,976	101,071	15,662	6,696	28,883	4,664
	Jun	159,208	107,709	17,573	6,687	22,510	4,729
	Jul	150,719	102,073	18,323	6,618	18,515	5,190
	Aug	142,668	92,704	19,280	5,722	19,737	5,225

Source: US Department of HUD/FHA; September 2015.

^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.

Table 5: Home Equity Conversion Mortgage (HECM) Insured Mortgage Portfolio Change during Month		
August 2015		
	Loan Count	MCA ^a (In Millions)
Insurance in-Force (Beginning)	607,061	\$146,653
Payoffs	(2,320)	(675)
Assignments	(1,334)	(334)
Shortfall Claims ^b	(1,962)	(368)
Endorsements	5,749	1,767
Insurance in-Force (Ending)	607,194	\$147,044

Source: US Department of HUD/FHA; September 2015.

^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 claim types 'Foreclosure / Deed In Lieu' and 'Mortgagor's Short Sale'.

Table 6: Home Equity Conversion Mortgage Endorsement Characteristic Shares					
	Aug 2015	Jul 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	5,749	5,026	53,319	47,853	51,616
Loan Purpose Shares (%)					
Home Purchase	4.5	4.0	4.0	3.5	3.5
Refinance	11.3	10.9	9.5	4.6	4.7
Equity Takeout (Traditional)	84.2	85.1	86.5	91.9	91.8
Product Type Shares					
Standard Loan Count	2	2	24	17,929	17,931
Fixed Rate (%)	50.0	0.0	50.0	0.8	0.8
Adjustable Rate (%)	50.0	0.0	50.0	99.2	99.2
Saver Loan Count	-	-	3	2,824	2,824
Fixed Rate (%)	0.0	0.0	100.0	61.1	61.1
Adjustable Rate (%)	0.0	0.0	0.0	38.9	38.9
HECM 2014	5,747	5,024	53,292	27,100	30,861
Fixed Rate (%)	13.3	12.3	15.8	25.7	25.2
Adjustable Rate (%)	86.7	87.7	84.2	74.3	74.8
Gender Shares (%)					
Individual Male	19.8	20.9	21.9	18.9	18.7
Individual Female	41.1	32.3	35.2	34.3	34.9
Joint Borrowers	38.8	46.8	42.5	45.7	45.4
Not Reported	0.3	0.0	0.4	1.1	1.0
Age Categories Shares (%)					
62-69	46.1	46.5	46.2	48.3	48.4
70-79	36.4	37.6	37.0	36.1	36.1
80-89	14.8	13.4	14.3	13.2	13.2
90+	2.7	2.6	2.5	2.4	2.3
Initial Principal Limit (IPL) Range (\$000) Shares (%)					
Up to \$100	28.0	33.3	35.1	39.3	39.5
\$101 - \$200	35.0	36.1	34.8	33.2	33.2
\$201 - \$300	18.4	16.3	15.9	14.7	14.7
\$301 - \$400	14.5	12.0	11.4	10.3	10.2
\$401 - \$500	4.0	2.3	2.8	2.5	2.4
Above \$500	0.0	0.0	0.0	0.0	0.0

Source: US Department of HUD/FHA; September 2015.

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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			
2013	Nov	4,964	-	-	-	-	1,213	3,751	101	101	4,762
	Dec	5,203	-	-	-	-	1,360	3,843	111	109	4,983
2014	Jan	5,707	-	-	-	-	1,771	3,936	114	132	5,461
	Feb	5,700	-	-	-	-	1,951	3,749	131	140	5,429
	Mar	6,329	-	-	-	-	2,370	3,959	187	223	5,919
	Apr	6,406	-	-	-	-	2,184	4,222	221	288	5,897
	May	5,858	-	-	-	-	1,687	4,171	202	253	5,403
	Jun	6,145	-	-	-	-	1,640	4,505	218	313	5,614
	Jul	5,823	-	-	-	-	1,535	4,288	231	318	5,274
	Aug	11,415	-	-	-	-	2,717	8,698	358	806	10,251
	Sep	7,788	-	-	-	-	1,700	6,088	236	636	6,916
	Oct	8,471	-	-	-	-	1,862	6,609	256	832	7,383
	Nov	7,004	-	-	-	-	1,322	5,682	210	782	6,012
	Dec	7,680	-	-	-	-	1,401	6,279	249	769	6,662
2015	Jan	6,537	-	-	-	-	1,008	5,529	212	585	5,740
	Feb	9,758	-	-	-	-	1,426	8,332	228	897	8,633
	Mar	9,331	-	-	-	-	1,344	7,987	287	917	8,127
	Apr	13,488	-	-	-	-	1,864	11,624	435	1,368	11,685
	May	4,186	-	-	-	-	630	3,556	213	461	3,512
	Jun	6,183	-	-	-	-	921	5,262	276	703	5,204
	Jul	6,364	-	-	-	-	1,056	5,308	257	787	5,320
	Aug	6,089	-	-	-	-	940	5,149	243	669	5,177

Source: US Department of HUD/FHA; September 2015.

^a Application count by product type only includes Standard, Saver, and HECM 2014 applications and may not equal the total monthly application count.

^b HUD discontinued offering the fixed-rate standard option in April 2013; the remaining Standard and Saver programs were discontinued in October 2013.

Table 8: Multifamily Insured Mortgage Portfolio Change during Month August 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	10,738	\$72,421
Prepayments	(14)	(34)
Refinance with FHA	(9)	(1)
Full Payoff	(5)	(33)
Claims	-	-
Endorsements	62	709
Adjustment ^a	(148)	(350)
Insurance in-Force (Ending)	10,638	\$72,746

Source: US Department of HUD/FHA; September 2015.

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

Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares					
	Aug 2015	Jul 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	62	68	798	979	1,070
Property Size Shares (%)					
Up to 20 Units	0.0	2.9	1.1	1.7	1.6
21 - 50 Units	8.1	16.2	12.2	12.0	12.1
51 - 100 Units	27.4	23.5	27.8	27.3	26.9
101 - 150 Units	21.0	23.5	20.8	21.8	21.8
Over 150 Units	43.5	33.8	38.1	37.3	37.6
Mortgage Size Shares (%)					
Up to \$5 Million	30.6	39.7	38.0	41.4	41.0
\$5 - \$10 Million	22.6	27.9	23.3	24.1	24.5
\$10 - \$20 Million	33.9	22.1	23.6	22.3	21.8
\$20 - \$50 Million	12.9	8.8	14.8	11.2	11.6
\$50 - \$100 Million	0.0	1.5	0.4	1.0	1.1
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0
Over \$200 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	69.4	76.5	72.7	76.7	76.3
Outside Metropolitan Areas ^b	30.6	23.5	27.3	23.3	23.7
Property Use Shares (%)					
Mixed Use	0.0	2.9	0.6	0.8	0.7
Residential Only	100.0	97.1	99.4	99.2	99.3

Source: US Department of HUD/FHA; September 2015.

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

^b 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
2013	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	113	11	4	85	13	0	0
	Oct	70	11	1	48	10	0	0
	Nov	123	12	1	99	11	0	0
	Dec	116	20	0	78	18	0	0
2014	Jan	98	18	3	67	10	0	0
	Feb	73	15	1	45	12	0	0
	Mar	96	19	2	67	8	0	0
	Apr	92	18	11	54	9	0	0
	May	86	13	5	62	6	0	0
	Jun	74	10	1	54	8	1	0
	Jul	95	21	2	69	3	0	0
	Aug	82	21	1	48	9	1	2
	Sep	91	21	4	57	8	1	0
	Oct	95	26	4	55	8	1	1
	Nov	116	27	4	64	21	0	0
	Dec	93	23	1	57	12	0	0
2015	Jan	88	24	2	47	15	0	0
	Feb	93	25	1	52	15	0	0
	Mar	116	18	8	79	9	1	1
	Apr	96	22	1	59	13	0	1
	May	107	26	0	64	16	0	1
	Jun	159	36	2	105	14	1	1
	Jul	171	42	1	108	17	2	1
	Aug	98	25	0	60	12	1	0

Source: US Department of HUD/FHA; September 2015.

Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month August 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	3,178	\$23,773
Prepayments	(1)	(11)
Refinance with FHA	-	-
Full Payoff	(1)	(11)
Claims	-	-
Refinance	-	-
New Construction	-	-
Endorsements	23	181
Adjustment ^a	(26)	(153)
Insurance in-Force (Ending)	3,174	\$23,790

Source: US Department of HUD/FHA; September 2015.

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

Table 12: Nursing Home and Assisted Living (Section 232) Insured Mortgage Endorsement Characteristic Shares

	Aug 2015	Jul 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	23	27	268	417	484
Property Size Shares					
Up to 20 Units	0.0	0.0	0.4	1.2	1.2
21 - 50 Units	17.4	3.7	8.6	8.2	8.7
51 - 100 Units	26.1	40.7	38.8	40.5	40.7
101 - 150 Units	43.5	29.6	29.9	27.6	27.1
Over 150 Units	13.0	25.9	22.4	22.5	22.3
Mortgage Size Shares					
Up to \$5 Million	39.1	37.0	26.9	28.1	29.5
\$5 - \$10 Million	30.4	33.3	42.9	43.9	43.2
\$10 - \$20 Million	26.1	29.6	21.6	21.8	21.3
\$20 - \$50 Million	4.3	0.0	8.6	5.8	5.6
\$50 - \$100 Million	0.0	0.0	0.0	0.5	0.4
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0
Over \$200 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	65.2	74.1	73.1	63.3	68.2
Outside Metropolitan Areas ^b	34.8	25.9	26.9	36.7	31.8

Source: US Department of HUD/FHA; September 2015.

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

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

Calendar Year	Month	Total Applications Received	New Construction	Additions	Purchase	Refinance	Property Improvement	Substantial Rehabilitation
2013	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	62	4	2	2	51	2	1
2014	Jan	75	1	2	0	72	0	0
	Feb	67	2	3	0	61	1	0
	Mar	82	4	2	0	76	0	0
	Apr	92	4	1	1	81	4	1
	May	61	1	2	3	53	1	1
	Jun	65	2	1	0	61	1	0
	Jul	59	3	0	1	51	2	2
	Aug	63	4	3	0	55	1	0
	Sep	69	4	1	0	61	2	1
	Oct	48	0	0	2	43	2	1
	Nov	51	5	2	0	44	0	0
	Dec	55	1	1	1	49	2	1
2015	Jan	53	5	2	5	41	0	0
	Feb	59	2	3	0	54	0	0
	Mar	55	2	0	1	48	1	3
	Apr	76	5	0	1	67	2	1
	May	74	5	2	4	59	4	0
	Jun	70	3	4	3	60	0	0
	Jul	20	2	1	5	12	0	0
	Aug	82	2	0	0	80	0	0

Source: US Department of HUD/FHA; September 2015.

Table 14: Hospital (Section 242 Program) Insured Portfolio Change during Month		
August 2015 ^a		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	107	\$7,647
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims	-	-
Endorsements	1	10
Adjustment ^b	(2)	(27)
Insurance in-Force (Ending)	106	\$7,630

Source: US Department of HUD/FHA; September 2015.

^a Data is for the period from August 3, 2015 to September 1, 2015.

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

Table 15: Hospital (Section 242) Insured Mortgage Endorsement Characteristic Shares					
	Aug 2015	Jul 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	1	1	5	6	6
Property Size Shares					
Less than 25 Beds	100.0	0.0	60.0	16.7	16.7
26 - 50 Beds	0.0	0.0	0.0	0.0	0.0
51 - 100 Beds	0.0	100.0	20.0	16.7	16.7
101 - 200 Beds	0.0	0.0	0.0	33.3	33.3
Over 200 Beds	0.0	0.0	20.0	33.3	33.3
Mortgage Size Shares					
Up to \$10 Million	0.0	0.0	0.0	16.7	16.7
\$10 - \$25 Million	100.0	100.0	40.0	16.7	16.7
\$25 - \$50 Million	0.0	0.0	20.0	33.3	33.3
\$50 - \$100 Million	0.0	0.0	20.0	33.3	33.3
\$100 - \$250 Million	0.0	0.0	20.0	0.0	0.0
\$250 - \$500 Million	0.0	0.0	0.0	0.0	0.0
Over \$500 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	0.0	0.0	60.0	33.3	33.3
Outside Metropolitan Areas ^b	100.0	100.0	40.0	66.7	66.7

Source: US Department of HUD/FHA; September 2015.

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

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

Table 16: Hospitals (Section 242 Program) Application Activity						
Calendar Year	Month	Total Applications Received	Section 242 (Construction - Non-Portfolio Hospital)	Section 241 (Construction or Addition Portfolio Hospital)	Section 223f (Refinancing or Acquisition-Non-Portfolio Hospital)	Section 223a7 (Refinancing-Portfolio Hospital)
2013	Jul	1	0	1	0	0
	Aug	0	0	0	0	0
	Sep	1	0	0	1	0
	Oct	2	0	2	0	0
	Nov	0	0	0	0	0
	Dec	0	0	0	0	0
2014	Jan	0	0	0	0	0
	Feb	0	0	0	0	0
	Mar	0	0	0	0	0
	Apr	1	0	0	1	0
	May	0	0	0	0	0
	Jun	2	0	1	1	0
	Jul	1	0	1	0	0
	Aug	1	0	0	0	1
	Sep	0	0	0	0	0
	Oct	0	0	0	0	0
	Nov	1	0	0	1	0
	Dec	0	0	0	0	0
2015	Jan	0	0	0	0	0
	Feb	0	0	0	0	0
	Mar	1	1	0	0	0
	Apr	1	0	0	0	1
	May	0	0	0	0	0
	Jun	0	0	0	0	0
	Jul	2	1	0	1	0
	Aug	1	0	0	1	0

Source: US Department of HUD/FHA; September 2015.