



# FHA PRODUCTION REPORT

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

OCTOBER  
2013

Revision Date: Mar 5, 2014

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



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Table 1a: Single Family Insured Mortgage Portfolio Change during Month <sup>a</sup>		
October 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	7,810,422	\$1,097,388
Prepayments	(61,692)	(9,146)
Refinance with FHA	(18,124)	(2,519)
Full Payoff	(43,568)	(6,627)
Claims	(12,631)	(1,849)
Conveyance	(7,189)	(882)
Pre-foreclosure Sale	(3,157)	(608)
Note Sales	(407)	(99)
Third-Party Sales	(1,878)	(261)
Endorsements	83,939	14,310
Adjustment <sup>b</sup>	10,549	(2,517)
Insurance in-Force (Ending)	7,830,587	\$1,098,185

Source: US Department of HUD/FHA; December 2013.

Note: The Insurance in Force (Ending) in Table 1 does not match the Insurance in Force in Table 1 of the FHA Single Family Loan Performance Trends Report, October 2013 because of the different timing of data extraction.

<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>				
October 2013				
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)	7,163,384	\$1,009,031	647,038	\$88,357
Prepayments	(60,609)	(9,014)	(1,083)	(132)
Refinance with FHA	(18,124)	(2,519)		
Full Payoff	(42,485)	(6,495)	(1,083)	(132)
Claims			(12,631)	(1,849)
<i>Delinquency Transitions within Portfolio</i>				
Re-performing <sup>d</sup>	53,169	6,983	(53,169)	(6,983)
New 90+Day Delinquency	(51,542)	(6,562)	51,542	6,562
Continued Serious Delinquency <sup>c</sup>			580,155	79,393
Endorsements	83,939	14,310		
Adjustment <sup>e</sup>	10,549	(2,517)		
Insurance in-Force (Ending)	7,197,263	\$1,011,809	633,324	\$86,376

Source: US Department of HUD/FHA; December 2013.

<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 October 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	41,788	\$1,010
Property Improvement	27,597	445
Manufactured Housing	14,191	565
Prepayments	(390)	(7)
Property Improvement	(297)	(4)
Manufactured Housing	(93)	(3)
Claims	(65)	(2)
Property Improvement	(21)	(0)
Manufactured Housing	(44)	(2)
Endorsements	614	13
Property Improvement	564	10
Manufactured Housing	50	3
Adjustment <sup>a</sup>	39	1
Property Improvement	22	0
Manufactured Housing	17	1
Insurance in-Force (Ending)	41,986	\$1,014
Property Improvement	27,865	451
Manufactured Housing	14,121	563

Source: US Department of HUD/FHA; December 2013.

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

Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares <sup>a</sup>					
	Oct 2013	Sep 2013	FY 2014 to-date	FY 2013 to-date <sup>b</sup>	FY 2013 Final
Total Endorsement Count	83,939	81,314	83,939	126,880	1,344,856
Loan Purpose Shares					
Purchase (%)	71.2	68.2	71.2	53.1	52.2
Refinance (%)	28.8	31.8	28.8	46.9	47.8
Purchase Loan Count and Shares					
Purchase Loan Count	59,790	55,446	59,790	67,410	702,418
First-Time Homebuyer (%)	79.3	80.0	79.3	78.0	78.7
203(K) Purchase and Rehabilitate (%)	2.3	2.3	2.3	2.6	2.7
Minority (%)	32.4	31.4	32.4	29.7	30.1
Non-Minority (%)	62.1	63.3	62.1	65.1	64.7
Undisclosed Race/Ethnicity (%)	5.5	5.3	5.5	5.2	5.2
Refinance Loan Count and Shares					
Refinance Loan Count	24,149	25,868	24,149	59,470	642,438
FHA Streamline (%)	69.1	72.9	69.1	80.0	79.7
FHA-to-FHA (Fully Underwritten) (%)	7.8	6.5	7.8	5.9	6.1
Non-cash-out (%)	51.5	56.5	51.5	77.0	73.7
Cash out (%)	48.5	43.5	48.5	23.0	26.3
Conventional-to-FHA (%)	23.1	20.5	23.1	14.0	14.2
Non-cash-out (%)	56.7	57.5	56.7	63.7	64.2
Cash out (%)	43.3	42.5	43.3	36.3	35.8
Property-Type Shares					
Single-Family Detached (%)	88.0	88.4	88.0	89.2	88.8
Townhome (%)	4.3	4.2	4.3	3.3	3.4
Condominium (%)	3.2	3.4	3.2	4.3	4.3
2-4 Unit Properties (%)	2.1	2.0	2.1	1.6	1.8
Manufactured Housing (With Real Estate) (%)	2.3	2.1	2.3	1.6	1.8

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

Note: This table has been updated to revise the information for FY 2013 Final.

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

<sup>b</sup> Same time period in FY2013, October 2012.

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Table 4: Single-Family Application Activity<sup>a</sup>

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	Feb	148,497	75,254	27,436	7,804	38,003	
	Mar	199,146	118,268	31,093	8,357	41,428	
	Apr <sup>c</sup>	149,465	87,776	25,884	6,158	29,647	
	May	117,221	82,675	16,820	3,967	13,759	
	Jun <sup>d</sup>	181,801	78,916	16,207	4,645	17,324	64,709
	Jul	174,516	77,310	16,171	4,955	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	15,823	5,089	29,567	30,541
	Dec	119,772	49,834	13,525	4,188	26,205	26,020
	2013	Jan	138,929	58,932	16,041	5,043	28,274
Feb		137,925	66,499	15,391	4,646	22,522	28,867
Mar		221,597	113,910	25,674	7,274	38,946	35,793
Apr		118,173	62,897	12,675	3,470	14,104	25,027
May		182,431	101,180	18,955	5,208	22,924	34,164
Jun		93,746	57,629	9,936	2,264	4,810	19,107
Jul		108,196	69,006	11,096	2,217	3,467	22,410
Aug		97,324	64,207	10,958	2,254	3,214	16,691
Sep		83,445	58,556	9,825	2,045	1,708	11,311
Oct		93,516	62,454	12,632	2,242	2,059	14,129

Source: US Department of HUD/FHA; December 2013.

<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 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)

<sup>d</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		
October 2013		
	Loan Count	MCA <sup>a</sup> (In Millions)
Insurance in-Force (Beginning)	618,082	\$145,517
Payoffs	(1,906)	(549)
Assignments	(557)	(130)
Shortfall Claims <sup>b</sup>	(1,136)	(197)
Endorsements	4,186	1,063
Insurance in-Force (Ending)	618,669	\$145,703

Source: US Department of HUD/FHA; November 2013.

<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					
	Oct 2013	Sep 2013	FY 2014 to-date	FY 2013 to-date <sup>a</sup>	FY 2013 Final
Total Endorsement Count	4,186	4,517	4,186	3,744	59,918
Loan Purpose Shares (%)					
Home Purchase	2.8	3.6	2.8	4.1	3.5
Refinance	4.6	4.0	4.6	2.1	3.1
Equity Takeout (Traditional)	92.6	92.4	92.6	93.8	93.4
Product Type Shares					
Standard Loan Count	3,689	3,967	3,689	3,535	55,726
Fixed Rate (%)	1.4	4.5	1.4	78.1	63.5
Adjustable Rate (%)	98.6	95.5	98.6	21.9	36.5
Saver Loan Count	497	550	497	209	4,189
Fixed Rate (%)	52.3	48.7	52.3	9.6	22.5
Adjustable Rate (%)	47.7	51.3	47.7	90.4	77.5
Gender Shares (%)					
Individual Male	20.7	21.4	20.7	21.7	21.2
Individual Female	37.5	36.9	37.5	38.1	37.7
Joint Borrowers	39.5	39.7	39.5	38.4	38.8
Not Reported	2.3	2.0	2.3	1.8	2.3
Age Categories Shares (%)					
62-69	50.2	49.4	50.2	50.2	49.6
70-79	35.0	35.9	35.0	34.6	35.3
80-89	12.4	12.5	12.4	13.0	12.9
90+	2.4	2.2	2.4	2.2	2.2
Initial Principal Limit (IPL) Range (\$000) Shares (%)					
Up to \$100	36.8	37.6	36.8	40.1	36.6
\$101 - \$200	35.3	34.2	35.3	34.1	35.2
\$201 - \$300	14.4	14.5	14.4	13.6	14.7
\$301 - \$400	9.4	9.7	9.4	7.9	8.8
\$401 - \$500	4.2	4.0	4.2	4.3	4.7
Above \$500	0.0	0.0	0.0	0.1	0.0

Source: US Department of HUD/FHA; November 2013.

<sup>a</sup> Same time period in FY2013, October 2012.

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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	Feb	6,799	4,883	1,487	47	381	-	-	161	155	6,483
	Mar	7,068	5,093	1,509	60	404	-	-	162	160	6,746
	Apr	6,517	4,886	1,256	41	334	-	-	211	159	6,147
	May	6,992	5,316	1,270	30	375	-	-	219	173	6,600
	Jun	7,028	5,451	1,228	27	319	-	-	220	174	6,634
	Jul	7,372	5,660	1,344	41	327	-	-	218	161	6,993
	Aug	8,108	6,245	1,475	48	339	-	-	229	179	7,700
	Sep	6,875	5,205	1,314	39	316	-	-	182	166	6,527
	Oct	8,243	6,310	1,546	42	341	-	-	218	193	7,832
	Nov	7,429	5,779	1,294	51	304	-	-	234	183	7,012
	Dec	7,248	5,584	1,337	38	288	-	-	194	188	6,866
	2013	Jan	8,599	6,671	1,550	43	334	-	-	210	255
Feb		7,302	5,418	1,560	55	264	-	-	203	252	6,847
Mar		13,613	10,557	2,589	108	358	-	-	345	590	12,678
Apr		5,182	-	4,484	321	376	-	-	137	142	4,903
May		6,526	-	5,718	386	418	-	-	224	302	6,000
Jun		6,495	-	5,700	441	352	-	-	225	268	6,002
Jul		7,397	-	6,445	591	359	-	-	217	304	6,876
Aug		8,167	-	7,062	696	409	-	-	240	435	7,492
Sep		16,006	-	13,498	1,694	755	14	43	597	1,142	14,267
Oct		3,611	-	-	-	-	739	2,872	94	57	3,460

Source: US Department of HUD/FHA; November 2013.

<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 October 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	10,450	\$64,376
Prepayments	(56)	(338)
Refinance with FHA	(23)	(60)
Full Payoff	(33)	(278)
Claims	-	-
Endorsements	84	992
Adjustment <sup>a</sup>	(107)	(1,092)
Insurance in-Force (Ending)	10,371	\$63,938

Source: US Department of HUD/FHA; November 2013.

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

Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares					
	Oct 2013	Sep 2013	FY 2014 to-date	FY 2013 to-date <sup>a</sup>	FY 2013 Final
Total Endorsement Count	76	153	76	168	1,594
Property Size Shares (%)					
Up to 20 Units	1.3	0.7	1.3	2.4	0.9
21 - 50 Units	9.2	13.7	9.2	11.3	11.9
51 - 100 Units	31.6	22.9	31.6	25.6	24.9
101 - 150 Units	19.7	21.6	19.7	22.6	21.6
Over 150 Units	38.2	41.2	38.2	38.1	40.8
Mortgage Size Shares (%)					
Up to \$5 Million	40.8	38.6	40.8	37.5	40.5
\$5 - \$10 Million	22.4	25.5	22.4	24.4	23.4
\$10 - \$20 Million	22.4	23.5	22.4	25.0	22.6
\$20 - \$50 Million	10.5	11.8	10.5	11.3	12.5
\$50 - \$100 Million	2.6	0.7	2.6	1.2	0.9
\$100 - \$200 Million	1.3	0.0	1.3	0.6	0.1
Over \$200 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas <sup>b</sup>	69.7	70.6	69.7	78.0	74.7
Outside Metropolitan Areas <sup>c</sup>	30.3	29.4	30.3	22.0	25.3
Property Use Shares (%)					
Mixed Use	2.6	0.7	2.6	3.0	1.6
Residential Only	97.4	99.3	97.4	97.0	98.4

Source: US Department of HUD/FHA; November 2013.

<sup>a</sup> Same time period in FY2013, October 2012.

<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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Calendar Year	Month	Total Applications Received	New Construction	Purchase	Refinance	Substantial Rehabilitation	Property Improvement	Additions
2012	Feb	152	24	1	114	12	1	0
	Mar	132	9	1	109	13	0	0
	Apr	169	16	2	144	6	1	0
	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
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		65	10	1	45	9	0	0

Source: US Department of HUD/FHA; November 2013.

Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month October 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	2,892	\$20,729
Prepayments	(19)	(96)
Refinance with FHA	(14)	(78)
Full Payoff	(5)	(18)
Claims	-	-
Endorsements	27	244
Adjustment <sup>a</sup>	(20)	(236)
Insurance in-Force (Ending)	2,880	\$20,641

Source: US Department of HUD/FHA; November 2013.

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

Table 12: Hospital (Section 242 Program) Insured Portfolio Change during Month		
October 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	111	\$9,052
Prepayments	(1)	(47)
Refinance with FHA	-	-
Full Payoff	(1)	(47)
Claims	-	-
Endorsements	2	65
Adjustment <sup>a</sup>	(2)	(150)
Insurance in-Force (Ending)	110	\$8,920

Source: US Department of HUD/FHA; November 2013.

<sup>a</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)				
	Oct 2013	Sep 2013	FY 2014 to-date	FY 2013 to-date <sup>a</sup>	FY 2013 Final	Oct 2013	Sep 2013	FY 2014 to-date	FY 2013 to-date <sup>a</sup>	FY 2013 Final
Total Endorsement Count	27	49	27	55	740	1	3	1	1	14
Property Size Shares (%)										
Up to 20 Units	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	21.4
21 - 50 Units	14.8	6.1	14.8	7.3	7.8	0.0	0.0	0.0	100.0	14.3
51 - 100 Units	48.1	36.7	48.1	43.6	35.7	0.0	0.0	0.0	0.0	21.4
101 - 150 Units	11.1	26.5	11.1	30.9	33.8	0.0	0.0	0.0	0.0	7.1
Over 150 Units	25.9	30.6	25.9	18.2	22.0	100.0	100.0	100.0	0.0	35.7
Mortgage Size Shares (%)										
Up to \$5 Million	40.7	18.4	40.7	34.5	32.7	0.0	0.0	0.0	0.0	0.0
\$5 - \$10 Million	18.5	55.1	18.5	34.5	42.2	0.0	0.0	0.0	100.0	0.0
\$10 - \$20 Million	29.6	16.3	29.6	29.1	22.0	0.0	0.0	0.0	0.0	28.6
\$20 - \$50 Million	11.1	10.2	11.1	1.8	3.1	0.0	0.0	0.0	0.0	21.4
\$50 - \$100 Million	0.0	0.0	0.0	0.0	0.0	100.0	66.7	100.0	0.0	28.6
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.1
Over \$200 Million	0.0	0.0	0.0	0.0	0.0	0.0	33.3	0.0	0.0	14.3
Metropolitan Area Shares (%)										
In Metropolitan Areas <sup>b</sup>	81.5	71.4	81.5	70.9	74.9	0.0	100.0	0.0	0.0	57.1
Outside Metropolitan Areas <sup>c</sup>	18.5	28.6	18.5	29.1	25.1	100.0	0.0	100.0	100.0	42.9

Source: US Department of HUD/FHA; November 2013.

<sup>a</sup> Same time period in FY2013, October 2012.

<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 14: Nursing Homes and Assisted Living (Section 232 Program) Application Activity <sup>a</sup>								
Calendar Year		Total Applications Received	New Construction	Additions	Purchase	Refinance	Property Improvement	Substantial Rehabilitation
2012	Feb	115	3	1	1	109	1	0
	Mar	173	5	1	10	157	0	0
	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
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		27	0	1	0	25	1	0

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

Note: This table has been updated to revise the information under the Refinance and Property Information categories.

<sup>a</sup> This table does not include applications for loans under Section 223(d) - Mortgage Insurance for 2-year Operating Loss Loans.

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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	Feb	1	0	1	0	0
	Mar	0	0	0	0	0
	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
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

Source: US Department of HUD/FHA; November 2013.