



FHA PRODUCTION REPORT

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

DECEMBER
2015

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Table 1a: Single Family Insured Mortgage Portfolio Change during Month ^a		
December 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	7,780,970	\$1,081,770
Prepayments	(84,847)	(13,742)
Refinance with FHA	(19,569)	(3,598)
Full Payoff	(65,278)	(10,144)
Claims	(11,201)	(1,433)
Conveyance	(5,042)	(546)
Pre-foreclosure Sale	(1,282)	(220)
Note Sales	(2,802)	(406)
Third-Party Sales	(2,075)	(261)
Endorsements	88,674	17,058
Adjustment ^b	5,862	(1,249)
Insurance in-Force (Ending)	7,779,458	\$1,082,404

Source: US Department of HUD/FHA; January 2016.

^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 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)	7,351,905	\$1,023,778	429,065	\$57,992
Prepayments	(83,262)	(13,528)	(1,585)	(214)
Refinance with FHA	(19,569)	(3,598)	0	(0)
Full Payoff	(63,693)	(9,930)	(1,585)	(214)
Claims	(2,497)	(377)	(8,704)	(1,056)
<i>Delinquency Transitions within Portfolio</i>				
Re-performing ^d	34,922	4,314	(34,922)	(4,314)
In 90+Day Delinquency	(40,033)	(4,988)	40,033	4,988
Continued Serious Delinquency ^c			410,072	52,407
Endorsements	88,674	17,058		
Adjustment ^e	5,862	(1,249)		
Insurance in-Force (Ending) ^f	7,360,682	1,025,683	418,776	\$56,722

Source: US Department of HUD/FHA; January 2016.

^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 December 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	41,502	\$1,038
Property Improvement	28,562	496
Manufactured Housing	12,940	542
Prepayments	(402)	(8)
Property Improvement	(334)	(5)
Manufactured Housing	(68)	(2)
Claims	(14)	(0)
Property Improvement	(9)	(0)
Manufactured Housing	(5)	(0)
Endorsements	279	7
Property Improvement	242	5
Manufactured Housing	37	2
Adjustment ^a	(44)	(1)
Property Improvement	(41)	(1)
Manufactured Housing	(3)	(0)
Insurance in-Force (Ending)	41,321	\$1,035
Property Improvement	28,420	494
Manufactured Housing	12,901	541

Source: US Department of HUD/FHA; January 2016.

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

Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares ^a					
	Dec 2015	Nov 2015	FY 2016 to-date	FY 2015 to date	FY 2015 Final
Total Endorsement Count	88,674	93,327	301,192	201,599	1,116,232
Loan Purpose Shares					
Purchase (%)	69.0	69.9	69.9	76.8	67.5
Refinance (%)	31.0	30.1	30.1	23.2	32.5
Purchase Loan Count and Shares					
Purchase Loan Count	61,161	65,277	210,553	154,807	753,389
First-Time Homebuyer (%)	81.6	81.3	81.4	81.6	81.5
203(K) Purchase and Rehabilitate (%)	2.0	2.0	2.0	2.2	2.0
Minority (%)	35.4	34.2	34.4	35.3	34.0
Non-Minority (%)	58.2	59.3	59.2	58.9	60.0
Undisclosed Race/Ethnicity (%)	6.4	6.5	6.3	5.7	5.9
Refinance Loan Count and Shares					
Refinance Loan Count	27,513	28,050	90,639	46,792	362,843
FHA Streamline (%)	51.5	55.2	54.3	50.3	64.2
FHA-to-FHA (Fully Underwritten) (%)	16.7	15.4	15.7	15.9	13.8
Non-cash-out (%)	40.0	40.7	40.3	39.9	51.4
Cash out (%)	60.0	59.3	59.7	60.1	48.6
Conventional-to-FHA (%)	31.8	29.4	30.0	33.8	22.1
Non-cash-out (%)	43.4	46.4	45.3	50.7	50.7
Cash out (%)	56.6	53.6	54.7	49.3	49.3
Property-Type Shares					
Single-Family Detached (%)	87.7	87.6	87.6	87.2	88.2
Townhome (%)	4.9	5.0	4.9	5.0	4.6
Condominium (%)	2.7	2.8	2.8	2.8	2.8
2-4 Unit Properties (%)	2.3	2.1	2.1	2.2	2.1
Manufactured Housing (With Real Estate) (%)	2.5	2.6	2.5	2.8	2.2

Source: US Department of HUD/FHA; January 2016.

^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
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	89,277	63,957	10,420	3,319	3,811	7,770
	Sep	87,166	62,206	10,474	3,409	3,012	8,065
	Oct	93,206	64,352	11,746	4,131	5,294	7,683
	Nov	74,286	50,488	9,403	3,142	5,633	5,620
	Dec	71,754	48,102	9,457	3,068	5,874	5,253
2015	Jan	128,135	71,031	15,231	7,946	28,591	5,336
	Feb	179,536	85,222	17,822	11,500	58,744	6,248
	Mar	174,893	98,901	17,228	9,091	43,584	6,089
	Apr	175,437	106,215	17,543	8,477	37,701	5,501
	May	156,976	101,099	15,612	6,762	28,839	4,664
	Jun	159,209	107,704	17,483	6,819	22,474	4,729
	Jul	150,720	102,052	18,115	6,808	18,555	5,190
	Aug	142,668	92,478	18,192	6,826	19,947	5,225
	Sep	143,468	92,264	18,309	7,046	20,341	5,508
	Oct	127,535	77,599	17,538	6,877	20,293	5,228
	Nov	113,417	69,391	17,283	5,148	17,148	4,447
	Dec	108,690	64,054	17,751	5,454	17,200	4,231

Source: US Department of HUD/FHA; January 2016.

^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		
December 2015		
	Loan Count	MCA ^a (In Millions)
Insurance in-Force (Beginning)	602,328	146,533
Payoffs	(2,391)	(696)
Assignments	(1,021)	(256)
Shortfall Claims ^b	(2,236)	(422)
Endorsements	4,229	1,240
Insurance in-Force (Ending)	600,909	\$146,400

Source: US Department of HUD/FHA; January 2016.

^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					
	Nov 2015	Oct 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	4,229	4,021	12,578	14,199	57,990
Loan Purpose Shares (%)					
Home Purchase	5.5	4.9	5.3	4.4	4.2
Refinance	12.7	11.4	11.5	7.4	9.6
Equity Takeout (Traditional)	81.8	83.7	83.1	88.3	86.2
Product Type Shares (%)					
Fixed Rate	12.3	11.8	12.4	20.0	15.7
Adjustable Rate	87.7	88.2	87.6	80.0	84.3
Gender Shares (%)					
Individual Male	21.5	22.2	22.1	20.9	21.9
Individual Female	37.3	36.7	37.1	39.4	38.6
Joint Borrowers	40.9	40.8	40.5	38.9	38.8
Not Reported	0.3	0.3	0.3	0.8	0.7
Age Categories Shares (%)					
62-69	43.2	44.2	43.8	45.6	46.2
70-79	38.6	38.9	38.3	37.5	37.1
80-89	15.4	14.4	15.3	14.4	14.2
90+	2.8	2.5	2.6	2.5	2.5
Initial Principal Limit (IPL) Range (\$000) Shares (%)					
Up to \$100	30.3	32.9	31.2	38.0	34.7
\$101 - \$200	35.3	35.8	35.9	34.0	34.8
\$201 - \$300	17.9	16.7	17.3	15.1	16.0
\$301 - \$400	12.7	11.9	12.4	10.5	11.6
\$401 - \$500	3.7	2.7	3.2	2.4	2.9
Above \$500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) Range (\$000) Shares (%)					
Up to \$100	9.2	10.4	9.7	12.8	11.6
\$101 - \$200	29.7	31.2	30.4	33.6	31.7
\$201 - \$300	21.2	22.0	21.4	19.7	20.6
\$301 - \$400	14.2	12.6	13.7	12.5	13.1
\$401 - \$500	9.5	9.1	9.1	8.0	8.4
Above \$500	16.3	14.7	15.6	13.4	14.6

Source: US Department of HUD/FHA; January 2016.

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Table 7: Home Equity Conversion Application Activity							
Calendar Year	Month	Total Applications Received	Interest Rate Type		Loan Purpose		
			Fixed	Adjustable	Home Purchase	Refinance	Equity Takeout
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	1,321	5,683	210	782	6,012
	Dec	7,680	1,401	6,279	249	769	6,662
2015	Jan	6,537	1,007	5,530	212	585	5,740
	Feb	9,758	1,420	8,338	228	896	8,634
	Mar	9,331	1,338	7,993	287	920	8,124
	Apr	13,488	1,839	11,649	436	1,381	11,671
	May	4,186	627	3,559	213	463	3,510
	Jun	6,183	921	5,262	275	713	5,195
	Jul	6,364	1,016	5,348	259	830	5,275
	Aug	6,089	872	5,217	256	766	5,067
	Sep	6,754	828	5,926	271	833	5,650
	Oct	7,046	783	6,263	240	980	5,826
	Nov	6,330	670	5,660	211	804	5,315
	Dec	6,068	755	5,313	179	563	5,326

Source: US Department of HUD/FHA; Janay 2016.

Table 8: Multifamily Insured Mortgage Portfolio Change during Month December 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	10,739	\$73,997
Prepayments	(20)	(107)
Refinance with FHA	(11)	(19)
Full Payoff	(9)	(88)
Claims	(1)	(2)
Endorsements	89	1,044
Adjustment ^a	(28)	(591)
Insurance in-Force (Ending)	10,779	\$74,341

Source: US Department of HUD/FHA; January 2016.

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

Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares					
	Dec 2015	Nov 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	89	87	245	265	903
Property Size Shares (%)					
Up to 20 Units	1.1	1.1	1.2	1.9	1.0
21 - 50 Units	7.9	13.8	11.0	14.7	11.6
51 - 100 Units	36.0	24.1	29.4	26.8	27.8
101 - 150 Units	21.3	23.0	20.8	19.6	20.4
Over 150 Units	33.7	37.9	37.6	37.0	39.2
Mortgage Size Shares (%)					
Up to \$5 Million	41.6	42.5	41.6	39.2	37.3
\$5 - \$10 Million	23.6	24.1	22.9	22.6	23.1
\$10 - \$20 Million	15.7	24.1	20.8	22.6	23.7
\$20 - \$50 Million	14.6	8.0	12.2	15.1	15.5
\$50 - \$100 Million	4.5	1.1	2.4	0.4	0.3
\$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	70.8	74.7	70.6	71.3	72.8
Outside Metropolitan Areas ^b	29.2	25.3	29.4	28.7	27.2
Property Use Shares (%)					
Mixed Use	0.0	1.1	0.4	0.4	0.7
Residential Only	100.0	98.9	99.6	99.6	99.3

Source: US Department of HUD/FHA; January 2016.

^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.

FHA Production Report

Calendar Year	Month	Total Applications Received	New Construction	Purchase	Refinance	Substantial Rehabilitation	Property Improvement	Additions
2013	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	108	26	0	65	16	0	1
	Jun	158	36	2	105	14	0	1
	Jul	171	42	1	108	17	2	1
	Aug	99	26	2	58	12	1	0
	Sep	103	31	4	59	8	0	1
	Oct	99	24	2	58	15	0	0
	Nov	81	26	2	45	8	0	0
	Dec	70	21	2	44	3	0	0

Source: US Department of HUD/FHA; January 2016.

Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month December 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	3,193	\$24,021
Prepayments	(3)	(19)
Refinance with FHA	(3)	(19)
Full Payoff	-	-
Claims	-	-
Refinance	-	-
New Construction	-	-
Endorsements	17	219
Adjustment ^a	-	(152)
Insurance in-Force (Ending)	3,207	\$24,069

Source: US Department of HUD/FHA; January 2016.

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

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

	Dec 2015	Nov 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	17	16	70	90	291
Property Size Shares					
Up to 20 Units	0.0	0.0	0.0	1.1	0.3
21 - 50 Units	11.8	18.8	8.6	4.4	8.2
51 - 100 Units	52.9	31.3	45.7	45.6	39.2
101 - 150 Units	17.6	31.3	30.0	34.4	30.2
Over 150 Units	17.6	18.8	15.7	14.4	22.0
Mortgage Size Shares					
Up to \$5 Million	5.9	37.5	27.1	26.7	27.5
\$5 - \$10 Million	64.7	18.8	31.4	47.8	41.9
\$10 - \$20 Million	23.5	37.5	35.7	17.8	22.0
\$20 - \$50 Million	0.0	6.3	4.3	7.8	8.6
\$50 - \$100 Million	5.9	0.0	1.4	0.0	0.0
\$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	64.7	87.5	67.1	68.2	71.8
Outside Metropolitan Areas ^b	35.3	12.5	32.9	31.8	28.2

Source: US Department of HUD/FHA; January 2016.

^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 13: 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
2013	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	23	3	1	5	14	0	0
	Aug	85	2	0	0	83	0	0
	Sep	34	1	0	3	30	0	0
	Oct	38	4	2	1	29	2	0
	Nov	18	1	0	1	16	0	0
	Dec	57	3	3	1	49	0	1

Source: US Department of HUD/FHA; January 2016.

Table 14: Hospital (Section 242 Program) Insured Portfolio Change during Month		
December 2015 ^a		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	109	\$7,425
Prepayments	(2)	(311)
Refinance with FHA	(2)	(311)
Full Payoff	-	-
Claims	-	-
Endorsements	2	289
Adjustment ^b	(1)	(232)
Insurance in-Force (Ending)	108	\$7,171

Source: US Department of HUD/FHA; January 2016.

^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					
	Dec 2015	Nov 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	2	0	2	2	5
Property Size Shares					
Less than 25 Beds	0.0	0.0	0.0	50.0	80.0
26 - 50 Beds	0.0	0.0	0.0	0.0	0.0
51 - 100 Beds	0.0	0.0	0.0	0.0	0.0
101 - 200 Beds	0.0	0.0	0.0	0.0	0.0
Over 200 Beds	100.0	0.0	100.0	50.0	20.0
Mortgage Size Shares					
Up to \$10 Million	0.0	0.0	0.0	0.0	0.0
\$10 - \$25 Million	50.0	0.0	50.0	0.0	40.0
\$25 - \$50 Million	0.0	0.0	0.0	50.0	40.0
\$50 - \$100 Million	0.0	0.0	0.0	0.0	0.0
\$100 - \$250 Million	0.0	0.0	0.0	50.0	20.0
\$250 - \$500 Million	50.0	0.0	50.0	0.0	0.0
Over \$500 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	100.0	0.0	100.0	100.0	60.0
Outside Metropolitan Areas ^b	0.0	0.0	0.0	0.0	40.0

Source: US Department of HUD/FHA; January 2016.

^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	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	0	0	1	1
	Aug	2	0	1	1	0
	Sep	0	0	0	0	0
	Oct	0	0	0	0	0
	Nov	0	0	0	0	0
	Dec	0	0	0	0	0

Source: US Department of HUD/FHA; January 2016.