



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		
June 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	7,665,993	\$1,052,770
Prepayments	(115,463)	(20,115)
Refinance with FHA	(32,903)	(6,694)
Full Payoff	(82,560)	(13,421)
Claims	(9,847)	(1,312)
Conveyance	(6,168)	(746)
Pre-foreclosure Sale	(1,504)	(275)
Note Sales	-	-
Third-Party Sales	(2,175)	(291)
Endorsements	128,449	25,141
Adjustment ^b	8,812	(403)
Insurance in-Force (Ending)	7,677,944	\$1,056,080

Source: US Department of HUD/FHA; July 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				
June 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)	7,215,900	\$990,851	450,093	\$61,919
Prepayments	(114,039)	(19,928)	(1,424)	(187)
Refinance with FHA	(32,900)	(6,694)	(3)	(1)
Full Payoff	(81,139)	(13,234)	(1,421)	(186)
Claims	(2,785)	(505)	(7,062)	(806)
<i>Delinquency Transitions within Portfolio</i>				
Re-performing ^d	38,258	4,768	(38,258)	(4,768)
New 90+Day Delinquency	(35,385)	(4,412)	35,385	4,412
Continued Serious Delinquency ^c			434,545	56,157
Endorsements	128,449	25,141		
Adjustment ^e	8,812	(403)		
Insurance in-Force (Ending) ^f	7,236,337	995,155	441,607	\$60,926

Source: US Department of HUD/FHA; July 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 June 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	42,233	\$1,041
Property Improvement	29,072	498
Manufactured Housing	13,161	544
Prepayments	(571)	(10)
Property Improvement	(478)	(7)
Manufactured Housing	(93)	(3)
Claims	(65)	(2)
Property Improvement	(38)	(0)
Manufactured Housing	(27)	(1)
Endorsements	528	11
Property Improvement	491	9
Manufactured Housing	37	2
Adjustment ^a	64	3
Property Improvement	26	1
Manufactured Housing	38	2
Insurance in-Force (Ending)	42,189	\$1,042
Property Improvement	29,073	499
Manufactured Housing	13,116	543

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

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

Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares ^a					
	Jun 2015	May 2015	FY 2015 to-date	FY 2014 to date	FY 2014 Final
Total Endorsement Count	128,449	102,795	736,393	566,612	786,353
Loan Purpose Shares					
Purchase (%)	62.2	59.3	66.0	74.3	75.7
Refinance (%)	37.8	40.7	34.0	25.7	24.3
Purchase Loan Count and Shares					
Purchase Loan Count	79,949	60,942	486,139	420,815	594,997
First-Time Homebuyer (%)	81.6	82.2	81.8	81.0	81.2
203(K) Purchase and Rehabilitate (%)	1.7	1.8	2.1	2.4	2.3
Minority (%)	32.0	32.6	34.4	33.6	33.6
Non-Minority (%)	62.2	61.4	59.8	60.9	60.8
Undisclosed Race/Ethnicity (%)	5.8	6.0	5.8	5.5	5.6
Refinance Loan Count and Shares					
Refinance Loan Count	48,500	41,853	250,254	145,797	191,356
FHA Streamline (%)	71.5	71.4	65.5	61.2	60.1
FHA-to-FHA (Fully Underwritten) (%)	12.0	12.6	13.4	10.3	11.0
Non-cash-out (%)	56.4	60.1	53.7	44.5	43.0
Cash out (%)	43.6	39.9	46.3	55.5	57.0
Conventional-to-FHA (%)	16.5	16.0	21.1	28.6	28.9
Non-cash-out (%)	52.4	52.1	51.7	56.6	55.4
Cash out (%)	47.6	47.9	48.3	43.4	44.6
Property-Type Shares					
Single-Family Detached (%)	88.8	88.9	88.2	87.7	87.7
Townhome (%)	4.5	4.2	4.5	4.8	4.8
Condominium (%)	2.9	3.0	2.9	3.0	2.9
2-4 Unit Properties (%)	2.0	2.1	2.1	2.1	2.1
Manufactured Housing (With Real Estate) (%)	1.9	1.8	2.3	2.5	2.5

Source: US Department of HUD/FHA; July 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	Jun	93,746	57,633	9,929	2,279	4,798	19,107
	Jul	108,196	68,994	11,085	2,229	3,478	22,410
	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	46,331	8,534	2,168	2,156	9,250
2014	Jan	71,130	45,860	9,607	2,378	1,941	11,344
	Feb	76,863	51,701	9,287	2,329	2,595	10,951
	Mar	94,628	66,272	10,911	2,833	3,726	10,886
	Apr	103,095	74,814	11,513	3,018	2,503	11,247
	May	99,446	73,372	10,849	3,206	2,923	9,096
	Jun	99,451	72,451	10,224	3,349	3,464	9,963
	Jul	97,893	71,544	10,370	3,174	3,427	9,378
	Aug	89,276	63,958	10,418	3,319	3,811	7,770
	Sep	87,166	62,208	10,472	3,408	3,013	8,065
	Oct	93,206	64,352	11,746	4,129	5,296	7,683
	Nov	74,286	50,489	9,401	3,145	5,631	5,620
	Dec	71,754	48,098	9,458	3,068	5,877	5,253
2015	Jan	128,135	71,046	15,226	7,931	28,596	5,336
	Feb	179,536	85,181	17,860	11,451	58,796	6,248
	Mar	174,892	98,870	17,299	8,990	43,644	6,089
	Apr	175,437	106,180	17,676	8,310	37,770	5,501
	May	156,976	101,088	15,946	6,387	28,891	4,664
	Jun	159,208	107,893	18,836	5,390	22,360	4,729

Source: US Department of HUD/FHA; July 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		
June 2015		
	Loan Count	MCA ^a (In Millions)
Insurance in-Force (Beginning)	611,598	147,253
Payoffs	(2,324)	(674)
Assignments	(1,419)	(371)
Shortfall Claims ^b	(3,424)	(638)
Endorsements	5,295	1,469
Insurance in-Force (Ending)	609,726	\$147,039

Source: US Department of HUD/FHA; July 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					
	Jun 2015	May 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	5,295	4,271	42,544	40,511	51,616
Loan Purpose Shares (%)					
Home Purchase	3.4	3.7	3.9	3.3	3.5
Refinance	9.5	9.4	9.1	4.6	4.7
Equity Takeout (Traditional)	87.2	86.9	86.9	92.2	91.8
Product Type Shares					
Standard Loan Count	-	1	20	17,912	17,931
Fixed Rate (%)	0.0	0.0	50.0	0.7	0.8
Adjustable Rate (%)	0.0	100.0	50.0	99.3	99.2
Saver Loan Count	-	1	3	2,822	2,824
Fixed Rate (%)	0.0	100.0	100.0	61.1	61.1
Adjustable Rate (%)	0.0	0.0	0.0	38.9	38.9
HECM 2014	5,295	4,269	42,521	19,777	30,861
Fixed Rate (%)	12.4	13.5	16.5	26.0	25.2
Adjustable Rate (%)	87.6	86.5	83.5	74.0	74.8
Gender Shares (%)					
Individual Male	22.2	21.8	21.9	20.6	20.7
Individual Female	38.0	37.3	38.7	38.7	39.0
Joint Borrowers	39.2	40.0	38.7	38.6	38.3
Not Reported	0.7	0.8	0.8	2.2	2.0
Age Categories Shares (%)					
62-69	47.5	47.6	46.2	48.3	48.4
70-79	36.1	36.6	37.0	36.2	36.1
80-89	13.8	13.7	14.3	13.1	13.2
90+	2.6	2.1	2.5	2.4	2.3
Initial Principal Limit (IPL) Range (\$000) Shares (%)					
Up to \$100	34.1	35.8	36.2	38.9	39.5
\$101 - \$200	35.3	34.4	34.6	33.2	33.2
\$201 - \$300	16.6	16.0	15.5	14.9	14.7
\$301 - \$400	11.3	10.7	10.9	10.2	10.2
\$401 - \$500	2.8	3.0	2.8	2.8	2.4
Above \$500	0.0	0.0	0.0	0.0	0.0

Source: US Department of HUD/FHA; July 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	Sep	16,006	-	13,503	1,692	754	16	41	604	1,162	14,240
	Oct	3,611	-	-	-	-	771	2,840	95	60	3,456
	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	-	-	-	-	1,861	6,610	256	832	7,383
	Nov	7,004	-	-	-	-	1,320	5,684	210	780	6,014
	Dec	7,680	-	-	-	-	1,397	6,283	249	769	6,662
2015	Jan	6,537	-	-	-	-	1,010	5,527	213	583	5,741
	Feb	9,758	-	-	-	-	1,428	8,330	229	894	8,635
	Mar	9,331	-	-	-	-	1,343	7,988	286	912	8,133
	Apr	13,488	-	-	-	-	1,876	11,612	436	1,343	11,709
	May	4,186	-	-	-	-	631	3,555	215	436	3,535
	Jun	6,183	-	-	-	-	901	5,282	276	587	5,320

Source: US Department of HUD/FHA; July 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 June 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	10,718	\$71,944
Prepayments	(12)	(40)
Refinance with FHA	(6)	-
Full Payoff	(6)	(40)
Claims	-	-
Endorsements	63	798
Adjustment ^a	(57)	(581)
Insurance in-Force (Ending)	10,712	\$72,121

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

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

Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares					
	Jun 2015	May 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	63	75	643	823	1,070
Property Size Shares (%)					
Up to 20 Units	0.0	0.0	1.1	1.5	1.6
21 - 50 Units	6.3	12.0	12.1	12.0	12.1
51 - 100 Units	28.6	25.3	28.0	27.7	26.9
101 - 150 Units	20.6	24.0	20.2	21.1	21.8
Over 150 Units	44.4	38.7	38.6	37.7	37.6
Mortgage Size Shares (%)					
Up to \$5 Million	30.2	45.3	38.4	41.4	41.0
\$5 - \$10 Million	19.0	22.7	22.6	23.8	24.5
\$10 - \$20 Million	28.6	18.7	22.9	23.0	21.8
\$20 - \$50 Million	22.2	13.3	15.9	10.8	11.6
\$50 - \$100 Million	0.0	0.0	0.3	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	79.4	66.7	73.1	76.8	76.3
Outside Metropolitan Areas ^b	20.6	33.3	26.9	23.2	23.7
Property Use Shares (%)					
Mixed Use	0.0	0.0	0.5	0.9	0.7
Residential Only	100.0	100.0	99.5	99.1	99.3

Source: US Department of HUD/FHA; July 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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Table 10: Multifamily Application Activity									
Calendar Year	Month	Total Applications Received	New Construction	Purchase	Refinance	Substantial Rehabilitation	Property Improvement	Additions	
2013	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	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	117	18	8	79	10	1	1	
	Apr	97	22	2	59	13	0	1	
	May	102	26	0	62	13	0	1	
	Jun	156	35	2	106	12	0	1	

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

Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month June 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	3,175	\$23,684
Prepayments	(12)	(73)
Refinance with FHA	(11)	(68)
Full Payoff	(1)	(5)
Claims	-	-
Refinance	-	-
New Construction	-	-
Endorsements	25	300
Adjustment ^a	(20)	(258)
Insurance in-Force (Ending)	3,168	\$23,653

Source: US Department of HUD/FHA; July 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

	Jun 2015	May 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	25	21	217	349	484
Property Size Shares					
Up to 20 Units	0.0	0.0	0.5	0.0	1.2
21 - 50 Units	16.0	0.0	7.8	7.4	8.7
51 - 100 Units	36.0	61.9	40.1	42.1	40.7
101 - 150 Units	8.0	28.6	28.6	28.9	27.1
Over 150 Units	40.0	9.5	23.0	21.5	22.3
Mortgage Size Shares					
Up to \$5 Million	28.0	23.8	24.0	26.9	29.5
\$5 - \$10 Million	32.0	47.6	45.6	45.3	43.2
\$10 - \$20 Million	24.0	23.8	20.3	22.1	21.3
\$20 - \$50 Million	16.0	4.8	10.1	5.4	5.6
\$50 - \$100 Million	0.0	0.0	0.0	0.3	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	76.0	66.7	73.1	63.3	68.2
Outside Metropolitan Areas ^b	24.0	33.3	26.9	36.7	31.8

Source: US Department of HUD/FHA; July 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	Additions	Purchase	Refinance	Property Improvement	Substantial Rehabilitation
2013	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	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	58	2	3	0	53	0	0
	Mar	52	2	0	3	43	1	3
	Apr	72	5	0	1	63	2	1
	May	67	3	1	4	55	4	0
	Jun	50	3	3	2	42	0	0

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

Table 14: Hospital (Section 242 Program) Insured Portfolio Change during Month		
June 2015 ^a		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	107	\$7,694
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims	-	-
Endorsements	-	-
Adjustment ^b	-	(29)
Insurance in-Force (Ending)	107	\$7,665

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

^a Data is for the period from May 1, 2015 to June 1, 2015.

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

Table 15: Hospital (Section 242) Insured Mortgage Endorsement Characteristic Shares					
	Jun 2015	May 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	0	1	3	5	6
Property Size Shares					
Less than 25 Beds	0.0	0.0	0.0	20.0	16.7
26 - 50 Beds	0.0	0.0	0.0	0.0	0.0
51 - 100 Beds	0.0	0.0	33.3	20.0	16.7
101 - 200 Beds	0.0	100.0	33.3	20.0	33.3
Over 200 Beds	0.0	0.0	33.3	40.0	33.3
Mortgage Size Shares					
Up to \$10 Million	0.0	0.0	0.0	20.0	16.7
\$10 - \$25 Million	0.0	0.0	0.0	20.0	16.7
\$25 - \$50 Million	0.0	0.0	33.3	40.0	33.3
\$50 - \$100 Million	0.0	100.0	33.3	20.0	33.3
\$100 - \$250 Million	0.0	0.0	33.3	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	100.0	100.0	40.0	33.3
Outside Metropolitan Areas ^b	0.0	0.0	0.0	60.0	66.7

Source: US Department of HUD/FHA; July 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	May	2	0	0	0	2
	Jun	0	0	0	0	0
	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

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