



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		
November 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	7,830,587	\$1,098,185
Prepayments	(56,254)	(8,536)
Refinance with FHA	(10,966)	(1,557)
Full Payoff	(45,288)	(6,978)
Claims	(13,305)	(1,904)
Conveyance	(6,691)	(819)
Pre-foreclosure Sale	(2,446)	(457)
Note Sales	(2,523)	(399)
Third-Party Sales	(1,645)	(229)
Endorsements	61,535	10,563
Adjustment ^b	(58)	99
Insurance in-Force (Ending)	7,822,505	\$1,098,407

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

^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				
November 2013				
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)	7,186,745	\$1,012,433	643,842	\$85,753
Prepayments	(55,250)	(8,406)	(1,004)	(130)
Refinance with FHA	(10,966)	(1,557)		
Full Payoff	(44,284)	(6,848)	(1,004)	(130)
Claims			(13,305)	(1,904)
<i>Delinquency Transitions within Portfolio</i>				
Re-performing ^d	42,098	5,372	(42,098)	(5,372)
New 90+Day Delinquency	(50,257)	(6,260)	50,257	6,260
Continued Serious Delinquency ^c			576,471	78,347
Endorsements	61,535	10,563		
Adjustment ^e	(58)	99		
Insurance in-Force (Ending)	7,192,972	\$1,014,688	629,533	\$83,719

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

^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 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.

Table 2: Title I Insured Mortgage Portfolio Change during Month November 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	41,986	\$1,014
Property Improvement	27,865	451
Manufactured Housing	14,121	563
Prepayments	(348)	(6)
Property Improvement	(271)	(4)
Manufactured Housing	(77)	(2)
Claims	(42)	(1)
Property Improvement	(14)	(0)
Manufactured Housing	(28)	(1)
Endorsements	446	9
Property Improvement	412	7
Manufactured Housing	34	2
Adjustment ^a	(9)	(1)
Property Improvement	-	(0)
Manufactured Housing	(9)	(1)
Insurance in-Force (Ending)	42,033	\$1,015
Property Improvement	27,992	454
Manufactured Housing	14,041	561

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

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

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Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares ^a					
	Nov 2013	Oct 2013	FY 2014 to-date	FY 2013 to-date ^b	FY 2013 Final
Total Endorsement Count	61,535	83,939	145,474	243,275	1,344,856
Loan Purpose Shares					
Purchase (%)	75.0	71.2	72.8	51.2	52.2
Refinance (%)	25.0	28.8	27.2	48.8	47.8
Purchase Loan Count and Shares					
Purchase Loan Count	46,165	59,790	105,955	124,632	702,418
First-Time Homebuyer (%)	80.2	79.3	79.7	78.2	78.7
203(K) Purchase and Rehabilitate (%)	2.4	2.3	2.4	2.6	2.7
Minority (%)	33.2	32.4	32.8	29.7	30.1
Non-Minority (%)	61.4	62.1	61.8	65.2	64.7
Undisclosed Race/Ethnicity (%)	5.4	5.5	5.5	5.1	5.2
Refinance Loan Count and Shares					
Refinance Loan Count	15,370	24,149	39,519	118,643	642,438
FHA Streamline (%)	61.8	69.1	66.2	81.0	79.7
FHA-to-FHA (Fully Underwritten) (%)	9.4	7.8	8.4	5.8	6.1
Non-cash-out (%)	45.5	51.5	48.9	77.0	73.7
Cash out (%)	54.5	48.5	51.1	23.0	26.3
Conventional-to-FHA (%)	28.8	23.1	25.3	13.2	14.2
Non-cash-out (%)	56.4	56.7	56.6	64.0	64.2
Cash out (%)	43.6	43.3	43.4	36.0	35.8
Property-Type Shares					
Single-Family Detached (%)	87.5	88.0	87.8	89.2	88.8
Townhome (%)	4.7	4.3	4.5	3.2	3.4
Condominium (%)	3.1	3.2	3.2	4.4	4.3
2-4 Unit Properties (%)	2.2	2.1	2.2	1.6	1.8
Manufactured Housing (With Real Estate) (%)	2.4	2.3	2.3	1.6	1.8

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

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

^b Includes only the period Oct-Nov, 2012.

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Table 4: Single-Family Application Activity^a

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	
2012	Mar	199,146	118,268	31,093	8,357	41,428		
	Apr ^c	149,465	87,776	25,884	6,158	29,647		
	May	117,221	82,675	16,820	3,967	13,759		
	Jun ^d	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	15,823	5,088	29,568	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	30,639
		Feb	137,925	66,499	15,392	4,646	22,521	28,867
Mar		221,597	113,909	25,674	7,276	38,945	35,793	
Apr		118,173	62,894	12,676	3,470	14,106	25,027	
May		182,431	101,184	18,952	5,214	22,917	34,164	
Jun		93,746	57,633	9,930	2,273	4,803	19,107	
Jul		108,196	69,009	11,082	2,227	3,468	22,410	
Aug		97,324	64,209	10,935	2,267	3,222	16,691	
Sep		83,445	58,544	9,779	2,064	1,747	11,311	
Oct		93,516	62,368	12,255	2,560	2,204	14,129	
Nov		75,371	49,898	10,170	1,981	2,489	10,833	

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

^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.

^c 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)

^d 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		
November 2013		
	Loan Count	MCA ^a (In Millions)
Insurance in-Force (Beginning)	618,669	\$145,703
Payoffs	(1,748)	(498)
Assignments	(393)	(84)
Shortfall Claims ^b	(942)	(186)
Endorsements	4,685	1,232
Insurance in-Force (Ending)	620,271	\$146,168

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

^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 of claim types – ‘Foreclosure / Deed In Lieu’ and ‘Mortgagor’s Short Sale’.

Table 6: Home Equity Conversion Mortgage Endorsement Characteristic Shares					
	Nov 2013	Oct 2013	FY 2014 to-date	FY 2013 to-date ^a	FY 2013 Final
Total Endorsement Count	4,685	4,186	8,871	8,173	59,918
Loan Purpose Shares (%)					
Home Purchase	3.4	2.8	3.1	3.8	3.5
Refinance	5.8	4.6	5.2	1.9	3.1
Equity Takeout (Traditional)	90.8	92.6	91.7	94.3	93.4
Product Type Shares					
Standard Loan Count	4,058	3,689	7,747	7,686	55,726
Fixed Rate (%)	0.5	1.4	0.9	77.6	63.5
Adjustable Rate (%)	99.5	98.6	99.1	22.4	36.5
Saver Loan Count	608	497	1,105	487	4,189
Fixed Rate (%)	59.7	52.3	56.4	10.9	22.5
Adjustable Rate (%)	40.3	47.7	43.6	89.1	77.5
HECM 2014	19	-	19	-	-
Fixed Rate (%)	-	-	31.6	-	-
Adjustable Rate (%)	68.4	-	68.4	-	-
Gender Shares (%)					
Individual Male	20.0	20.7	20.4	21.4	21.2
Individual Female	38.1	37.5	37.8	38.5	37.7
Joint Borrowers	39.2	39.5	39.3	37.8	38.8
Not Reported	2.7	2.3	2.5	2.3	2.3
Age Categories Shares (%)					
62-69	48.5	50.2	49.3	49.5	49.6
70-79	35.9	35.0	35.5	34.8	35.3
80-89	13.4	12.4	12.9	13.7	12.9
90+	2.2	2.4	2.3	2.0	2.2
Initial Principal Limit (IPL) Range (\$000) Shares (%)					
Up to \$100	36.4	36.8	36.6	39.6	36.6
\$101 - \$200	32.9	35.3	34.0	34.6	35.2
\$201 - \$300	15.7	14.4	15.1	13.5	14.7
\$301 - \$400	10.0	9.4	9.7	7.9	8.8
\$401 - \$500	5.0	4.2	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.

^a Includes only the period Oct-Nov, 2012.

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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				
2012	Mar	7,068	5,094	1,510	60	404	-	-	162	160	6,746	
	Apr	6,517	4,886	1,256	41	334	-	-	211	159	6,147	
	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	255	8,134
		Feb	7,302	5,422	1,561	55	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	302	6,000	
Jun		6,495	-	5,704	440	351	-	-	225	268	6,002	
Jul		7,397	-	6,446	591	360	-	-	217	304	6,876	
Aug		8,167	-	7,071	689	407	-	-	240	435	7,492	
Sep		16,006	-	13,501	1,694	754	13	44	597	1,142	14,267	
Oct		3,611	-	-	-	-	740	2,871	94	57	3,460	
Nov		4,964	-	-	-	-	1,132	3,832	98	84	4,782	

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

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

^b HUD discontinued offering the fixed-rate standard option in April 2013.

Table 8: Multifamily Insured Mortgage Portfolio Change during Month November 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	10,371	\$63,938
Prepayments	(26)	(22)
Refinance with FHA	(17)	(10)
Full Payoff	(9)	(12)
Claims	-	-
Endorsements	68	669
Adjustment ^a	(7)	(120)
Insurance in-Force (Ending)	10,406	\$64,465

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

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

Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares					
	Nov 2013	Oct 2013	FY 2014 to-date	FY 2013 to-date ^a	FY 2013 Final
Total Endorsement Count	68	84	152	329	1,594
Property Size Shares (%)					
Up to 20 Units	0.0	1.2	0.7	1.8	0.9
21 - 50 Units	7.4	9.5	8.6	9.7	11.9
51 - 100 Units	36.8	29.8	32.9	24.9	24.9
101 - 150 Units	26.5	20.2	23.0	22.8	21.6
Over 150 Units	29.4	39.3	34.9	40.7	40.8
Mortgage Size Shares (%)					
Up to \$5 Million	45.6	41.7	43.4	37.4	40.5
\$5 - \$10 Million	19.1	21.4	20.4	24.3	23.4
\$10 - \$20 Million	25.0	23.8	24.3	23.4	22.6
\$20 - \$50 Million	8.8	9.5	9.2	12.2	12.5
\$50 - \$100 Million	1.5	2.4	2.0	2.1	0.9
\$100 - \$200 Million	0.0	1.2	0.7	0.3	0.1
Over \$200 Million	0.0	0.0	0.0	0.3	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^b	73.5	70.2	71.7	75.7	74.7
Outside Metropolitan Areas ^c	26.5	29.8	28.3	24.3	25.3
Property Use Shares (%)					
Mixed Use	1.5	2.4	2.0	2.4	1.6
Residential Only	98.5	97.6	98.0	97.6	98.4

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

^a Includes only the period Oct-Nov, 2012.

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

^c 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	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	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		117	12	1	94	10	0	0	

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

Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month November 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	2,880	\$20,641
Prepayments	(3)	(8)
Refinance with FHA	(2)	(3)
Full Payoff	(1)	(5)
Claims	-	-
Endorsements	36	344
Adjustment ^a	4	99
Insurance in-Force (Ending)	2,917	\$21,076

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

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

Table 12: Hospital (Section 242 Program) Insured Portfolio Change during Month		
November 2013		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	110	\$8,920
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims	-	-
Endorsements	-	-
Adjustment ^a	-	4
Insurance in-Force (Ending)	110	\$8,924

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

^a 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)				
	Nov 2013	Oct 2013	FY 2014 to-date	FY 2013 to-date ^a	FY 2013 Final	Nov 2013	Oct 2013	FY 2014 to-date	FY 2013 to-date ^a	FY 2013 Final
Total Endorsement Count	36	27	63	127	740	0	2	2	4	14
Property Size Shares (%)										
Up to 20 Units	0.0	0.0	0.0	0.0	0.7	0.0	50.0	50.0	25.0	21.4
21 - 50 Units	0.0	14.8	6.3	7.9	7.8	0.0	0.0	0.0	25.0	14.3
51 - 100 Units	36.1	48.1	41.3	44.9	35.7	0.0	0.0	0.0	25.0	21.4
101 - 150 Units	33.3	11.1	23.8	33.1	33.8	0.0	0.0	0.0	0.0	7.1
Over 150 Units	30.6	25.9	28.6	14.2	22.0	0.0	50.0	50.0	25.0	35.7
Mortgage Size Shares (%)										
Up to \$5 Million	19.4	40.7	28.6	34.6	32.7	0.0	0.0	0.0	0.0	0.0
\$5 - \$10 Million	50.0	18.5	36.5	42.5	42.2	0.0	0.0	0.0	0.0	0.0
\$10 - \$20 Million	27.8	29.6	28.6	20.5	22.0	0.0	50.0	50.0	0.0	28.6
\$20 - \$50 Million	2.8	11.1	6.3	2.4	3.1	0.0	0.0	0.0	50.0	21.4
\$50 - \$100 Million	0.0	0.0	0.0	0.0	0.0	0.0	50.0	50.0	0.0	28.6
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.0	7.1
Over \$200 Million	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.0	14.3
Metropolitan Area Shares (%)										
In Metropolitan Areas ^b	72.2	81.5	76.2	67.7	74.9	0.0	0.0	0.0	25.0	57.1
Outside Metropolitan Areas ^c	27.8	18.5	23.8	32.3	25.1	0.0	100.0	100.0	75.0	42.9

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

^a Includes only the period Oct-Nov, 2012.

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

^c 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	
2012	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	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		69	1	0	1	66	1	0	
Oct		75	1	1	2	70	1	0	
Nov		65	1	0	0	63	1	0	

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

^a 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	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	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	

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