

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

September 16-30, 2005

Annual Data

- This year, virtually all statistical indicators for single family operations declined significantly.
- During Fiscal Year 2005 - 718,043 applications for insurance were received -- 30.7 percent lower than last year.
- Further, mortgage endorsements fell 44.4 percent -- from 998,441 last year to 555,557 this year.
- More specifically, purchase money mortgages were down 39.6 percent while refinancing was off 57.7 percent.
- Also, it is noteworthy that the number of single family mortgage in force fell to 4.2 million -- down from a high of almost 6.8 million in March 2000.
- However, HECM's rose 14 percent this year to a total of 43,131.
- ARM's totaled 95,561, down 31.6 percent but they did increase their share of business to 17.2 percent -- up from 14 percent last year.
- See attached charts.

Applications

- After seasonal adjustment, the annual rate for applications was 570,600 -- 10.3 percent below early September.
- For the period, 25,279 applications were recorded -- down 10.3 percent from early September.
- During September, 15.5 percent of the applications involved refinance transactions.

Endorsements

- For this period, there was a slight improvement in activity. 22,546 mortgages were insured -- up 13.8 percent from early September. 14,852 purchase money mortgages were endorsed as well as 5,437 refinanced mortgages and 2,257 HECM's.
- 79.7 percent of the purchase transaction were for first time home buyers. Of these, two thirds of the transactions involved non minority buyers while 30 percent were for minority households and 3.4 percent refused to disclose race or ethnicity.
- Of the refinance actions, 63.3 percent were handled by streamlined procedures. 1,995 cases required full processing and 70.7 percent of these were cash outs.

Automated Underwriting

- During September, 49.9 percent of the endorsements were accepted and processed for endorsement using the FHA score card.
- For the year, 46.4 cases were handled in this manner, roughly the same as last year.

SINGLE FAMILY OPERATIONS**September 16-30, 2005****CURRENT**

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	570,600	636,300	-10.3%	749,800	-23.9%
Average per workday	2,255	2,515	-10.3%	2,964	-23.9%
Actual	25,279	26,473	-4.5%	32,960	-23.3%
% for Refinance (Sep)	15.5%	13.7%	1.8% #	22.8%	-7.3% #
Endorsements: *					
Annual Rate	541,100	475,300	13.8%	710,700	-23.9%
Actual	22,546	19,806	13.8%	29,611	-23.9%
Purchase	14,852	13,196	12.5%	21,386	-30.6%
% Purchase	65.9%	66.6%	-0.8% #	72.2%	-6.3% #
1st Time Home Buyer	11,846	10,484	13.0%	16,638	-28.8%
% 1st Time Home Buyer	79.8%	79.4%	0.3% #	77.8%	2.0% #
Non-Minority	7,888	6,874	14.8%	10,117	-22.0%
% Non Minority	66.6%	65.6%	1.0% #	60.8%	5.8% #
Minority	3,553	3,212	10.6%	5,925	-40.0%
% Minority	30.0%	30.6%	-0.6% #	35.6%	-5.6% #
Not-Disclosed	404	390	3.6%	595	-32.1%
% Not-Disclosed	3.4%	3.7%	-0.3% #	3.6%	-0.2% #
Refinanced	5,437	4,799	13.3%	6,472	-16.0%
% Refinanced	24.1%	24.2%	-0.1% #	21.9%	2.3% #
Streamline	3,442	3,048	12.9%	4,350	-20.9%
% Streamline	63.3%	63.5%	-0.2% #	67.2%	-3.9% #
Full Process	1,995	1,751	13.9%	2,122	-6.0%
Cash Out	1,410	1,202	17.3%	1,455	-3.1%
% Cash Out	70.7%	68.6%	2.0% #	68.6%	2.1% #
HECM	2,257	1,811	24.6%	1,753	28.8%
% HECM	10.0%	9.1%	0.9% #	5.9%	4.1% #
Section 203(k)	135	99	36.4%	162	-16.7%
Section 234(c)	1,165	1,077	8.2%	1,644	-29.1%
% Section 234(c)	5.2%	5.4%	-0.3% #	5.6%	-0.4% #
ARM	3,270	2,759	18.5%	5,316	-38.5%
% ARM	14.5%	13.9%	0.6% #	18.0%	-3.4% #
Manufactured Housing	1,597	1,482	7.8%	1,461	9.3%
Interest Buy-down	403	325	24.0%	1,426	-71.7%
Investors	38	38	0.0%	60	-36.7%
Minority	6,558	5,827	12.5%	10,091	-35.0%
% Minority	29.1%	29.4%	-0.3% #	34.1%	-5.0% #
Automated Underwriting System * x					
AUS Endorsed (Sep)	21,113	25,096	-15.9%	28,488	-25.9%
AUS as % of Total Endorsed	49.9%	48.5%	1.4% #	49.5%	0.4% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

September 16-30, 2005

OUTLOOK

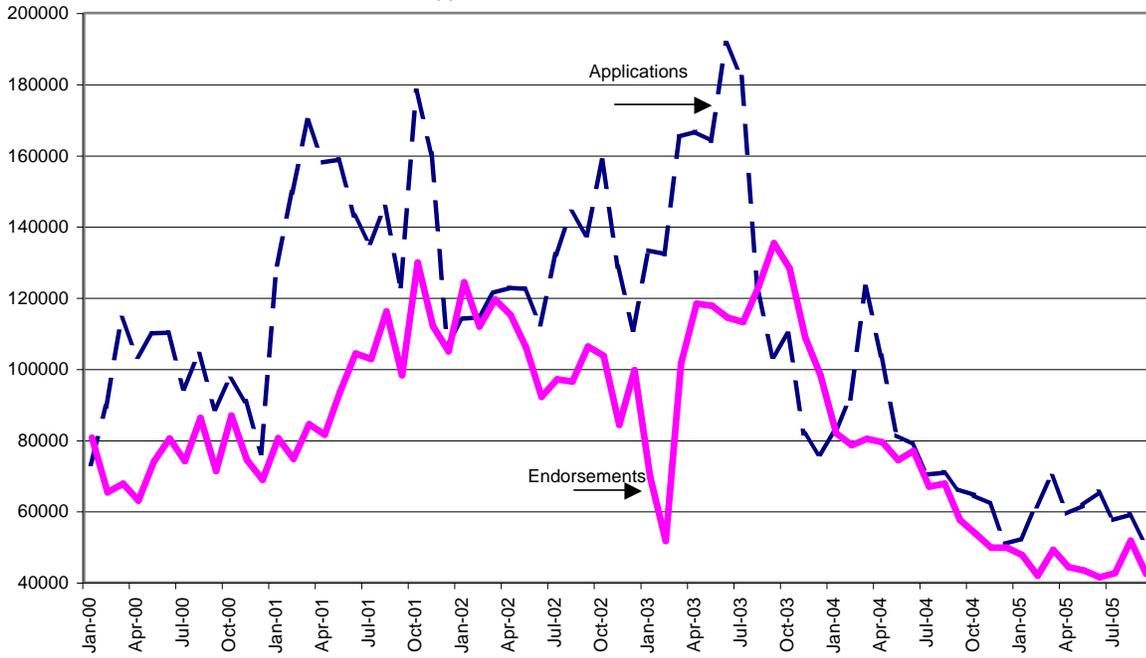
	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	700,000	718,043	1,035,863	-30.7%	1,035,863
Endorsements *	550,000	555,557	998,441	-44.4%	998,441
Purchase	347,000	353,898	586,196	-39.6%	586,196
% Purchase	63.1%	63.7%	58.7%	5.0% #	58.7%
1st Time Home Buyer	277,000	280,121	454,320	-38.3%	454,320
% 1st Time Home Buyer	79.8%	79.2%	77.5%	1.6% #	77.5%
Non-Minority	170,000	174,524	268,229	-34.9%	268,229
% Non Minority	61.4%	62.3%	59.0%	3.3% #	59.0%
Minority	95,000	92,843	159,035	-41.6%	159,035
% Minority	34.3%	33.1%	35.0%	-1.9% #	35.0%
Not-Disclosed	12,000	12,656	24,497	-48.3%	24,497
% Not-Disclosed	4.3%	4.5%	5.4%	-0.9% #	5.4%
Refinanced	165,000	158,528	374,418	-57.7%	374,418
% Refinanced	30.0%	28.5%	37.5%	-9.0% #	37.5%
Streamline	120,000	113,086	291,555	-61.2%	291,555
% Streamline	72.7%	71.3%	77.9%	-6.5% #	77.9%
Full Process	45,000	45,442	82,863	-45.2%	82,863
Cash Out	31,000	31,338	54,238	-42.2%	54,238
% Cash Out	68.9%	69.0%	65.5%	3.5% #	65.5%
HECM	38,000	43,131	37,827	14.0%	37,827
% HECM	6.9%	7.8%	3.8%	4.0% #	3.8%
Section 203(k)	2,600	2,952	4,602	-35.9%	4,602
Section 234(c)	28,000	28,998	58,601	-50.5%	58,601
% Section 234(c)	5.1%	5.2%	5.9%	-0.6% #	5.9%
ARM	97,000	95,561	139,729	-31.6%	139,729
% ARM	17.6%	17.2%	14.0%	3.2% #	14.0%
Manufactured Housing	32,000	34,651	35,771	-3.1%	35,771
Interest Buy-down	9,000	10,400	34,997	-70.3%	34,997
Investors	1,300	1,434	2,615	-45.2%	2,615
Minority	180,000	176,334	326,662	-46.0%	326,662
% Minority	32.7%	31.7%	32.7%	-1.0% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Sep)	248,000	257,514	426,983	-39.7%	426,983
AUS as % of Total Endorse.	45.1%	46.4%	42.8%	3.6% #	42.8%
Loans Delinquent as of (Aug) **	250,000	249,090	282,565	-11.8%	289,106
Claims (Sep) ***	144,000	155,231	163,429	-5.0%	163,429
Loss Mitigation Retention	76,000	81,037	78,528	3.2%	78,528
Loss Mitigation Disposition	5,000	5,832	5,694	2.4%	5,694
Other Claims	63,000	68,362	79,207	-13.7%	79,207

= Percentage point difference

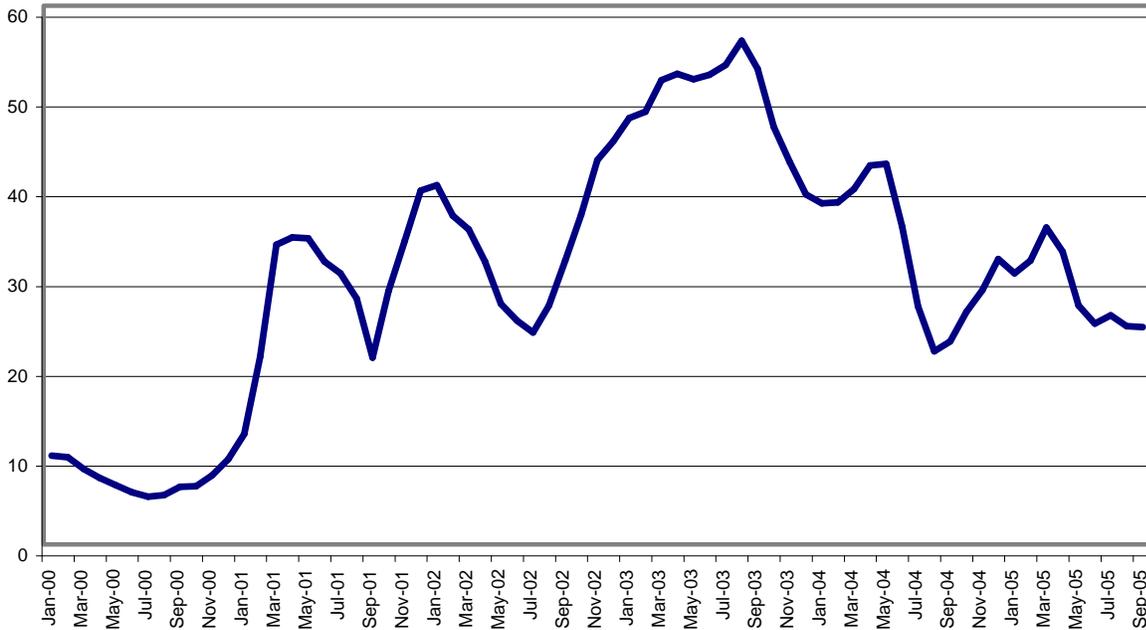
Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

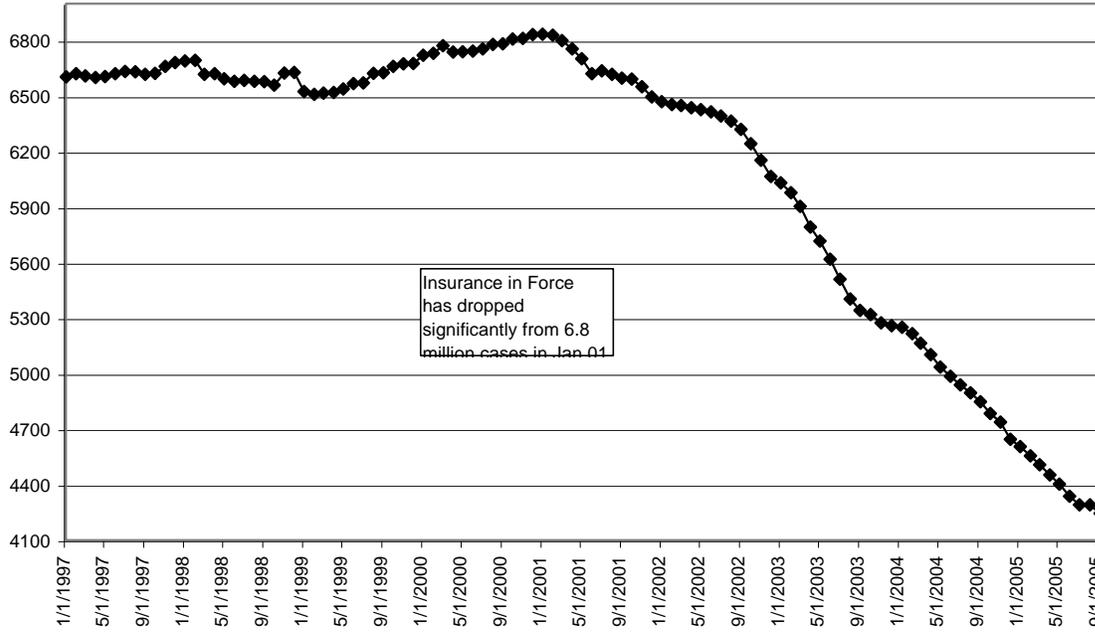
**FHA Single Family
Applications and Endorsements**



**FHA Single Family
Percent of Refinanced Endorsements**



FHA Single Family Insurance in Force



FHA OUTLOOK

SINGLE FAMILY OPERATIONS

September 1-15, 2005

Applications

- o After seasonal adjustment, applications were recorded at an annual rate of 636,300 -- 4.8 percent above late August.
- o By actual count, 26,473 applications were received during this period.
- o During August, 13.7 percent of the applications received were to refinance a current mortgage.

Endorsements

- o 19,806 mortgages were insured in early September -- 13,196 purchase money mortgages and 4,799 refinanced notes. In addition 1,811 HECM transactions were endorsed.
- o Of the purchase transactions, 79.4 percent were endorsed for first time home buyers.
- o For refinanced mortgages, representing 24.2 percent of the endorsement, 63.5 percent were processed using streamlined procedures.
- o As for cases requiring full processing, 68.6 percent were cash out actions.
- o Section 234c mortgages only accounted for 5.4 percent of total activity.
- o ARM's fell from 17.3 percent of activity for the last reporting period to 13.9 percent.
- o 24.9 percent of the mortgages insured were for minority households.

Automated Underwriting

- o 25,096 mortgages were processed and accepted for FHA's scorecard. That represented 48.5% of the total cases insured for August.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

September 1-15, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	636,300	607,000	4.8%	803,700	-20.8%
Average per workday	2,515	2,400	4.8%	3,177	-20.8%
Actual	26,473	29,971	-11.7%	33,398	-20.7%
% for Refinance (Aug)	13.7%	17.4%	-3.7% #	18.0%	-4.3% #
Endorsements: *					
Annual Rate	475,300	669,300	-29.0%	670,400	-29.1%
Actual	19,806	27,887	-29.0%	27,934	-29.1%
Purchase	13,196	17,682	-25.4%	19,765	-33.2%
% Purchase	66.6%	63.4%	3.2% #	70.8%	-4.1% #
1st Time Home Buyer	10,484	13,996	-25.1%	15,306	-31.5%
% 1st Time Home Buyer	79.4%	79.2%	0.3% #	77.4%	2.0% #
Non-Minority	6,874	9,131	-24.7%	9,452	-27.3%
% Non Minority	65.6%	65.2%	0.3% #	61.8%	3.8% #
Minority	3,212	4,364	-26.4%	5,294	-39.3%
% Minority	30.6%	31.2%	-0.5% #	34.6%	-4.0% #
Not-Disclosed	390	496	-21.4%	559	-30.2%
% Not-Disclosed	3.7%	3.5%	0.2% #	3.7%	0.1% #
Refinanced	4,799	6,710	-28.5%	6,540	-26.6%
% Refinanced	24.2%	24.1%	0.2% #	23.4%	0.8% #
Streamline	3,048	4,594	-33.7%	4,540	-32.9%
% Streamline	63.5%	68.5%	-5.0% #	69.4%	-5.9% #
Full Process	1,751	2,116	-17.2%	2,000	-12.5%
Cash Out	1,202	1,455	-17.4%	1,409	-14.7%
% Cash Out	68.6%	68.8%	-0.1% #	70.5%	-1.8% #
HECM	1,811	3,495	-48.2%	1,629	11.2%
% HECM	9.1%	12.5%	-3.4% #	5.8%	3.3% #
Section 203(k)	99	112	-11.6%	158	-37.3%
Section 234(c)	1,077	1,345	-19.9%	1,446	-25.5%
% Section 234(c)	5.4%	4.8%	0.6% #	5.2%	0.3% #
ARM	2,759	4,828	-42.9%	5,222	-47.2%
% ARM	13.9%	17.3%	-3.4% #	18.7%	-4.8% #
Manufactured Housing	1,482	1,878	-21.1%	1,471	0.7%
Interest Buy-down	325	603	-46.1%	1,289	-74.8%
Investors	38	47	-19.1%	60	-36.7%
Minority	5,827	8,281	-29.6%	9,271	-37.1%
% Minority	29.4%	29.7%	-0.3% #	33.2%	-3.8% #
Automated Underwriting System * x					
AUS Endorsed (Aug)	25,096	20,986	19.6%	34,131	-26.5%
AUS as % of Total Endorsed	48.5%	49.3%	-0.8% #	50.4%	-1.9% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

September 1-15, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	700,000	692,764	1,002,904	-30.9%	1,035,863
Endorsements *	550,000	533,092	968,925	-45.0%	998,441
Purchase	347,000	339,084	564,869	-40.0%	586,196
% Purchase	63.1%	63.6%	58.3%	5.3% #	58.7%
1st Time Home Buyer	277,000	268,283	437,688	-38.7%	454,320
% 1st Time Home Buyer	79.8%	79.1%	77.5%	1.6% #	77.5%
Non-Minority	170,000	166,652	258,115	-35.4%	268,229
% Non Minority	61.4%	62.1%	59.0%	3.1% #	59.0%
Minority	95,000	89,303	153,114	-41.7%	159,035
% Minority	34.3%	33.3%	35.0%	-1.7% #	35.0%
Not-Disclosed	12,000	12,252	23,902	-48.7%	24,497
% Not-Disclosed	4.3%	4.6%	5.5%	-0.9% #	5.4%
Refinanced	165,000	153,121	367,975	-58.4%	374,418
% Refinanced	30.0%	28.7%	38.0%	-9.3% #	37.5%
Streamline	120,000	109,664	287,227	-61.8%	291,555
% Streamline	72.7%	71.6%	78.1%	-6.4% #	77.9%
Full Process	45,000	43,457	80,748	-46.2%	82,863
Cash Out	31,000	29,936	52,783	-43.3%	54,238
% Cash Out	68.9%	68.9%	65.4%	3.5% #	65.5%
HECM	38,000	40,887	36,081	13.3%	37,827
% HECM	6.9%	7.7%	3.7%	3.9% #	3.8%
Section 203(k)	2,600	2,819	4,440	-36.5%	4,602
Section 234(c)	28,000	27,842	56,964	-51.1%	58,601
% Section 234(c)	5.1%	5.2%	5.9%	-0.7% #	5.9%
ARM	97,000	92,303	134,401	-31.3%	139,729
% ARM	17.6%	17.3%	13.9%	3.4% #	14.0%
Manufactured Housing	32,000	33,152	34,310	-3.4%	35,771
Interest Buy-down	9,000	9,993	33,551	-70.2%	34,997
Investors	1,300	1,396	2,555	-45.4%	2,615
Minority	180,000	169,803	316,606	-46.4%	326,662
% Minority	32.7%	31.9%	32.7%	-0.8% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Aug)	248,000	236,429	364,388	-35.1%	426,983
AUS as % of Total Endorse.	45.1%	46.1%	41.7%	4.4% #	42.8%
Loans Delinquent as of (Aug) **	250,000	249,090	282,565	-11.8%	289,106
Claims (Aug) ***	144,000	143,906	150,040	-4.1%	163,429
Loss Mitigation Retention	76,000	75,067	71,330	5.2%	78,528
Loss Mitigation Disposition	5,000	5,335	5,204	2.5%	5,694
Other Claims	63,000	63,504	73,506	-13.6%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

August 16-31, 2005

Applications

- o Seasonally adjusted, the annual rate for application was 607,000 -- down 7 percent from the 653,200 rate reported in early August.
- o Actual receipts totaled 29,971 -- slightly above the prior period.
- o During August, 13.7 percent of the applications were to refinance an outstanding mortgage.

Endorsements

- o During this reporting period, 27,887 mortgages were endorsed -- 17,682 (63.4%) to purchase a home, 6,710 to refinance and 3,495 for HECM's.
- o Of the purchase cases, 13,996 (79.2%) were for first time home buyers. 31.2 percent of these were made to minority households.
- o With respect to refinanced transactions, 68.5 percent of the cases were processed using streamlined procedures.
- o For the 2,116 refi's that required full processing, 68.8 percent were cash out actions.
- o 4.8 percent of the mortgages insured were for Section 234c condominium units.
- o 4,828 cases had ARM provisions -- that represented 17.3 percent of the total insured.

Automated Underwriting

- o During August, 25,096 (48.5%) of the mortgages insured were accepted and endorsed using automated underwriting procedures.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

August 16-31, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	607,000	653,200	-7.1%	757,400	-19.9%
Average per workday	2,400	2,582	-7.0%	2,994	-19.8%
Actual	29,971	29,237	2.5%	37,386	-19.8%
% for Refinance (Aug)	13.7%	17.4%	-3.7% #	18.0%	-4.3% #
Endorsements: *					
Annual Rate	669,300	571,900	17.0%	877,200	-23.7%
Actual	27,887	23,828	17.0%	36,550	-23.7%
Purchase	17,682	15,930	11.0%	26,982	-34.5%
% Purchase	63.4%	66.9%	-3.4% #	73.8%	-10.4% #
1st Time Home Buyer	13,996	12,624	10.9%	20,986	-33.3%
% 1st Time Home Buyer	79.2%	79.2%	-0.1% #	77.8%	1.4% #
Non-Minority	9,131	7,963	14.7%	12,522	-27.1%
% Non Minority	65.2%	63.1%	2.2% #	59.7%	5.6% #
Minority	4,364	4,180	4.4%	7,690	-43.3%
% Minority	31.2%	33.1%	-1.9% #	36.6%	-5.5% #
Not-Disclosed	496	480	3.3%	773	-35.8%
% Not-Disclosed	3.5%	3.8%	-0.3% #	3.7%	-0.1% #
Refinanced	6,710	5,861	14.5%	7,286	-7.9%
% Refinanced	24.1%	24.6%	-0.5% #	19.9%	4.1% #
Streamline	4,594	3,918	17.3%	4,636	-0.9%
% Streamline	68.5%	66.8%	1.6% #	63.6%	4.8% #
Full Process	2,116	1,943	8.9%	2,650	-20.2%
Cash Out	1,455	1,359	7.1%	1,856	-21.6%
% Cash Out	68.8%	69.9%	-1.2% #	70.0%	-1.3% #
HECM	3,495	2,037	71.6%	2,282	53.2%
% HECM	12.5%	8.5%	4.0% #	6.2%	6.3% #
Section 203(k)	112	101	10.9%	231	-51.5%
Section 234(c)	1,345	1,123	19.8%	1,999	-32.7%
% Section 234(c)	4.8%	4.7%	0.1% #	5.5%	-0.6% #
ARM	4,828	3,383	42.7%	6,791	-28.9%
% ARM	17.3%	14.2%	3.1% #	18.6%	-1.3% #
Manufactured Housing	1,878	1,654	13.5%	1,834	2.4%
Interest Buy-down	603	536	12.5%	1,911	-68.4%
Investors	47	44	6.8%	71	-33.8%
Minority	8,281	7,339	12.8%	12,465	-33.6%
% Minority	29.7%	30.8%	-1.1% #	34.1%	-4.4% #
Automated Underwriting System * x					
AUS Endorsed (Aug)	25,096	20,986	19.6%	34,131	-26.5%
AUS as % of Total Endorsed	48.5%	49.3%	-0.8% #	50.4%	-1.9% #

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SINGLE FAMILY OPERATIONS

August 16-31, 2005

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	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	700,000	666,291	969,506	-31.3%	1,035,863
Endorsements *	550,000	513,286	940,991	-45.5%	998,441
Purchase	347,000	325,888	545,104	-40.2%	586,196
% Purchase	63.1%	63.5%	57.9%	5.6% #	58.7%
1st Time Home Buyer	277,000	257,799	422,387	-39.0%	454,320
% 1st Time Home Buyer	79.8%	79.1%	77.5%	1.6% #	77.5%
Non-Minority	170,000	159,778	248,666	-35.7%	268,229
% Non Minority	61.4%	62.0%	58.9%	3.1% #	59.0%
Minority	95,000	86,091	147,822	-41.8%	159,035
% Minority	34.3%	33.4%	35.0%	-1.6% #	35.0%
Not-Disclosed	12,000	11,862	23,344	-49.2%	24,497
% Not-Disclosed	4.3%	4.6%	5.5%	-0.9% #	5.4%
Refinanced	165,000	148,322	361,435	-59.0%	374,418
% Refinanced	30.0%	28.9%	38.4%	-9.5% #	37.5%
Streamline	120,000	106,616	282,687	-62.3%	291,555
% Streamline	72.7%	71.9%	78.2%	-6.3% #	77.9%
Full Process	45,000	41,706	78,748	-47.0%	82,863
Cash Out	31,000	28,734	51,374	-44.1%	54,238
% Cash Out	68.9%	68.9%	65.2%	3.7% #	65.5%
HECM	38,000	39,076	34,452	13.4%	37,827
% HECM	6.9%	7.6%	3.7%	4.0% #	3.8%
Section 203(k)	2,600	2,720	4,282	-36.5%	4,602
Section 234(c)	28,000	26,765	55,518	-51.8%	58,601
% Section 234(c)	5.1%	5.2%	5.9%	-0.7% #	5.9%
ARM	97,000	89,544	129,179	-30.7%	139,729
% ARM	17.6%	17.4%	13.7%	3.7% #	14.0%
Manufactured Housing	32,000	31,670	32,839	-3.6%	35,771
Interest Buy-down	9,000	9,668	32,262	-70.0%	34,997
Investors	1,300	1,358	2,495	-45.6%	2,615
Minority	180,000	163,976	307,335	-46.6%	326,662
% Minority	32.7%	31.9%	32.7%	-0.7% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Aug)	248,000	236,429	364,388	-35.1%	426,983
AUS as % of Total Endorse.	45.1%	46.1%	41.7%	4.4% #	42.8%
Loans Delinquent as of (Jul) **	250,000	247,109	278,870	-11.4%	289,106
Claims (Aug) ***	144,000	143,906	150,040	-4.1%	163,429
Loss Mitigation Retention	76,000	75,067	71,330	5.2%	78,528
Loss Mitigation Disposition	5,000	5,335	5,204	2.5%	5,694
Other Claims	63,000	63,504	73,506	-13.6%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

August 1-15, 2005

Applications

- o Seasonally adjusted, applications slipped 6.5 percent to an annual rate of 653,200.
- o The actual receipt of applications for early August was 29,237, slightly higher than for late July.

Endorsements

- o During this reporting period, 23,828 mortgages were endorsed for insurance.
- o 15,930 (66.9%) were purchase money mortgages while 5,861 covered refinanced mortgages.
- o Of the purchases cases, 79.2 percent involved first time home buyers. Of these, one third were for minority households. 3.8 percent of the insured households declined to give their race or ethnicity.
- o Of the refinanced transactions, 66.8 percent were processed using streamlined procedures.
- o Of these refi's that required full processing , 1,359 or 69.9 percent involved cash out actions.
- o 8.5 percent of the insured cases were HECM instruments.
- o 14.2 percent of the cases had ARM provisions.
- o 1,654 homes insured were considered manufactured housing.

Automated Underwriting

- o During July, 20,986 (49.3%) mortgages were accepted and endorsed using automated underwriting procedures.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

August 1-15, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	653,200	698,600	-6.5%	826,400	-21.0%
Average per workday	2,582	2,761	-6.5%	3,266	-20.9%
Actual	29,237	28,007	4.4%	33,621	-13.0%
% for Refinance (Jun)	17.4%	20.0%	-2.6% #	15.6%	1.8% #
Endorsements: *					
Annual Rate	571,900	530,100	7.9%	747,500	-23.5%
Actual	23,828	22,087	7.9%	31,147	-23.5%
Purchase	15,930	14,645	8.8%	23,871	-33.3%
% Purchase	66.9%	66.3%	0.5% #	76.6%	-9.8% #
1st Time Home Buyer	12,624	11,614	8.7%	17,232	-26.7%
% 1st Time Home Buyer	79.2%	79.3%	-0.1% #	72.2%	7.1% #
Non-Minority	7,963	7,473	6.6%	10,475	-24.0%
% Non Minority	63.1%	64.3%	-1.3% #	60.8%	2.3% #
Minority	4,180	3,663	14.1%	6,102	-31.5%
% Minority	33.1%	31.5%	1.6% #	35.4%	-2.3% #
Not-Disclosed	480	477	0.6%	655	-26.7%
% Not-Disclosed	3.8%	4.1%	-0.3% #	3.8%	0.0% #
Refinanced	5,861	5,834	0.5%	7,276	-19.4%
% Refinanced	24.6%	26.4%	-1.8% #	23.4%	1.2% #
Streamline	3,918	4,120	-4.9%	5,067	-22.7%
% Streamline	66.8%	70.6%	-3.8% #	69.6%	-2.8% #
Full Process	1,943	1,714	13.4%	2,209	-12.0%
Cash Out	1,359	1,195	13.7%	1,537	-11.6%
% Cash Out	69.9%	69.7%	0.2% #	69.6%	0.4% #
HECM	2,037	1,608	26.7%	1,713	18.9%
% HECM	8.5%	7.3%	1.3% #	5.5%	3.0% #
Section 203(k)	101	112	-9.8%	173	-41.6%
Section 234(c)	1,123	1,110	1.2%	1,717	-34.6%
% Section 234(c)	4.7%	5.0%	-0.3% #	5.5%	-0.8% #
ARM	3,383	2,916	16.0%	5,890	-42.6%
% ARM	14.2%	13.2%	1.0% #	18.9%	-4.7% #
Manufactured Housing	1,654	1,495	10.6%	1,433	15.4%
Interest Buy-down	536	328	63.4%	1,482	-63.8%
Investors	44	62	-29.0%	58	-24.1%
Minority	7,339	6,674	10.0%	10,615	-30.9%
% Minority	30.8%	30.2%	0.6% #	34.1%	-3.3% #
Automated Underwriting System * x					
AUS Endorsed (Jul)	20,986	20,593	1.9%	31,919	-34.3%
AUS as % of Total Endorsed	49.3%	49.7%	-0.4% #	47.7%	1.6% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

August 1-15, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	700,000	636,320	932,120	-31.7%	1,035,863
Endorsements *	550,000	485,399	904,441	-46.3%	998,441
Purchase	347,000	308,206	518,122	-40.5%	586,196
% Purchase	63.1%	63.5%	57.3%	6.2% #	58.7%
1st Time Home Buyer	277,000	243,805	401,413	-39.3%	454,320
% 1st Time Home Buyer	79.8%	79.1%	77.5%	1.6% #	77.5%
Non-Minority	170,000	150,647	236,150	-36.2%	268,229
% Non Minority	61.4%	61.8%	58.8%	3.0% #	59.0%
Minority	95,000	81,727	140,136	-41.7%	159,035
% Minority	34.3%	33.5%	34.9%	-1.4% #	35.0%
Not-Disclosed	12,000	11,366	22,570	-49.6%	24,497
% Not-Disclosed	4.3%	4.7%	5.6%	-1.0% #	5.4%
Refinanced	165,000	141,612	354,149	-60.0%	374,418
% Refinanced	30.0%	29.2%	39.2%	-10.0% #	37.5%
Streamline	120,000	102,022	278,051	-63.3%	291,555
% Streamline	72.7%	72.0%	78.5%	-6.5% #	77.9%
Full Process	45,000	39,590	76,098	-48.0%	82,863
Cash Out	31,000	27,279	49,518	-44.9%	54,238
% Cash Out	68.9%	68.9%	65.1%	3.8% #	65.5%
HECM	38,000	35,581	32,170	10.6%	37,827
% HECM	6.9%	7.3%	3.6%	3.8% #	3.8%
Section 203(k)	2,600	2,608	4,051	-35.6%	4,602
Section 234(c)	28,000	25,420	53,519	-52.5%	58,601
% Section 234(c)	5.1%	5.2%	5.9%	-0.7% #	5.9%
ARM	97,000	84,716	122,388	-30.8%	139,729
% ARM	17.6%	17.5%	13.5%	3.9% #	14.0%
Manufactured Housing	32,000	29,792	31,005	-3.9%	35,771
Interest Buy-down	9,000	9,065	30,351	-70.1%	34,997
Investors	1,300	1,311	2,424	-45.9%	2,615
Minority	180,000	155,695	294,870	-47.2%	326,662
% Minority	32.7%	32.1%	32.6%	-0.5% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Jul)	248,000	211,333	364,388	-42.0%	426,983
AUS as % of Total Endorse.	45.1%	45.8%	41.7%	4.1% #	42.8%
Loans Delinquent as of (Jul) **	250,000	247,109	278,870	-11.4%	289,106
Claims (Jul) ***	144,000	131,822	136,515	-3.4%	163,429
Loss Mitigation Retention	76,000	69,203	64,713	6.9%	78,528
Loss Mitigation Disposition	5,000	4,865	4,671	4.2%	5,694
Other Claims	63,000	57,754	67,131	-14.0%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

Jul 16-31, 2005

Applications

- o After seasonal adjustment, applications were recorded at an annual rate of 698,600 -- down 7.2 percent from early July.
- o The actual count of applications received was 28,007 -- 5.9 percent below the prior reporting period.

Endorsements

- o Comparing this years activity with last year, business is down dramatically -- the endorsement of purchase money mortgages is down 41.1 percent and the refinanced mortgage activity is 60.9 percent lower than for the same period last year. However, HECM transactions are 10.1 percent higher.
- o During late July, 22,087 mortgages were endorsed for insurance.
- o 14,645 purchase money mortgages were insured along with 5,834 refinanced cases and 1,608 HECM instruments.
- o 79.3 percent of the purchase transactions were for first time home buyers. Of these, 31.5 percent were handled for minority households. 4.1 percent of the purchasers refused to disclose their race or ethnicity.
- o Of the refinanced cases, accounting for 26.4 percent of the total insured, 4,120 were handled with streamlined procedures.
- o Of the 1,714 refi cases that required full processing, almost 70 percent were cash out transactions.

Automated Underwriting

- o Of the 42,552 endorsements for July, almost half (20,986) were accepted and endorsed using the FHA scorecard.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

Jul 16-31, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	698,600	753,100	-7.2%	787,500	-11.3%
Average per workday	2,761	2,977	-7.3%	3,113	-11.3%
Actual	28,007	29,763	-5.9%	34,739	-19.4%
% for Refinance (Jun)	17.4%	20.0%	-2.6% #	15.6%	1.8% #
Endorsements: *					
Annual Rate	530,100	491,200	7.9%	853,500	-37.9%
Actual	22,087	20,465	7.9%	35,564	-37.9%
Purchase	14,645	13,916	5.2%	24,603	-40.5%
% Purchase	66.3%	68.0%	-1.7% #	69.2%	-2.9% #
1st Time Home Buyer	11,614	11,101	4.6%	19,221	-39.6%
% 1st Time Home Buyer	79.3%	79.8%	-0.5% #	78.1%	1.2% #
Non-Minority	7,473	7,150	4.5%	11,692	-36.1%
% Non Minority	64.3%	64.4%	-0.1% #	60.8%	3.5% #
Minority	3,663	3,532	3.7%	6,745	-45.7%
% Minority	31.5%	31.8%	-0.3% #	35.1%	-3.6% #
Not-Disclosed	477	415	14.9%	780	-38.8%
% Not-Disclosed	4.1%	3.7%	0.4% #	4.1%	0.0% #
Refinanced	5,834	5,017	16.3%	8,675	-32.7%
% Refinanced	26.4%	24.5%	1.9% #	24.4%	2.0% #
Streamline	4,120	3,452	19.4%	6,040	-31.8%
% Streamline	70.6%	68.8%	1.8% #	69.6%	1.0% #
Full Process	1,714	1,565	9.5%	2,635	-35.0%
Cash Out	1,195	1,093	9.3%	1,830	-34.7%
% Cash Out	69.7%	69.8%	-0.1% #	69.4%	0.3% #
HECM	1,608	1,532	5.0%	2,286	-29.7%
% HECM	7.3%	7.5%	-0.2% #	6.4%	0.9% #
Section 203(k)	112	83	34.9%	184	-39.1%
Section 234(c)	1,110	1,075	3.3%	1,911	-41.9%
% Section 234(c)	5.0%	5.3%	-0.2% #	5.4%	-0.3% #
ARM	2,916	2,829	3.1%	6,623	-56.0%
% ARM	13.2%	13.8%	-0.6% #	18.6%	-5.4% #
Manufactured Housing	1,495	1,329	12.5%	1,552	-3.7%
Interest Buy-down	328	253	29.6%	1,504	-78.2%
Investors	62	42	47.6%	87	-28.7%
Minority	6,674	6,337	5.3%	11,937	-44.1%
% Minority	30.2%	31.0%	-0.7% #	33.6%	-3.3% #
Automated Underwriting System * x					
AUS Endorsed (Jul)	20,986	20,593	1.9%	31,919	-34.3%
AUS as % of Total Endorsed	49.3%	49.7%	-0.4% #	47.7%	1.6% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

Jul 16-31, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	700,000	607,083	898,499	-32.4%	1,035,863
Endorsements *	550,000	461,571	873,294	-47.1%	998,441
Purchase	347,000	292,276	495,964	-41.1%	586,196
% Purchase	63.1%	63.3%	56.8%	6.5% #	58.7%
1st Time Home Buyer	277,000	231,202	384,186	-39.8%	454,320
% 1st Time Home Buyer	79.8%	79.1%	77.5%	1.6% #	77.5%
Non-Minority	170,000	142,684	225,677	-36.8%	268,229
% Non Minority	61.4%	61.7%	58.7%	3.0% #	59.0%
Minority	95,000	77,547	134,037	-42.1%	159,035
% Minority	34.3%	33.5%	34.9%	-1.3% #	35.0%
Not-Disclosed	12,000	10,886	21,915	-50.3%	24,497
% Not-Disclosed	4.3%	4.7%	5.7%	-1.0% #	5.4%
Refinanced	165,000	135,751	346,873	-60.9%	374,418
% Refinanced	30.0%	29.4%	39.7%	-10.3% #	37.5%
Streamline	120,000	98,104	272,984	-64.1%	291,555
% Streamline	72.7%	72.3%	78.7%	-6.4% #	77.9%
Full Process	45,000	37,647	73,889	-49.0%	82,863
Cash Out	31,000	25,920	47,981	-46.0%	54,238
% Cash Out	68.9%	68.9%	64.9%	3.9% #	65.5%
HECM	38,000	33,544	30,457	10.1%	37,827
% HECM	6.9%	7.3%	3.5%	3.8% #	3.8%
Section 203(k)	2,600	2,507	3,878	-35.4%	4,602
Section 234(c)	28,000	24,297	51,802	-53.1%	58,601
% Section 234(c)	5.1%	5.3%	5.9%	-0.7% #	5.9%
ARM	97,000	81,333	116,498	-30.2%	139,729
% ARM	17.6%	17.6%	13.3%	4.3% #	14.0%
Manufactured Housing	32,000	28,138	29,572	-4.8%	35,771
Interest Buy-down	9,000	8,529	28,869	-70.5%	34,997
Investors	1,300	1,267	2,366	-46.4%	2,615
Minority	180,000	148,356	284,255	-47.8%	326,662
% Minority	32.7%	32.1%	32.5%	-0.4% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Jul)	248,000	211,333	364,388	-42.0%	426,983
AUS as % of Total Endorse.	45.1%	45.8%	41.7%	4.1% #	42.8%
Loans Delinquent as of (Jun) **	250,000	246,037	274,938	-10.5%	289,106
Claims (Jul) ***	144,000	131,822	136,515	-3.4%	163,429
Loss Mitigation Retention	76,000	69,203	64,713	6.9%	78,528
Loss Mitigation Disposition	5,000	4,865	4,671	4.2%	5,694
Other Claims	63,000	57,754	67,131	-14.0%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

Jul 1-15, 2005

Applications

- o After seasonal adjustment, the annual rate for applications was up 7.4 percent to 753,100.
- o The actual count for this period was 29,763 -- virtually the same as for late June.

Endorsements

- o In early July, 20,465 mortgages were endorsed -- 13,916 (68%) for the purchase of a home, 5,017 to refinance a current mortgage while 1,532 covered HECM's.
- o For the purchase money mortgages, 79.8 percent were for first time home buyers.
- o 31.8 percent of these first timers were classified as minorities. 3.7 percent of these purchasers refused to disclose their race or ethnicity.
- o With respect to refinanced transactions, 68.8% were handled with streamlined procedures.
- o Of the refi's that required full processing, 69.8 percent were "cash out" actions.
- o Of the mortgages endorsed, 1,075 or 5.3 percent of the total involved Section 234c condo units.
- o 13.8 percent of the mortgages endorsed had ARM provisions.
- o As of July 15, applications are down 33 percent from the same time last year. Endorsements are off 47.5 percent for the same period.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

Jul 1-15, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	753,100	701,300	7.4%	904,900	-16.8%
Average per workday	2,977	2,772	7.4%	3,577	-16.8%
Actual	29,763	29,719	0.1%	35,760	-16.8%
% for Refinance (Jun)	20.0%	16.1%	3.9% #	14.3%	5.7% #
Endorsements: *					
Annual Rate	491,200	492,500	-0.3%	752,700	-34.7%
Actual	20,465	20,522	-0.3%	31,363	-34.7%
Purchase	13,916	13,460	3.4%	21,031	-33.8%
% Purchase	68.0%	65.6%	2.4% #	67.1%	0.9% #
1st Time Home Buyer	11,101	10,739	3.4%	16,432	-32.4%
% 1st Time Home Buyer	79.8%	79.8%	0.0% #	78.1%	1.6% #
Non-Minority	7,150	6,879	3.9%	9,916	-27.9%
% Non Minority	64.4%	64.1%	0.4% #	60.3%	4.1% #
Minority	3,532	3,379	4.5%	5,853	-39.7%
% Minority	31.8%	31.5%	0.4% #	35.6%	-3.8% #
Not-Disclosed	415	477	-13.0%	661	-37.2%
% Not-Disclosed	3.7%	4.4%	-0.7% #	4.0%	-0.3% #
Refinanced	5,017	5,399	-7.1%	9,030	-44.4%
% Refinanced	24.5%	26.3%	-1.8% #	28.8%	-4.3% #
Streamline	3,452	3,738	-7.7%	6,569	-47.5%
% Streamline	68.8%	69.2%	-0.4% #	72.7%	-3.9% #
Full Process	1,565	1,661	-5.8%	2,461	-36.4%
Cash Out	1,093	1,145	-4.5%	1,664	-34.3%
% Cash Out	69.8%	68.9%	0.9% #	67.6%	2.2% #
HECM	1,532	1,663	-7.9%	1,302	17.7%
% HECM	7.5%	8.1%	-0.6% #	4.2%	3.3% #
Section 203(k)	83	111	-25.2%	194	-57.2%
Section 234(c)	1,075	1,078	-0.3%	1,789	-39.9%
% Section 234(c)	5.3%	5.3%	0.0% #	5.7%	-0.5% #
ARM	2,829	3,084	-8.3%	5,728	-50.6%
% ARM	13.8%	15.0%	-1.2% #	18.3%	-4.4% #
Manufactured Housing	1,329	1,233	7.8%	1,332	-0.2%
Interest Buy-down	253	181	39.8%	1,204	-79.0%
Investors	42	69	-39.1%	50	-16.0%
Minority	6,337	6,293	0.7%	10,628	-40.4%
% Minority	31.0%	30.7%	0.3% #	33.9%	-2.9% #
Automated Underwriting System * x					
AUS Endorsed (Jun)	20,593	21,243	-3.1%	33,832	-39.1%
AUS as % of Total Endorsed	49.7%	49.0%	0.7% #	44.0%	5.7% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

Jul 1-15, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	700,000	579,076	863,760	-33.0%	1,035,863
Endorsements *	550,000	439,484	837,730	-47.5%	998,441
Purchase	347,000	277,631	471,361	-41.1%	586,196
% Purchase	63.1%	63.2%	56.3%	6.9% #	58.7%
1st Time Home Buyer	277,000	219,588	364,974	-39.8%	454,320
% 1st Time Home Buyer	79.8%	79.1%	77.4%	1.7% #	77.5%
Non-Minority	170,000	135,211	213,989	-36.8%	268,229
% Non Minority	61.4%	61.6%	58.6%	2.9% #	59.0%
Minority	95,000	73,884	127,295	-42.0%	159,035
% Minority	34.3%	33.6%	34.9%	-1.2% #	35.0%
Not-Disclosed	12,000	10,409	21,136	-50.8%	24,497
% Not-Disclosed	4.3%	4.7%	5.8%	-1.1% #	5.4%
Refinanced	165,000	129,917	338,198	-61.6%	374,418
% Refinanced	30.0%	29.6%	40.4%	-10.8% #	37.5%
Streamline	120,000	93,984	266,944	-64.8%	291,555
% Streamline	72.7%	72.3%	78.9%	-6.6% #	77.9%
Full Process	45,000	35,933	71,254	-49.6%	82,863
Cash Out	31,000	24,725	46,151	-46.4%	54,238
% Cash Out	68.9%	68.8%	64.8%	4.0% #	65.5%
HECM	38,000	31,936	28,171	13.4%	37,827
% HECM	6.9%	7.3%	3.4%	3.9% #	3.8%
Section 203(k)	2,600	2,395	3,694	-35.2%	4,602
Section 234(c)	28,000	23,187	49,891	-53.5%	58,601
% Section 234(c)	5.1%	5.3%	6.0%	-0.7% #	5.9%
ARM	97,000	78,417	109,875	-28.6%	139,729
% ARM	17.6%	17.8%	13.1%	4.7% #	14.0%
Manufactured Housing	32,000	26,643	28,020	-4.9%	35,771
Interest Buy-down	9,000	8,201	27,365	-70.0%	34,997
Investors	1,300	1,205	2,279	-47.1%	2,615
Minority	180,000	141,682	272,318	-48.0%	326,662
% Minority	32.7%	32.2%	32.5%	-0.3% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Jun)	248,000	190,347	332,469	-42.7%	426,983
AUS as % of Total Endorse.	45.1%	45.4%	41.2%	4.2% #	42.8%
Loans Delinquent as of (Jun) **	250,000	246,037	274,938	-10.5%	289,106
Claims (Jun) ***	144,000	120,597	123,588	-2.4%	163,429
Loss Mitigation Retention	76,000	63,463	58,453	8.6%	78,528
Loss Mitigation Disposition	5,000	4,411	4,092	7.8%	5,694
Other Claims	63,000	52,723	61,043	-13.6%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

June 16-30, 2005

Applications

- Applications after seasonal adjustment, fell 19 percent to an annual rate of 701,300.
- Actual application receipts were 29,719 -- down from 35,781 for early June.
- 20 percent of the applications received were for the refinance of a current mortgage.
- Compared with last year, application are down 33 percent from the comparable period last year.

Endorsements

- 20,522 mortgages were endorsed -- 13,460 purchase money mortgages, 5,399 to refinance homes and 1,663 HECM's.
- Of the purchase mortgages, 79.8 percent were for first time home buyers and of those 31.5 percent were for minority households.
- For refinance transactions (26.3%), 69.2 percent were handled using streamlined procedures.
- With respect to 1,661 mortgages requiring full processing, 68.9 percent were cash out actions.
- 15 percent of the endorsements had ARM provisions.
- 1,233 manufactured housing mortgages were endorsed during late June.

Automated Underwriting

- During June, 20,593 mortgages were accepted and endorsed using the FHA scorecard. This does not include cases that were referred for further review.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

June 16-30, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	701,300	865,400	-19.0%	851,900	-17.7%
Average per workday	2,772	3,420	-18.9%	3,367	-17.7%
Actual	29,719	35,781	-16.9%	36,087	-17.6%
% for Refinance (Jun)	20.0%	16.1%	3.9% #	14.3%	5.7% #
Endorsements: *					
Annual Rate	492,500	502,700	-2.0%	955,700	-48.5%
Actual	20,522	20,946	-2.0%	39,819	-48.5%
Purchase	13,460	14,590	-7.7%	25,113	-46.4%
% Purchase	65.6%	69.7%	-4.1% #	63.1%	2.5% #
1st Time Home Buyer	10,739	11,545	-7.0%	19,531	-45.0%
% 1st Time Home Buyer	79.8%	79.1%	0.7% #	77.8%	2.0% #
Non-Minority	6,879	7,402	-7.1%	11,815	-41.8%
% Non Minority	64.1%	64.1%	-0.1% #	60.5%	3.6% #
Minority	3,379	3,629	-6.9%	6,954	-51.4%
% Minority	31.5%	31.4%	0.0% #	35.6%	-4.1% #
Not-Disclosed	477	508	-6.1%	761	-37.3%
% Not-Disclosed	4.4%	4.4%	0.0% #	3.9%	0.5% #
Refinanced	5,399	4,788	12.8%	12,969	-58.4%
% Refinanced	26.3%	22.9%	3.4% #	32.6%	-6.3% #
Streamline	3,738	3,159	18.3%	9,842	-62.0%
% Streamline	69.2%	66.0%	3.3% #	75.9%	-6.7% #
Full Process	1,661	1,629	2.0%	3,127	-46.9%
Cash Out	1,145	1,125	1.8%	2,173	-47.3%
% Cash Out	68.9%	69.1%	-0.1% #	69.5%	-0.6% #
HECM	1,663	1,568	6.1%	1,737	-4.3%
% HECM	8.1%	7.5%	0.6% #	4.4%	3.7% #
Section 203(k)	111	119	-6.7%	185	-40.0%
Section 234(c)	1,078	1,120	-3.8%	2,118	-49.1%
% Section 234(c)	5.3%	5.3%	-0.1% #	5.3%	-0.1% #
ARM	3,084	3,151	-2.1%	6,686	-53.9%
% ARM	15.0%	15.0%	0.0% #	16.8%	-1.8% #
Manufactured Housing	1,233	1,399	-11.9%	1,561	-21.0%
Interest Buy-down	181	182	-0.5%	1,559	-88.4%
Investors	69	53	30.2%	93	-25.8%
Minority	6,293	6,505	-3.3%	13,217	-52.4%
% Minority	30.7%	31.1%	-0.4% #	33.2%	-2.5% #
Automated Underwriting System * x					
AUS Endorsed (Jun)	20,593	21,243	-3.1%	33,832	-39.1%
AUS as % of Total Endorsed	49.7%	49.0%	0.7% #	44.0%	5.7% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

June 16-30, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	700,000	549,313	828,000	-33.7%	1,035,863
Endorsements *	550,000	419,019	806,367	-48.0%	998,441
Purchase	347,000	263,715	450,330	-41.4%	586,196
% Purchase	63.1%	62.9%	55.8%	7.1% #	58.7%
1st Time Home Buyer	277,000	208,487	348,549	-40.2%	454,320
% 1st Time Home Buyer	79.8%	79.1%	77.4%	1.7% #	77.5%
Non-Minority	170,000	128,061	204,078	-37.2%	268,229
% Non Minority	61.4%	61.4%	58.6%	2.9% #	59.0%
Minority	95,000	70,352	121,444	-42.1%	159,035
% Minority	34.3%	33.7%	34.8%	-1.1% #	35.0%
Not-Disclosed	12,000	9,994	20,475	-51.2%	24,497
% Not-Disclosed	4.3%	4.8%	5.9%	-1.1% #	5.4%
Refinanced	165,000	124,900	329,168	-62.1%	374,418
% Refinanced	30.0%	29.8%	40.8%	-11.0% #	37.5%
Streamline	120,000	90,532	260,375	-65.2%	291,555
% Streamline	72.7%	72.5%	79.1%	-6.6% #	77.9%
Full Process	45,000	34,368	68,793	-50.0%	82,863
Cash Out	31,000	23,632	44,487	-46.9%	54,238
% Cash Out	68.9%	68.8%	64.7%	4.1% #	65.5%
HECM	38,000	30,404	26,869	13.2%	37,827
% HECM	6.9%	7.3%	3.3%	3.9% #	3.8%
Section 203(k)	2,600	2,312	3,500	-33.9%	4,602
Section 234(c)	28,000	22,112	48,102	-54.0%	58,601
% Section 234(c)	5.1%	5.3%	6.0%	-0.7% #	5.9%
ARM	97,000	75,588	104,147	-27.4%	139,729
% ARM	17.6%	18.0%	12.9%	5.1% #	14.0%
Manufactured Housing	32,000	25,314	26,688	-5.1%	35,771
Interest Buy-down	9,000	7,948	26,161	-69.6%	34,997
Investors	1,300	1,163	2,229	-47.8%	2,615
Minority	180,000	135,345	261,690	-48.3%	326,662
% Minority	32.7%	32.3%	32.5%	-0.2% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Jun)	248,000	190,347	332,469	-42.7%	426,983
AUS as % of Total Endorse.	45.1%	45.4%	41.2%	4.2% #	42.8%
Loans Delinquent as of (May) **	250,000	245,463	276,671	-11.3%	289,106
Claims (Jun) ***	144,000	120,597	123,588	-2.4%	163,429
Loss Mitigation Retention	76,000	63,463	58,453	8.6%	78,528
Loss Mitigation Disposition	5,000	4,411	4,092	7.8%	5,694
Other Claims	63,000	52,723	61,043	-13.6%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing , standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

June 1-15, 2005

Applications

- o Seasonally adjusted, the annual rate for applications was up 14.2 percent to 865,400 -- from 757,900 in late May.
- o Actual receipts for this period totaled 35,781 -- up from 31,119 for the prior reporting period.
- o During May, 16.1 percent of the applications were to refinance a current mortgage.

Endorsements

- o During this reporting period, 20,946 mortgages were endorsed -- 14,590 to purchase a home, 4,788 covered refinance actions and 1,568 covered HECM instruments.
- o Of the purchase money mortgages, 79.1 percent were endorsed for first time home buyers. 31.4 percent of these were for minority home owners.
- o With respect to refinanced mortgages, covering 22.9 percent of total activity, 66 percent were handled with streamlined procedures.
- o Of the 1,629 requiring full processing, 69.1 percent were cash out actions.
- o 3,151 mortgages (15%) endorsed had ARM terms.

Automated Underwriting

- o During May, 21,243 mortgages were accepted and endorsed with the FHA score card -- 49 percent of total insurance activity.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

June 1-15, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	865,400	757,900	14.2%	998,100	-13.3%
Average per workday	3,420	2,996	14.2%	3,945	-13.3%
Actual	35,781	31,119	15.0%	40,975	-12.7%
% for Refinance (May)	16.1%	15.6%	0.5% #	17.9%	-1.8% #
Endorsements: *					
Annual Rate	502,700	570,000	-11.8%	890,900	-43.6%
Actual	20,946	23,750	-11.8%	37,119	-43.6%
Purchase	14,590	15,982	-8.7%	21,436	-31.9%
% Purchase	69.7%	67.3%	2.4% #	57.7%	11.9% #
1st Time Home Buyer	11,545	12,708	-9.2%	16,725	-31.0%
% 1st Time Home Buyer	79.1%	79.5%	-0.4% #	78.0%	1.1% #
Non-Minority	7,402	8,163	-9.3%	10,147	-27.1%
% Non Minority	64.1%	64.2%	-0.1% #	60.7%	3.4% #
Minority	3,629	3,975	-8.7%	5,896	-38.4%
% Minority	31.4%	31.3%	0.2% #	35.3%	-3.8% #
Not-Disclosed	508	567	-10.4%	679	-25.2%
% Not-Disclosed	4.4%	4.5%	-0.1% #	4.1%	0.3% #
Refinanced	4,788	6,198	-22.7%	14,231	-66.4%
% Refinanced	22.9%	26.1%	-3.2% #	38.3%	-15.5% #
Streamline	3,159	4,230	-25.3%	11,273	-72.0%
% Streamline	66.0%	68.2%	-2.3% #	79.2%	-13.2% #
Full Process	1,629	1,968	-17.2%	2,958	-44.9%
Cash Out	1,125	1,415	-20.5%	2,031	-44.6%
% Cash Out	69.1%	71.9%	-2.8% #	68.7%	0.4% #
HECM	1,568	1,570	-0.1%	1,452	8.0%
% HECM	7.5%	6.6%	0.9% #	3.9%	3.6% #
Section 203(k)	119	124	-4.0%	152	-21.7%
Section 234(c)	1,120	1,295	-13.5%	2,113	-47.0%
% Section 234(c)	5.3%	5.5%	-0.1% #	5.7%	-0.3% #
ARM	3,151	3,538	-10.9%	5,585	-43.6%
% ARM	15.0%	14.9%	0.1% #	15.0%	0.0% #
Manufactured Housing	1,399	1,548	-9.6%	1,433	-2.4%
Interest Buydown	182	259	-29.7%	1,263	-85.6%
Investors	53	84	-36.9%	85	-37.6%
Minority	6,505	7,343	-11.4%	12,456	-47.8%
% Minority	31.1%	30.9%	0.1% #	33.6%	-2.5% #
Automated Underwriting System * x					
AUS Endorsed (May)	21,243	19,636	8.2%	29,581	-28.2%
AUS as % of Total Endorsed	49.0%	44.3%	4.7% #	39.8%	9.2% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

June 1-15, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	519,594	791,913	-34.4%	1,035,863
Endorsements *	1,000,000	398,545	766,683	-48.0%	998,441
Purchase	690,000	250,269	425,280	-41.2%	586,196
% Purchase	69.0%	62.8%	55.5%	7.3% #	58.7%
1st Time Home Buyer	550,000	197,748	329,020	-39.9%	454,320
% 1st Time Home Buyer	79.7%	79.0%	77.4%	1.6% #	77.5%
Non-Minority	330,000	121,190	192,262	-37.0%	268,229
% Non Minority	60.0%	61.3%	58.4%	2.9% #	59.0%
Minority	200,000	66,976	114,492	-41.5%	159,035
% Minority	36.4%	33.9%	34.8%	-0.9% #	35.0%
Not-Disclosed	20,000	9,517	19,715	-51.7%	24,497
% Not-Disclosed	3.6%	4.8%	6.0%	-1.2% #	5.4%
Refinanced	250,000	119,512	316,257	-62.2%	374,418
% Refinanced	25.0%	30.0%	41.3%	-11.3% #	37.5%
Streamline	188,000	86,800	250,570	-65.4%	291,555
% Streamline	75.2%	72.6%	79.2%	-6.6% #	77.9%
Full Process	62,000	32,892	65,687	-49.9%	82,863
Cash Out	43,000	22,490	42,330	-46.9%	54,238
% Cash Out	69.4%	68.4%	64.4%	3.9% #	65.5%
HECM	60,000	28,764	25,146	14.4%	37,827
% HECM	6.0%	7.2%	3.3%	3.9% #	3.8%
Section 203(k)	5,000	2,067	3,317	-37.7%	4,602
Section 234(c)	70,000	21,038	46,003	-54.3%	58,601
% Section 234(c)	7.0%	5.3%	6.0%	-0.7% #	5.9%
ARM	180,000	72,497	97,458	-25.6%	139,729
% ARM	18.0%	18.2%	12.7%	5.5% #	14.0%
Manufactured Housing	35,000	24,085	25,131	-4.2%	35,771
Interest Buydown	35,000	7,756	24,589	-68.5%	34,997
Investors	3,000	1,013	2,137	-52.6%	2,615
Minority	360,000	129,061	248,509	-48.1%	326,662
% Minority	36.0%	32.4%	32.4%	0.0% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (May)	500,000	169,766	298,670	-43.2%	426,983
AUS as % of Total Endorse.	50.0%	45.0%	40.9%	4.1% #	42.8%
Loans Delinquent as of (May) **	300,000	245,463	276,671	-11.3%	289,106
Claims (May) ***	166,000	108,681	110,461	-1.6%	163,429
Loss Mitigation Retention	78,000	57,363	52,008	10.3%	78,528
Loss Mitigation Disposition	6,000	3,868	3,620	6.9%	5,694
Other Claims	82,000	47,450	54,833	-13.5%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

May 16-31, 2005

Applications

- o After seasonal adjustment, applications were recorded at an annual rate of 757,900 -- about 9 percent below the last estimate.
- o By actual count, 31,119 applications were received -- slightly more than for the prior reporting period.

Endorsements

- o 23,750 endorsements were processed in late May; 15,982 (67.3%) purchase money mortgages and 6,198 refinanced mortgages.
- o 79.5 percent of the "purchase" mortgages were endorsed for first time home buyers. The bulk of which (64.2%) were for non-minority buyers. 4.5 percent of the purchasers refused to disclose their status.
- o For the 6,198 mortgages that were refinanced, 68.2 percent were handled with streamlined procedures.
- o For those that required full processing 1,415 were cash out transactions.
- o 1,570 insured mortgages were HECM's -- 6.6 percent of the total endorsed.
- o 3,538 mortgages had ARM provisions -- 14.9 percent of the total insured.

Automated Underwriting

- o During May, 21,243 mortgages were accepted and endorsed using the FHA Scorecard. That represents 49 percent of the mortgages insured during May.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

May 16-31, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	757,900	825,900	-8.2%	975,700	-22.3%
Average per workday	2,996	3,265	-8.2%	3,856	-22.3%
Actual	31,119	30,664	1.5%	36,432	-14.6%
% for Refinance (May)	16.1%	15.6%	0.5% #	17.9%	-1.8% #
Endorsements: *					
Annual Rate	570,000	470,100	21.3%	913,300	-37.6%
Actual	23,750	19,589	21.2%	38,055	-37.6%
Purchase	15,982	13,017	22.8%	20,622	-22.5%
% Purchase	67.3%	66.5%	0.8% #	54.2%	13.1% #
1st Time Home Buyer	12,708	10,334	23.0%	17,259	-26.4%
% 1st Time Home Buyer	79.5%	79.4%	0.1% #	83.7%	-4.2% #
Non-Minority	8,163	6,619	23.3%	10,070	-18.9%
% Non Minority	64.2%	64.1%	0.2% #	58.3%	5.9% #
Minority	3,975	3,294	20.7%	6,217	-36.1%
% Minority	31.3%	31.9%	-0.6% #	36.0%	-4.7% #
Not-Disclosed	567	418	35.6%	966	-41.3%
% Not-Disclosed	4.5%	4.0%	0.4% #	5.6%	-1.1% #
Refinanced	6,198	5,337	16.1%	15,844	-60.9%
% Refinanced	26.1%	27.2%	-1.1% #	41.6%	-15.5% #
Streamline	4,230	3,662	15.5%	12,856	-67.1%
% Streamline	68.2%	68.6%	-0.4% #	81.1%	-12.9% #
Full Process	1,968	1,675	17.5%	2,988	-34.1%
Cash Out	1,415	1,153	22.7%	2,014	-29.7%
% Cash Out	71.9%	68.8%	3.1% #	67.4%	4.5% #
HECM	1,570	1,235	27.1%	1,589	-1.2%
% HECM	6.6%	6.3%	0.3% #	4.2%	2.4% #
Section 203(k)	124	100	24.0%	152	-18.4%
Section 234(c)	1,295	1,051	23.2%	2,251	-42.5%
% Section 234(c)	5.5%	5.4%	0.1% #	5.9%	-0.5% #
ARM	3,538	2,963	19.4%	5,567	-36.4%
% ARM	14.9%	15.1%	-0.2% #	14.6%	0.3% #
Manufactured Housing	1,548	1,241	24.7%	1,526	1.4%
Interest Buydown	259	184	40.8%	1,275	-79.7%
Investors	84	55	52.7%	137	-38.7%
Minority	7,343	6,069	21.0%	12,416	-40.9%
% Minority	30.9%	31.0%	-0.1% #	32.6%	-1.7% #
Automated Underwriting System * x					
AUS Endorsed (May)	21,243	19,636	8.2%	29,581	-28.2%
AUS as % of Total Endorsed	49.0%	44.3%	4.7% #	39.8%	9.2% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

May 16-31, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	483,813	750,938	-35.6%	1,035,863
Endorsements *	1,000,000	377,599	729,564	-48.2%	998,441
Purchase	690,000	235,679	403,844	-41.6%	586,196
% Purchase	69.0%	62.4%	55.4%	7.1% #	58.7%
1st Time Home Buyer	550,000	186,205	312,303	-40.4%	454,320
% 1st Time Home Buyer	79.7%	79.0%	77.3%	1.7% #	77.5%
Non-Minority	330,000	113,788	182,122	-37.5%	268,229
% Non Minority	60.0%	61.1%	58.3%	2.8% #	59.0%
Minority	200,000	63,347	108,596	-41.7%	159,035
% Minority	36.4%	34.0%	34.8%	-0.8% #	35.0%
Not-Disclosed	20,000	9,009	19,036	-52.7%	24,497
% Not-Disclosed	3.6%	4.8%	6.1%	-1.3% #	5.4%
Refinanced	250,000	114,724	302,026	-62.0%	374,418
% Refinanced	25.0%	30.4%	41.4%	-11.0% #	37.5%
Streamline	188,000	83,641	239,297	-65.0%	291,555
% Streamline	75.2%	72.9%	79.2%	-6.3% #	77.9%
Full Process	62,000	31,263	62,729	-50.2%	82,863
Cash Out	43,000	21,365	40,299	-47.0%	54,238
% Cash Out	69.4%	68.3%	64.2%	4.1% #	65.5%
HECM	60,000	27,196	23,694	14.8%	37,827
% HECM	6.0%	7.2%	3.2%	4.0% #	3.8%
Section 203(k)	5,000	1,948	3,165	-38.5%	4,602
Section 234(c)	70,000	19,918	43,890	-54.6%	58,601
% Section 234(c)	7.0%	5.3%	6.0%	-0.7% #	5.9%
ARM	180,000	69,346	91,873	-24.5%	139,729
% ARM	18.0%	18.4%	12.6%	5.8% #	14.0%
Manufactured Housing	35,000	22,686	23,698	-4.3%	35,771
Interest Buydown	35,000	7,574	23,326	-67.5%	34,997
Investors	3,000	960	2,052	-53.2%	2,615
Minority	360,000	122,556	236,053	-48.1%	326,662
% Minority	36.0%	32.5%	32.4%	0.1% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (May)	500,000	169,766	298,670	-43.2%	426,983
AUS as % of Total Endorse.	50.0%	45.0%	40.9%	4.1% #	42.8%
Loans Delinquent as of (Apr) **	300,000	247,715	276,926	-10.5%	289,106
Claims (May) ***	166,000	108,681	110,461	-1.6%	163,429
Loss Mitigation Retention	78,000	57,363	52,008	10.3%	78,528
Loss Mitigation Disposition	6,000	3,868	3,620	6.9%	5,694
Other Claims	82,000	47,450	54,833	-13.5%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

May 1-15, 2005

Applications

- Applications, after seasonal adjustment, rose 8.7 percent to an annual rate of 825,900.
- Actual receipts for this period were 30,664 -- up 9.6 percent from late April.

Endorsements

- Only 19,589 mortgages were endorsed -- down 12.2 percent from the prior reporting period.
- Of the total endorsements, 13,017 were purchase money mortgages and 5,337 involved refinance transactions.
- 10,334 first time home buyer loans were insured -- roughly 4 out of every 5 purchase type mortgages.
- 31.9 percent of the first timers were minorities.
- For refinance actions, 68.6 percent were processed using streamlined procedures.
- For those 1,675 refi's requiring full processing 68.8 percent were cash-outs.
- 1,235 mortgages insured were HECM's -- 6.3 percent of the total insured.
- During early May, 15.1 percent (2,963) of the mortgages endorsed had ARM provisions.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

May 1-15, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	825,900	759,600	8.7%	1,215,500	-32.1%
Average per workday	3,265	3,003	8.7%	4,805	-32.0%
Actual	30,664	27,989	9.6%	45,131	-32.1%
% for Refinance (Apr)	15.6%	15.6%	0.0% #	27.7%	-12.1% #
Endorsements: *					
Annual Rate	470,100	535,400	-12.2%	869,800	-46.0%
Actual	19,589	22,308	-12.2%	36,242	-45.9%
Purchase	13,017	13,359	-2.6%	19,271	-32.5%
% Purchase	66.5%	59.9%	6.6% #	53.2%	13.3% #
1st Time Home Buyer	10,334	10,637	-2.8%	13,826	-25.3%
% 1st Time Home Buyer	79.4%	79.6%	-0.2% #	71.7%	7.6% #
Non-Minority	6,619	6,585	0.5%	8,585	-22.9%
% Non Minority	64.1%	61.9%	2.1% #	62.1%	2.0% #
Minority	3,294	3,595	-8.4%	4,736	-30.4%
% Minority	31.9%	33.8%	-1.9% #	34.3%	-2.4% #
Not-Disclosed	418	454	-7.9%	503	-16.9%
% Not-Disclosed	4.0%	4.3%	-0.2% #	3.6%	0.4% #
Refinanced	5,337	7,453	-28.4%	15,629	-65.9%
% Refinanced	27.2%	33.4%	-6.2% #	43.1%	-15.9% #
Streamline	3,662	5,621	-34.9%	12,669	-71.1%
% Streamline	68.6%	75.4%	-6.8% #	81.1%	-12.4% #
Full Process	1,675	1,832	-8.6%	2,960	-43.4%
Cash Out	1,153	1,216	-5.2%	1,974	-41.6%
% Cash Out	68.8%	66.4%	2.5% #	66.7%	2.1% #
HECM	1,235	1,496	-17.4%	1,342	-8.0%
% HECM	6.3%	6.7%	-0.4% #	3.7%	2.6% #
Section 203(k)	100	107	-6.5%	167	-40.1%
Section 234(c)	1,051	1,208	-13.0%	2,025	-48.1%
% Section 234(c)	5.4%	5.4%	0.0% #	5.6%	-0.2% #
ARM	2,963	3,443	-13.9%	4,784	-38.1%
% ARM	15.1%	15.4%	-0.3% #	13.2%	1.9% #
Manufactured Housing	1,241	1,315	-5.6%	1,389	-10.7%
Interest Buydown	184	212	-13.2%	1,120	-83.6%
Investors	55	81	-32.1%	92	-40.2%
Minority	6,069	7,103	-14.6%	11,901	-49.0%
% Minority	31.0%	31.8%	-0.9% #	32.8%	-1.9% #
Automated Underwriting System * x					
AUS Endorsed (Apr)	19,636	19,636	0.0%	31,046	-36.8%
AUS as % of Total Endorsed	44.3%	44.3%	0.0% #	39.6%	4.7% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

May 1-15, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	452,694	714,506	-36.6%	1,035,863
Endorsements *	1,000,000	353,849	691,509	-48.8%	998,441
Purchase	690,000	219,697	383,222	-42.7%	586,196
% Purchase	69.0%	62.1%	55.4%	6.7% #	58.7%
1st Time Home Buyer	550,000	173,498	312,303	-44.4%	454,320
% 1st Time Home Buyer	79.7%	79.0%	81.5%	-2.5% #	77.5%
Non-Minority	330,000	105,625	182,122	-42.0%	268,229
% Non Minority	60.0%	60.9%	58.3%	2.6% #	59.0%
Minority	200,000	59,372	108,596	-45.3%	159,035
% Minority	36.4%	34.2%	34.8%	-0.6% #	35.0%
Not-Disclosed	20,000	8,442	19,036	-55.7%	24,497
% Not-Disclosed	3.6%	4.9%	6.1%	-1.2% #	5.4%
Refinanced	250,000	108,526	286,182	-62.1%	374,418
% Refinanced	25.0%	30.7%	41.4%	-10.7% #	37.5%
Streamline	188,000	79,411	226,441	-64.9%	291,555
% Streamline	75.2%	73.2%	79.1%	-6.0% #	77.9%
Full Process	62,000	29,295	59,741	-51.0%	82,863
Cash Out	43,000	19,950	38,285	-47.9%	54,238
% Cash Out	69.4%	68.1%	64.1%	4.0% #	65.5%
HECM	60,000	25,626	22,105	15.9%	37,827
% HECM	6.0%	7.2%	3.2%	4.0% #	3.8%
Section 203(k)	5,000	1,824	3,013	-39.5%	4,602
Section 234(c)	70,000	18,623	41,639	-55.3%	58,601
% Section 234(c)	7.0%	5.3%	6.0%	-0.8% #	5.9%
ARM	180,000	65,808	86,306	-23.8%	139,729
% ARM	18.0%	18.6%	12.5%	6.1% #	14.0%
Manufactured Housing	35,000	21,138	22,172	-4.7%	35,771
Interest Buydown	35,000	7,315	22,051	-66.8%	34,997
Investors	3,000	876	1,915	-54.3%	2,615
Minority	360,000	115,213	223,637	-48.5%	326,662
% Minority	36.0%	32.6%	32.3%	0.2% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Apr)	500,000	148,523	269,089	-44.8%	426,983
AUS as % of Total Endorse.	50.0%	44.4%	41.1%	3.3% #	42.8%
Loans Delinquent as of (Apr) **	300,000	247,715	276,926	-10.5%	289,106
Claims (Apr) ***	166,000	95,595	98,192	-2.6%	163,429
Loss Mitigation Retention	78,000	50,657	45,949	10.2%	78,528
Loss Mitigation Disposition	6,000	3,304	3,196	3.4%	5,694
Other Claims	82,000	41,634	49,047	-15.1%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

April 16-30, 2005

Applications

- o At an annual rate, applications were estimated at 759,600 -- 2.9 percent below the prior reported figure.
- o By actual count, 27,989 applications were received -- off 11.1 percent from early April.
- o During April, 15.6 percent of the applications were to refinance a prior mortgage.

Endorsements

- o During this reporting period, 22,308 mortgages were endorsed -- 13,359 purchase money mortgages and 7,453 refinance transactions.
- o Of the purchase transactions, consisting of 59.9 percent of the endorsements, 10,637 were for first time home buyers. Of those, 33.8 were for minority households.
- o For mortgages to refinance, 75.4 percent were handled by streamlined procedures.
- o For the 1,832 refinances requiring full processing, two out of three were cash out transactions.
- o 1,496 HECM's were insured -- 6.7 percent of total insurance activity.
- o 1,208 condominium unit mortgages were handled under Section 234c.
- o 3,443 ARM's were endorsed -- 15.4 percent of the insurance total.

Automated Underwriting

- o 19,636 mortgages were accepted and endorsed by the FHA scorecard -- This represents 44.3 percent of the cases endorsed during April.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

April 16-30, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	759,600	782,400	-2.9%	1,153,400	-34.1%
Average per workday	3,003	3,093	-2.9%	4,559	-34.1%
Actual	27,989	31,471	-11.1%	46,750	-40.1%
% for Refinance (Apr)	15.6%	20.6%	-5.0% #	27.7%	-12.1% #
Endorsements: *					
Annual Rate	535,400	527,300	1.5%	1,010,500	-47.0%
Actual	22,308	21,970	1.5%	42,105	-47.0%
Purchase	13,359	13,349	0.1%	22,160	-39.7%
% Purchase	59.9%	60.8%	-0.9% #	52.6%	7.3% #
1st Time Home Buyer	10,637	10,597	0.4%	17,259	-38.4%
% 1st Time Home Buyer	79.6%	79.4%	0.2% #	77.9%	1.7% #
Non-Minority	6,585	6,645	-0.9%	10,070	-34.6%
% Non Minority	61.9%	62.7%	-0.8% #	58.3%	3.6% #
Minority	3,595	3,478	3.4%	6,217	-42.2%
% Minority	33.8%	32.8%	1.0% #	36.0%	-2.2% #
Not-Disclosed	454	473	-4.0%	966	-53.0%
% Not-Disclosed	4.3%	4.5%	-0.2% #	5.6%	-1.3% #
Refinanced	7,453	6,969	6.9%	18,107	-58.8%
% Refinanced	33.4%	31.7%	1.7% #	43.0%	-9.6% #
Streamline	5,621	5,160	8.9%	14,937	-62.4%
% Streamline	75.4%	74.0%	1.4% #	82.5%	-7.1% #
Full Process	1,832	1,809	1.3%	3,170	-42.2%
Cash Out	1,216	1,202	1.2%	2,116	-42.5%
% Cash Out	66.4%	66.4%	-0.1% #	66.8%	-0.4% #
HECM	1,496	1,652	-9.4%	1,838	-18.6%
% HECM	6.7%	7.5%	-0.8% #	4.4%	2.3% #
Section 203(k)	107	111	-3.6%	148	-27.7%
Section 234(c)	1,208	1,123	7.6%	2,414	-50.0%
% Section 234(c)	5.4%	5.1%	0.3% #	5.7%	-0.3% #
ARM	3,443	3,547	-2.9%	6,080	-43.4%
% ARM	15.4%	16.1%	-0.7% #	14.4%	1.0% #
Manufactured Housing	1,315	1,409	-6.7%	1,539	-14.6%
Interest Buydown	212	238	-10.9%	1,469	-85.6%
Investors	81	63	28.6%	151	-46.4%
Minority	7,103	6,950	2.2%	13,948	-49.1%
% Minority	31.8%	31.6%	0.2% #	33.1%	-1.3% #
Automated Underwriting System * x					
AUS Endorsed (Apr)	19,636	20,027	-2.0%	31,046	-36.8%
AUS as % of Total Endorsed	44.3%	40.8%	3.5% #	39.6%	4.7% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

April 16-30, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	422,030	669,375	-37.0%	1,035,863
Endorsements *	1,000,000	334,260	655,267	-49.0%	998,441
Purchase	690,000	206,680	363,951	-43.2%	586,196
% Purchase	69.0%	61.8%	55.5%	6.3% #	58.7%
1st Time Home Buyer	550,000	163,167	281,228	-42.0%	454,320
% 1st Time Home Buyer	79.7%	78.9%	77.3%	1.7% #	77.5%
Non-Minority	330,000	99,006	163,471	-39.4%	268,229
% Non Minority	60.0%	60.7%	58.1%	2.6% #	59.0%
Minority	200,000	56,078	97,648	-42.6%	159,035
% Minority	36.4%	34.4%	34.7%	-0.4% #	35.0%
Not-Disclosed	20,000	8,024	17,568	-54.3%	24,497
% Not-Disclosed	3.6%	4.9%	6.2%	-1.3% #	5.4%
Refinanced	250,000	103,189	270,553	-61.9%	374,418
% Refinanced	25.0%	30.9%	41.3%	-10.4% #	37.5%
Streamline	188,000	75,749	213,772	-64.6%	291,555
% Streamline	75.2%	73.4%	79.0%	-5.6% #	77.9%
Full Process	62,000	27,620	56,781	-51.4%	82,863
Cash Out	43,000	18,797	36,311	-48.2%	54,238
% Cash Out	69.4%	68.1%	63.9%	4.1% #	65.5%
HECM	60,000	24,391	20,763	17.5%	37,827
% HECM	6.0%	7.3%	3.2%	4.1% #	3.8%
Section 203(k)	5,000	1,724	2,846	-39.4%	4,602
Section 234(c)	70,000	17,572	39,614	-55.6%	58,601
% Section 234(c)	7.0%	5.3%	6.0%	-0.8% #	5.9%
ARM	180,000	62,845	81,522	-22.9%	139,729
% ARM	18.0%	18.8%	12.4%	6.4% #	14.0%
Manufactured Housing	35,000	19,897	20,783	-4.3%	35,771
Interest Buydown	35,000	7,131	20,931	-65.9%	34,997
Investors	3,000	821	1,823	-55.0%	2,615
Minority	360,000	109,144	211,736	-48.5%	326,662
% Minority	36.0%	32.7%	32.3%	0.3% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Apr)	500,000	148,523	269,089	-44.8%	426,983
AUS as % of Total Endorse.	50.0%	44.4%	41.1%	3.3% #	42.8%
Loans Delinquent as of (Mar) **	300,000	262,409	283,179	-7.3%	289,106
Claims (Apr) ***	166,000	95,595	98,192	-2.6%	163,429
Loss Mitigation Retention	78,000	50,657	45,949	10.2%	78,528
Loss Mitigation Disposition	6,000	3,304	3,196	3.4%	5,694
Other Claims	82,000	41,634	49,047	-15.1%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

April 1-15, 2005

Applications

- o Seasonally adjusted applications slipped 6.3 percent to an annual rate of 782,400.
- o By actual count 31,471 applications were recorded during this reporting period -- down from 33,169 in late March.

Endorsements

- o 21,970 mortgages were insured -- off 18.5 percent from the prior reporting period.
- o 13,349 purchase money mortgages were endorsed (60.8%) as well as 6,969 instruments involving refinance transactions.
- o Of the refinanced mortgages, 74 percent were processed using streamlined procedures.
- o Purchase transactions for the fiscal year to date, totaled 193,321 -- down 43 percent from the figure for the same time last year -- 341,749.
- o As for refinanced cases, the comparable data are, 95,736 this year and 252,446 last year -- a decline of 62 percent.
- o During this reporting period, 16.1 percent of the endorsed mortgages had ARM provisions.
- o Also, HECM accounted for 7.5 percent of insurance activity.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

April 1-15, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	782,400	835,100	-6.3%	1,420,800	-44.9%
Average per workday	3,093	3,301	-6.3%	5,616	-44.9%
Actual	31,471	33,169	-5.1%	57,138	-44.9%
% for Refinance (Mar)	20.6%	28.0%	-7.4% #	35.0%	-14.4% #
Endorsements: *					
Annual Rate	527,300	646,800	-18.5%	893,900	-41.0%
Actual	21,970	26,948	-18.5%	37,244	-41.0%
Purchase	13,349	14,895	-10.4%	19,948	-33.1%
% Purchase	60.8%	55.3%	5.5% #	53.6%	7.2% #
1st Time Home Buyer	10,597	11,821	-10.4%	15,525	-31.7%
% 1st Time Home Buyer	79.4%	79.4%	0.0% #	77.8%	1.6% #
Non-Minority	6,645	7,299	-9.0%	8,859	-25.0%
% Non Minority	62.7%	61.7%	1.0% #	57.1%	5.6% #
Minority	3,478	4,020	-13.5%	5,570	-37.6%
% Minority	32.8%	34.0%	-1.2% #	35.9%	-3.1% #
Not-Disclosed	473	502	-5.8%	1,090	-56.6%
% Not-Disclosed	4.5%	4.2%	0.2% #	7.0%	-2.6% #
Refinanced	6,969	9,497	-26.6%	15,405	-54.8%
% Refinanced	31.7%	35.2%	-3.5% #	41.4%	-9.6% #
Streamline	5,160	7,310	-29.4%	12,416	-58.4%
% Streamline	74.0%	77.0%	-2.9% #	80.6%	-6.6% #
Full Process	1,809	2,187	-17.3%	2,989	-39.5%
Cash Out	1,202	1,476	-18.6%	1,991	-39.6%
% Cash Out	66.4%	67.5%	-1.0% #	66.6%	-0.2% #
HECM	1,652	2,556	-35.4%	1,891	-12.6%
% HECM	7.5%	9.5%	-2.0% #	5.1%	2.4% #
Section 203(k)	111	134	-17.2%	136	-18.4%
Section 234(c)	1,123	1,412	-20.5%	2,061	-45.5%
% Section 234(c)	5.1%	5.2%	-0.1% #	5.5%	-0.4% #
ARM	3,547	5,009	-29.2%	5,306	-33.2%
% ARM	16.1%	18.6%	-2.4% #	14.2%	1.9% #
Manufactured Housing	1,409	1,547	-8.9%	1,419	-0.7%
Interest Buydown	238	298	-20.1%	1,306	-81.8%
Investors	63	81	-22.2%	76	-17.1%
Minority	6,950	8,666	-19.8%	12,521	-44.5%
% Minority	31.6%	32.2%	-0.5% #	33.6%	-2.0% #
Automated Underwriting System * x					
AUS Endorsed (Mar)	20,027	17,174	16.6%	32,149	-37.7%
AUS as % of Total Endorsed	40.8%	42.8%	-2.0% #	40.0%	0.8% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

April 1-15, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	394,041	622,625	-36.7%	1,035,863
Endorsements *	1,000,000	311,952	613,162	-49.1%	998,441
Purchase	690,000	193,321	341,791	-43.4%	586,196
% Purchase	69.0%	62.0%	55.7%	6.2% #	58.7%
1st Time Home Buyer	550,000	152,535	263,983	-42.2%	454,320
% 1st Time Home Buyer	79.7%	78.9%	77.2%	1.7% #	77.5%
Non-Minority	330,000	92,421	153,406	-39.8%	268,229
% Non Minority	60.0%	60.6%	58.1%	2.5% #	59.0%
Minority	200,000	52,483	91,436	-42.6%	159,035
% Minority	36.4%	34.4%	34.6%	-0.2% #	35.0%
Not-Disclosed	20,000	7,570	16,605	-54.4%	24,497
% Not-Disclosed	3.6%	5.0%	6.3%	-1.3% #	5.4%
Refinanced	250,000	95,736	252,446	-62.1%	374,418
% Refinanced	25.0%	30.7%	41.2%	-10.5% #	37.5%
Streamline	188,000	70,128	198,835	-64.7%	291,555
% Streamline	75.2%	73.3%	78.8%	-5.5% #	77.9%
Full Process	62,000	25,788	53,611	-51.9%	82,863
Cash Out	43,000	17,581	34,195	-48.6%	54,238
% Cash Out	69.4%	68.2%	63.8%	4.4% #	65.5%
HECM	60,000	22,895	18,925	21.0%	37,827
% HECM	6.0%	7.3%	3.1%	4.3% #	3.8%
Section 203(k)	5,000	1,617	2,698	-40.1%	4,602
Section 234(c)	70,000	16,364	37,200	-56.0%	58,601
% Section 234(c)	7.0%	5.2%	6.1%	-0.8% #	5.9%
ARM	180,000	59,402	75,442	-21.3%	139,729
% ARM	18.0%	19.0%	12.3%	6.7% #	14.0%
Manufactured Housing	35,000	18,582	19,244	-3.4%	35,771
Interest Buydown	35,000	6,919	19,462	-64.4%	34,997
Investors	3,000	740	1,672	-55.7%	2,615
Minority	360,000	102,041	197,788	-48.4%	326,662
% Minority	36.0%	32.7%	32.3%	0.5% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Mar)	500,000	128,887	238,043	-45.9%	426,983
AUS as % of Total Endorse.	50.0%	44.4%	41.3%	3.1% #	42.8%
Loans Delinquent as of (Mar) **	300,000	262,409	283,179	-7.3%	289,106
Claims (Mar) ***	166,000	81,407	83,895	-3.0%	163,429
Loss Mitigation Retention	78,000	42,645	38,895	9.6%	78,528
Loss Mitigation Disposition	6,000	2,829	2,686	5.3%	5,694
Other Claims	82,000	35,933	42,314	-15.1%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

March 16-31, 2005

Applications

- o After seasonal adjustment, the annual rate for applications fell 11.1 percent to 835,100.
- o Actual application receipts for the period was 33,169 -- down from 36,878 in early March.
- o During March, 20.6 percent of the applications involved a request for refinancing -- below the 28 percent recorded for February.

Endorsements

- o Endorsements totaled 26,948 cases -- up 21.7 percent over early March.
- o Of these transactions, 14,895 (55.3%) involved home purchases and 9,497 covered refinance transactions.
- o For the purchase cases 79.4 percent were for first time home buyers and of these, 34 percent were for minority households.
- o Of the refinanced mortgages, 77 percent were processed using streamlined procedures.
- o For the refinances requiring full processing, 67.5 percent covered a cash out action.
- o 9.5 percent of the insured cases were HECM's -- 2,556 transactions.
- o 5,009 endorsements covered mortgages with ARM provisions -- 18.6 percent of total insurance activity.

Automated Underwriting

- o During March, 20,227 mortgages were accepted and insured by score cards -- that is 40.8 percent of total insurance for the month.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

March 16-31, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	835,100	939,800	-11.1%	1,436,100	-41.8%
Average per workday	3,301	3,715	-11.1%	5,676	-41.8%
Actual	33,169	36,878	-10.1%	62,196	-46.7%
% for Refinance (Mar)	20.6%	28.0%	-7.4% #	35.0%	-14.4% #
Endorsements: *					
Annual Rate	646,800	531,600	21.7%	943,300	-31.4%
Actual	26,948	22,149	21.7%	39,303	-31.4%
Purchase	14,895	12,350	20.6%	22,033	-32.4%
% Purchase	55.3%	55.8%	-0.5% #	56.1%	-0.8% #
1st Time Home Buyer	11,821	9,730	21.5%	17,122	-31.0%
% 1st Time Home Buyer	79.4%	78.8%	0.6% #	77.7%	1.7% #
Non-Minority	7,299	5,872	24.3%		
% Non Minority	61.7%	60.3%	1.4% #		
Minority	4,020	3,371	19.3%		
% Minority	34.0%	34.6%	-0.6% #	data not available	
Not-Disclosed	502	483	3.9%		
% Not-Disclosed	4.2%	5.0%	-0.7% #		
Refinanced	9,497	7,843	21.1%	15,244	-37.7%
% Refinanced	35.2%	35.4%	-0.2% #	38.8%	-3.5% #
Streamline	7,310	5,882	24.3%	11,979	-39.0%
% Streamline	77.0%	75.0%	2.0% #	78.6%	-1.6% #
Full Process	2,187	1,961	11.5%	3,265	-33.0%
Cash Out	1,476	1,328	11.1%	2,091	-29.4%
% Cash Out	67.5%	67.7%	-0.2% #	64.0%	3.4% #
HECM	2,556	1,956	30.7%	2,026	26.2%
% HECM	9.5%	8.8%	0.7% #	5.2%	4.3% #
Section 203(k)	134	89	50.6%	207	-35.3%
Section 234(c)	1,412	1,227	15.1%	2,289	-38.3%
% Section 234(c)	5.2%	5.5%	-0.3% #	5.8%	-0.6% #
ARM	5,009	4,347	15.2%	5,528	-9.4%
% ARM	18.6%	19.6%	-1.0% #	14.1%	4.5% #
Manufactured Housing	1,547	1,449	6.8%	1,451	6.6%
Interest Buydown	298	263	13.3%	1,418	-79.0%
Investors	81	66	22.7%	72	12.5%
Minority	8,666	7,205	20.3%	12,922	-32.9%
% Minority	32.2%	32.5%	-0.4% #	32.9%	-0.7% #
Automated Underwriting System * x					
AUS Endorsed (Mar)	20,027	17,174	16.6%	32,149	-37.7%
AUS as % of Total Endorsed	40.8%	42.8%	-2.0% #	40.0%	0.8% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

March 16-31, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	362,570	565,487	-35.9%	1,035,863
Endorsements *	1,000,000	289,982	575,918	-49.6%	998,441
Purchase	690,000	179,972	321,843	-44.1%	586,196
% Purchase	69.0%	62.1%	55.9%	6.2% #	58.7%
1st Time Home Buyer	550,000	141,938	248,463	-42.9%	454,320
% 1st Time Home Buyer	79.7%	78.9%	77.2%	1.7% #	77.5%
Non-Minority	330,000	85,776			268,229
% Non Minority	60.0%	60.4%			59.0%
Minority	200,000	49,005			159,035
% Minority	36.4%	34.5%	data not available		35.0%
Not-Disclosed	20,000	7,097			24,497
% Not-Disclosed	3.6%	5.0%			5.4%
Refinanced	250,000	88,767	237,041	-62.6%	374,418
% Refinanced	25.0%	30.6%	41.2%	-10.5% #	37.5%
Streamline	188,000	64,968	186,419	-65.1%	291,555
% Streamline	75.2%	73.2%	78.6%	-5.5% #	77.9%
Full Process	62,000	23,979	50,622	-52.6%	82,863
Cash Out	43,000	16,379	32,204	-49.1%	54,238
% Cash Out	69.4%	68.3%	63.6%	4.7% #	65.5%
HECM	60,000	21,243	17,034	24.7%	37,827
% HECM	6.0%	7.3%	3.0%	4.4% #	3.8%
Section 203(k)	5,000	1,640	2,562	-36.0%	4,602
Section 234(c)	70,000	15,241	35,139	-56.6%	58,601
% Section 234(c)	7.0%	5.3%	6.1%	-0.8% #	5.9%
ARM	180,000	55,855	70,136	-20.4%	139,729
% ARM	18.0%	19.3%	12.2%	7.1% #	14.0%
Manufactured Housing	35,000	17,173	17,825	-3.7%	35,771
Interest Buydown	35,000	6,681	18,156	-63.2%	34,997
Investors	3,000	758	1,596	-52.5%	2,615
Minority	360,000	95,091	185,267	-48.7%	326,662
% Minority	36.0%	32.8%	32.2%	0.6% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Mar)	500,000	128,887	238,043	-45.9%	426,983
AUS as % of Total Endorse.	50.0%	44.4%	41.3%	3.1% #	42.8%
Loans Delinquent as of (Feb) **	300,000	282,960	300,316	-5.8%	289,106
Claims (Mar) ***	166,000	81,407	83,895	-3.0%	163,429
Loss Mitigation Retention	78,000	42,645	38,895	9.6%	78,528
Loss Mitigation Disposition	6,000	2,829	2,686	5.3%	5,694
Other Claims	82,000	35,933	42,314	-15.1%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

March 1-15, 2005

Applications

- Applications, after seasonal adjustment, rose 2 percent to an annual rate of 939,800.
- Actual receipts were up 40 percent to 36,878 due to 3 extra working days in this reporting period.
- During February, 28 percent of the applications were to refinance a mortgage.

Endorsements

- During this period, 22,149 mortgages were insured. 12,350 to cover a home purchase and 7,843 involved a refinance action.
- 9,730 (55.8%) of the purchase transactions were for first time home buyers. Of those, 34.6 percent were to minority households.
- With respect to refinance mortgages, three out of four were handled with streamlined procedures.
- For those refinances that required full processing, 67.7 percent were cash out actions.
- 1,956 endorsements were HECM's.
- ARM's transactions represented 19.6 percent of the total activity.

Automated Underwriting

- During February, 17,174 or 42.8 percent of the endorsements were accepted and endorsed using the FHA score card.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

March 1-15, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
	939,800	921,500	2.0%	1,553,000	-39.5%
Average per workday	3,715	3,642	2.0%	6,138	-39.5%
Actual	36,878	26,345	40.0%	60,898	-39.4%
% for Refinance (Feb)	28.0%	26.3%	1.7% #	32.2%	-4.2% #
Endorsements: *					
Annual Rate	531,600	434,400	22.4%	984,600	-46.0%
Actual	22,149	18,101	22.4%	41,026	-46.0%
Purchase	12,350	10,277	20.2%	22,189	-44.3%
% Purchase	55.8%	56.8%	-1.0% #	54.1%	1.7% #
1st Time Home Buyer	9,730	8,200	18.7%	17,428	-44.2%
% 1st Time Home Buyer	78.8%	79.8%	-1.0% #	77.6%	1.2% #
Non-Minority	5,872	2,928	100.5%		
% Non Minority	60.3%	35.7%	24.6% #		
Minority	3,371	4,836	-30.3%		
% Minority	34.6%	59.0%	-24.3% #	data not available	
Not-Disclosed	483	437	10.5%		
% Not-Disclosed	5.0%	5.3%	-0.4% #		
Refinanced	7,843	6,043	29.8%	16,675	-53.0%
% Refinanced	35.4%	33.4%	2.0% #	40.6%	-5.2% #
Streamline	5,882	4,400	33.7%	13,091	-55.1%
% Streamline	75.0%	72.8%	2.2% #	78.5%	-3.5% #
Full Process	1,961	1,643	19.4%	3,484	-43.7%
Cash Out	1,328	1,113	19.3%	2,266	-41.4%
% Cash Out	67.7%	67.7%	0.0% #	65.0%	2.7% #
HECM	1,956	1,781	9.8%	2,162	-9.5%
% HECM	8.8%	9.8%	-1.0% #	5.3%	3.6% #
Section 203(k)	89	97	-8.2%	181	-50.8%
Section 234(c)	1,227	912	34.5%	2,409	-49.1%
% Section 234(c)	5.5%	5.0%	0.5% #	5.9%	-0.3% #
ARM	4,347	3,892	11.7%	5,591	-22.3%
% ARM	19.6%	21.5%	-1.9% #	13.6%	6.0% #
Manufactured Housing	1,449	1,055	37.3%	1,522	-4.8%
Interest Buydown	263	275	-4.4%	1,416	-81.4%
Investors	66	50	32.0%	96	-31.3%
Minority	7,205	6,032	19.4%	12,625	-42.9%
% Minority	32.5%	33.3%	-0.8% #	30.8%	1.8% #
Automated Underwriting System * x					
AUS Endorsed (Feb)	17,174	21,167	-18.9%	32,372	-46.9%
AUS as % of Total Endorsed	42.8%	44.4%	-1.6% #	41.3%	1.5% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

March 1-15, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	328,920	503,292	-34.6%	1,035,863
Endorsements *	1,000,000	263,061	536,689	-51.0%	998,441
Purchase	690,000	165,097	303,420	-45.6%	586,196
% Purchase	69.0%	62.8%	56.5%	6.2% #	58.7%
1st Time Home Buyer	550,000	130,118	231,347	-43.8%	454,320
% 1st Time Home Buyer	79.7%	78.8%	76.2%	2.6% #	77.5%
Non-Minority	330,000	76,578			268,229
% Non Minority	60.0%	58.9%			59.0%
Minority	200,000	46,897			159,035
% Minority	36.4%	36.0%	data not available		35.0%
Not-Disclosed	20,000	6,596			24,497
% Not-Disclosed	3.6%	5.1%			5.4%
Refinanced	250,000	79,276	221,928	-64.3%	374,418
% Refinanced	25.0%	30.1%	41.4%	-11.2% #	37.5%
Streamline	188,000	57,664	174,458	-66.9%	291,555
% Streamline	75.2%	72.7%	78.6%	-5.9% #	77.9%
Full Process	62,000	21,612	47,370	-54.4%	82,863
Cash Out	43,000	14,902	30,123	-50.5%	54,238
% Cash Out	69.4%	69.0%	63.6%	5.4% #	65.5%
HECM	60,000	18,688	11,341	64.8%	37,827
% HECM	6.0%	7.1%	2.1%	5.0% #	3.8%
Section 203(k)	5,000	1,506	2,189	-31.2%	4,602
Section 234(c)	70,000	13,830	32,567	-57.5%	58,601
% Section 234(c)	7.0%	5.3%	6.1%	-0.8% #	5.9%
ARM	180,000	50,829	60,715	-16.3%	139,729
% ARM	18.0%	19.3%	11.3%	8.0% #	14.0%
Manufactured Housing	35,000	15,630	16,109	-3.0%	35,771
Interest Buydown	35,000	6,362	16,639	-61.8%	34,997
Investors	3,000	677	1,444	-53.1%	2,615
Minority	360,000	86,434	167,887	-48.5%	326,662
% Minority	36.0%	32.9%	31.3%	1.6% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Feb)	500,000	108,869	205,915	-47.1%	426,983
AUS as % of Total Endorse.	50.0%	45.2%	41.6%	3.6% #	42.8%
Loans Delinquent as of (Feb) **	300,000	282,960	300,316	-5.8%	289,106
Claims (Feb) ***	166,000	66,654	68,301	-2.4%	163,429
Loss Mitigation Retention	78,000	35,104	31,286	12.2%	78,528
Loss Mitigation Disposition	6,000	2,284	2,162	5.6%	5,694
Other Claims	82,000	29,266	34,853	-16.0%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

February 16-28, 2005

Applications

- o At an annual rate, applications rose 2.9 percent to a new rate of 921,500.
- o Actual application receipts, totaled 26,345 for this period -- down due to the lower number of workdays in late February.
- o 28 percent of the applications received during February were to refinance a prior mortgage.

Endorsements

- o Endorsements are down sharply -- only about half what they were last year.
- o During the latter part of February, 18,101 mortgages were insured -- lower due to only eight work days in this period, compared to the usual 10 to 12 days.
- o 56.8 percent of the transactions endorsed were for the purchase of a home. Of these 79.8 percent were for first time home buyers.
- o 6,043 refinanced mortgages were endorsed and 72.8 percent were handled with streamlined procedures.
- o 1,643 of these refinanced mortgages required full processing and two thirds of them were cash out actions.
- o 1,781 HECM's were endorsed in late February.
- o 21.5 percent of the mortgages insured had adjustable rate terms.
- o One third of the endorsed mortgages were for minority households.

Automated Underwriting

- o 17,174 (42.8%) mortgages were accepted and endorsed using the FHA scorecard.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

February 16-28, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
	921,500	895,400	2.9%	1,335,300	-31.0%
Average per workday	3,642	3,539	2.9%	5,278	-31.0%
Actual	26,345	35,323	-25.4%	42,969	-38.7%
% for Refinance (Feb)	28.0%	26.3%	1.7% #	32.2%	-4.2% #
Endorsements: *					
Annual Rate	434,400	529,100	-17.9%	827,400	-47.5%
Actual	18,101	22,045	-17.9%	34,474	-47.5%
Purchase	10,277	13,285	-22.6%	19,304	-46.8%
% Purchase	56.8%	60.3%	-3.5% #	56.0%	0.8% #
1st Time Home Buyer	8,200	10,370	-20.9%	14,984	-45.3%
% 1st Time Home Buyer	79.8%	78.1%	1.7% #	77.6%	2.2% #
Non-Minority	2,928	6,188	-52.7%		
% Non Minority	35.7%	59.7%	-24.0% #		
Minority	4,836	3,645	32.7%		
% Minority	59.0%	35.1%	23.8% #	data not available	
Not-Disclosed	437	532	-17.9%		
% Not-Disclosed	5.3%	5.1%	0.2% #		
Refinanced	6,043	7,183	-15.9%	13,748	-56.0%
% Refinanced	33.4%	32.6%	0.8% #	39.9%	-6.5% #
Streamline	4,400	5,105	-13.8%	10,713	-58.9%
% Streamline	72.8%	71.1%	1.7% #	77.9%	-5.1% #
Full Process	1,643	2,078	-20.9%	3,035	-45.9%
Cash Out	1,113	1,463	-23.9%	1,984	-43.9%
% Cash Out	67.7%	70.4%	-2.7% #	65.4%	2.4% #
HECM	1,781	1,577	12.9%	1,422	25.2%
% HECM	9.8%	7.2%	2.7% #	4.1%	5.7% #
Section 203(k)	97	135	-28.1%	164	-40.9%
Section 234(c)	912	1,197	-23.8%	2,076	-56.1%
% Section 234(c)	5.0%	5.4%	-0.4% #	6.0%	-1.0% #
ARM	3,892	4,333	-10.2%	4,771	-18.4%
% ARM	21.5%	19.7%	1.8% #	13.8%	7.7% #
Manufactured Housing	1,055	1,531	-31.1%	1,244	-15.2%
Interest Buydown	275	385	-28.6%	1,210	-77.3%
Investors	50	56	-10.7%	88	-43.2%
Minority	6,032	7,268	-17.0%	10,776	-44.0%
% Minority	33.3%	33.0%	0.4% #	31.3%	2.1% #
Automated Underwriting System * x					
AUS Endorsed (Feb)	17,174	21,167	-18.9%	32,372	-46.9%
AUS as % of Total Endorsed	42.8%	44.4%	-1.6% #	41.3%	1.5% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

February 16-28, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	292,042	442,394	-34.0%	1,035,863
Endorsements *	1,000,000	240,912	495,663	-51.4%	998,441
Purchase	690,000	152,747	281,231	-45.7%	586,196
% Purchase	69.0%	63.4%	56.7%	6.7% #	58.7%
1st Time Home Buyer	550,000	120,391	213,931	-43.7%	454,320
% 1st Time Home Buyer	79.7%	78.8%	76.1%	2.7% #	77.5%
Non-Minority	330,000	70,706			268,229
% Non Minority	60.0%	58.7%			59.0%
Minority	200,000	43,526			159,035
% Minority	36.4%	36.2%	data not available		35.0%
Not-Disclosed	20,000	6,113			24,497
% Not-Disclosed	3.6%	5.1%			5.4%
Refinanced	250,000	71,433	205,253	-65.2%	374,418
% Refinanced	25.0%	29.7%	41.4%	-11.8% #	37.5%
Streamline	188,000	51,782	161,367	-67.9%	291,555
% Streamline	75.2%	72.5%	78.6%	-6.1% #	77.9%
Full Process	62,000	19,651	43,886	-55.2%	82,863
Cash Out	43,000	13,574	27,857	-51.3%	54,238
% Cash Out	69.4%	69.1%	63.5%	5.6% #	65.5%
HECM	60,000	16,732	9,179	82.3%	37,827
% HECM	6.0%	6.9%	1.9%	5.1% #	3.8%
Section 203(k)	5,000	1,417	2,008	-29.4%	4,602
Section 234(c)	70,000	12,603	30,158	-58.2%	58,601
% Section 234(c)	7.0%	5.2%	6.1%	-0.9% #	5.9%
ARM	180,000	46,482	55,124	-15.7%	139,729
% ARM	18.0%	19.3%	11.1%	8.2% #	14.0%
Manufactured Housing	35,000	14,181	14,587	-2.8%	35,771
Interest Buydown	35,000	6,099	15,223	-59.9%	34,997
Investors	3,000	611	1,348	-54.7%	2,615
Minority	360,000	79,229	155,262	-49.0%	326,662
% Minority	36.0%	32.9%	31.3%	1.6% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Feb)	500,000	108,869	205,915	-47.1%	426,983
AUS as % of Total Endorse.	50.0%	45.2%	41.6%	3.6% #	42.8%
Loans Delinquent as of (Jan) **	300,000	305,992	307,670	-0.5%	289,106
Claims (Feb) ***	166,000	66,654	68,301	-2.4%	163,429
Loss Mitigation Retention	78,000	35,104	31,286	12.2%	78,528
Loss Mitigation Disposition	6,000	2,284	2,162	5.6%	5,694
Other Claims	82,000	29,266	34,853	-16.0%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

February 1-15, 2005

Applications

- o After seasonal adjustment, the annual rate for application receipts jumped 21 percent to 895,400.
- o The actual count of applications received also was up sharply to 35,323, for this reporting period.
- o During January, 26.3 percent of the applications involved a refinance transaction.

Endorsements

- o In early February, 22,045 mortgages were endorsed -- down slightly from late January. 13,285 endorsements covered the purchase of a home while 7,183 were for a refinanced mortgage. In addition, 1,577 involved HECM transactions.
- o Of the purchase money mortgages, 78.1 percent were for first time home buyers.
- o For these 10,370 transactions, 59.7 percent were for non-minority households and 35.1 percent for minority homeowners. 5.1 percent refused to disclose their race or ethnicity.
- o 32.6 percent of the endorsed mortgages were refinancings and of these 71.1 percent were handled using streamlined procedures.
- o 2,078 refinancings required full processing and the bulk of these (70.4%) were cash outs.
- o 4,333 mortgage endorsements or 19.7 percent of the total had adjustable rate terms.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

February 1-15, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
	895,400	740,100	21.0%	1,364,400	-34.4%
Average per workday	3,539	2,925	21.0%	5,393	-34.4%
Actual	35,323	28,796	22.7%	48,934	-27.8%
% for Refinance (Jan)	26.3%	24.7%	1.6% #	33.7%	-7.4% #
Endorsements: *					
Annual Rate	529,100	571,400	-7.4%	1,056,400	-49.9%
Actual	22,045	23,810	-7.4%	44,018	-49.9%
Purchase	13,285	14,258	-6.8%	27,365	-51.5%
% Purchase	60.3%	59.9%	0.4% #	62.2%	-1.9% #
1st Time Home Buyer	10,370	11,254	-7.9%	19,397	-46.5%
% 1st Time Home Buyer	78.1%	78.9%	-0.9% #	77.1%	1.0% #
Non-Minority	6,188	6,716	-7.9%		
% Non Minority	59.7%	59.7%	0.0% #		
Minority	3,645	3,970	-8.2%		
% Minority	35.1%	35.3%	-0.1% #	data not available	
Not-Disclosed	532	566	-6.0%		
% Not-Disclosed	5.1%	5.0%	0.1% #		
Refinanced	7,183	7,370	-2.5%	16,138	-55.5%
% Refinanced	32.6%	31.0%	1.6% #	36.7%	-4.1% #
Streamline	5,105	5,332	-4.3%	12,309	-58.5%
% Streamline	71.1%	72.3%	-1.3% #	76.3%	-5.2% #
Full Process	2,078	2,038	2.0%	3,829	-45.7%
Cash Out	1,463	1,389	5.3%	2,489	-41.2%
% Cash Out	70.4%	68.2%	2.2% #	65.0%	5.4% #
HECM	1,577	2,182	-27.7%	515	206.2%
% HECM	7.2%	9.2%	-2.0% #	1.2%	6.0% #
Section 203(k)	135	122	10.7%	231	-41.6%
Section 234(c)	1,197	1,244	-3.8%	3,440	-65.2%
% Section 234(c)	5.4%	5.2%	0.2% #	7.8%	-2.4% #
ARM	4,333	5,101	-15.1%	3,262	32.8%
% ARM	19.7%	21.4%	-1.8% #	7.4%	12.2% #
Manufactured Housing	1,531	1,427	7.3%	1,217	25.8%
Interest Buydown	385	455	-15.4%	1,388	-72.3%
Investors	56	74	-24.3%	148	-62.2%
Minority	7,268	7,825	-7.1%	15,479	-53.0%
% Minority	33.0%	32.9%	0.1% #	35.2%	-2.2% #
Automated Underwriting System * x					
AUS Endorsed (Jan)	21,167	21,832	-3.0%	36,012	-41.2%
AUS as % of Total Endorsed	44.4%	43.9%	0.5% #	44.0%	0.4% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

February 1-15, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	265,697	399,425	-33.5%	1,035,863
Endorsements *	1,000,000	222,811	461,189	-51.7%	998,441
Purchase	690,000	142,470	261,927	-45.6%	586,196
% Purchase	69.0%	63.9%	56.8%	7.1% #	58.7%
1st Time Home Buyer	550,000	112,192	198,948	-43.6%	454,320
% 1st Time Home Buyer	79.7%	78.8%	77.0%	1.8% #	77.5%
Non-Minority	330,000	67,778			268,229
% Non Minority	60.0%	60.4%			59.0%
Minority	200,000	38,690			159,035
% Minority	36.4%	34.5%	data not available		35.0%
Not-Disclosed	20,000	5,676			24,497
% Not-Disclosed	3.6%	5.1%			5.4%
Refinanced	250,000	65,390	191,505	-65.9%	374,418
% Refinanced	25.0%	29.3%	41.5%	-12.2% #	37.5%
Streamline	188,000	47,382	150,654	-68.5%	291,555
% Streamline	75.2%	72.5%	78.7%	-6.2% #	77.9%
Full Process	62,000	18,008	40,851	-55.9%	82,863
Cash Out	43,000	12,461	25,873	-51.8%	54,238
% Cash Out	69.4%	69.2%	63.3%	5.9% #	65.5%
HECM	60,000	14,951	7,757	92.7%	37,827
% HECM	6.0%	6.7%	1.7%	5.0% #	3.8%
Section 203(k)	5,000	1,320	1,844	-28.4%	4,602
Section 234(c)	70,000	11,691	28,082	-58.4%	58,601
% Section 234(c)	7.0%	5.2%	6.1%	-0.8% #	5.9%
ARM	180,000	42,590	50,353	-15.4%	139,729
% ARM	18.0%	19.1%	10.9%	8.2% #	14.0%
Manufactured Housing	35,000	13,126	13,343	-1.6%	35,771
Interest Buydown	35,000	5,824	14,013	-58.4%	34,997
Investors	3,000	561	1,260	-55.5%	2,615
Minority	360,000	73,197	144,486	-49.3%	326,662
% Minority	36.0%	32.9%	31.3%	1.5% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Jan)	500,000	91,695	173,543	-47.2%	426,983
AUS as % of Total Endorse.	50.0%	45.7%	41.6%	4.1% #	42.8%
Loans Delinquent as of (Jan) **	300,000	305,992	307,670	-0.5%	289,106
Claims (Jan) ***	166,000	54,338	55,126	-1.4%	163,429
Loss Mitigation Retention	78,000	28,736	25,187	14.1%	78,528
Loss Mitigation Disposition	6,000	1,891	1,732	9.2%	5,694
Other Claims	82,000	23,711	28,207	-15.9%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

January 16-31, 2005

Applications

- o After adjustment, the annual rate of application activity jumped 33.1 percent to 740,100 -- significantly above the 555,900 recorded for early January.
- o Actual application receipts rose 21.9 percent to 28,796 for this reporting period.
- o Also, refinancing applications advanced to 26.3 percent of the total applications for January.

Endorsements

- o Mortgage endorsements total 23,810 -- almost the same as for the prior period.
- o Of these, 14,258 (59.9%) were to purchase a home, 7,370 involved the refinancing of a mortgage while 2,182 covered a reverse mortgage.
- o 78.9 percent of the purchase money mortgages were for first time homeowners.
- o Of the refinanced mortgages, 72.3% were handled with streamlined procedures. In addition, 2,038 required full processing and of these, 68.2 percent involved a cash out transaction.
- o ARM's activity has been gradually increasing and now accounts for 21.4 percent of endorsement activity.

Automated Underwriting

- o During January, 21,167 mortgages were accepted and endorsed with automated underwriting procedures. This represents 44.4 percent of endorsement activity.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

January 16-31, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	740,100	555,900	33.1%	1,116,700	-33.7%
Average per workday	2,925	2,197	33.1%	4,414	-33.7%
Actual	28,796	23,628	21.9%	44,839	-35.8%
% for Refinance (Jan)	26.3%	24.7%	1.6% #	33.7%	-7.4% #
Endorsements: *					
Annual Rate	571,400	573,100	-0.3%	953,700	-40.1%
Actual	23,810	23,878	-0.3%	39,737	-40.1%
Purchase	14,258	15,086	-5.5%	24,215	-41.1%
% Purchase	59.9%	63.2%	-3.3% #	60.9%	-1.1% #
1st Time Home Buyer	11,254	11,956	-5.9%	18,614	-39.5%
% 1st Time Home Buyer	78.9%	79.3%	-0.3% #	76.9%	2.1% #
Non-Minority	6,716	7,223	-7.0%		
% Non Minority	59.7%	60.4%	-0.7% #		
Minority	3,970	4,149	-4.3%		
% Minority	35.3%	34.7%	0.6% #	data not available	
Not-Disclosed	566	578	-2.1%		
% Not-Disclosed	5.0%	4.8%	0.2% #		
Refinanced	7,370	7,036	4.7%	15,397	-52.1%
% Refinanced	31.0%	29.5%	1.5% #	38.7%	-7.8% #
Streamline	5,332	5,000	6.6%	11,693	-54.4%
% Streamline	72.3%	71.1%	1.3% #	75.9%	-3.6% #
Full Process	2,038	2,036	0.1%	3,704	-45.0%
Cash Out	1,389	1,416	-1.9%	2,447	-43.2%
% Cash Out	68.2%	69.5%	-1.4% #	66.1%	2.1% #
HECM	2,182	1,756	24.3%	125	1645.6%
% HECM	9.2%	7.4%	1.8% #	0.3%	8.8% #
Section 203(k)	122	113	8.0%	69	76.8%
Section 234(c)	1,244	1,233	0.9%	1,365	-8.9%
% Section 234(c)	5.2%	5.2%	0.1% #	3.4%	1.8% #
ARM	5,101	4,770	6.9%	4,282	19.1%
% ARM	21.4%	20.0%	1.4% #	10.8%	10.6% #
Manufactured Housing	1,427	1,388	2.8%	1,398	2.1%
Interest Buydown	455	484	-6.0%	1,530	-70.3%
Investors	74	72	2.8%	87	-14.9%
Minority	7,825	7,829	-0.1%	12,309	-36.4%
% Minority	32.9%	32.8%	0.1% #	31.0%	1.9% #
Automated Underwriting System * x					
AUS Endorsed (Jan)	21,167	21,832	-3.0%	36,012	-41.2%
AUS as % of Total Endorsed	44.4%	43.9%	0.5% #	44.0%	0.4% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

January 16-31, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	230,374	350,491	-34.3%	1,035,863
Endorsements *	1,000,000	200,766	417,171	-51.9%	998,441
Purchase	690,000	129,185	234,562	-44.9%	586,196
% Purchase	69.0%	64.3%	56.2%	8.1% #	58.7%
1st Time Home Buyer	550,000	101,824	179,554	-43.3%	454,320
% 1st Time Home Buyer	79.7%	78.8%	77.0%	1.8% #	77.5%
Non-Minority	330,000	61,590			268,229
% Non Minority	60.0%	60.5%			59.0%
Minority	200,000	35,045			159,035
% Minority	36.4%	34.4%	data not available		35.0%
Not-Disclosed	20,000	5,144			24,497
% Not-Disclosed	3.6%	5.1%			5.4%
Refinanced	250,000	58,207	175,367	-66.8%	374,418
% Refinanced	25.0%	29.0%	42.0%	-13.0% #	37.5%
Streamline	188,000	42,277	138,345	-69.4%	291,555
% Streamline	75.2%	72.6%	78.9%	-6.3% #	77.9%
Full Process	62,000	15,930	37,022	-57.0%	82,863
Cash Out	43,000	10,998	23,384	-53.0%	54,238
% Cash Out	69.4%	69.0%	63.2%	5.9% #	65.5%
HECM	60,000	13,374	7,242	84.7%	37,827
% HECM	6.0%	6.7%	1.7%	4.9% #	3.8%
Section 203(k)	5,000	1,185	1,613	-26.5%	4,602
Section 234(c)	70,000	10,494	24,642	-57.4%	58,601
% Section 234(c)	7.0%	5.2%	5.9%	-0.7% #	5.9%
ARM	180,000	38,257	47,091	-18.8%	139,729
% ARM	18.0%	19.1%	11.3%	7.8% #	14.0%
Manufactured Housing	35,000	11,595	12,126	-4.4%	35,771
Interest Buydown	35,000	5,439	12,625	-56.9%	34,997
Investors	3,000	505	1,112	-54.6%	2,615
Minority	360,000	65,929	129,007	-48.9%	326,662
% Minority	36.0%	32.8%	30.9%	1.9% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Jan)	500,000	91,695	173,543	-47.2%	426,983
AUS as % of Total Endorse.	50.0%	45.7%	41.6%	4.1% #	42.8%
Loans Delinquent as of (Dec) **	300,000	300,417	307,598	-2.3%	289,106
Claims (Jan) ***	166,000	54,338	55,126	-1.4%	163,429
Loss Mitigation Retention	78,000	28,736	25,187	14.1%	78,528
Loss Mitigation Disposition	6,000	1,891	1,732	9.2%	5,694
Other Claims	82,000	23,711	28,207	-15.9%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

January 1-15, 2005

Applications

- Applications, after seasonal adjustment, improved sharply -- up 30.7 percent to an annual rate of 555,900, from 425,300 at the end of December..
- Actual receipt of applications rose 18.4 percent to 23,628 for the reporting period.

Endorsements

- Insurance endorsements slipped 3.3 percent to 23,878.
- Of these, 15,086 involved purchase money mortgages, 7,036 refinances and 1,756 HECM's.
- 79.3 percent of the purchase transactions involved first time home buyers and of these 34.7 percent of the endorsements come from minority home buyers. In addition, 4.8 percent of the home purchasers refused to disclose their race or ethnicity.
- For refinanced transactions, 71.1 percent were handled by streamlined procedures.
- 2,036 refinancings required full processing and almost 70 percent of these were "cash out" actions.
- Adjustable rate mortgages represented 20 percent of the insurance endorsements.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

January 1-15, 2005

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	555,900	425,300	30.7%	1,016,900	-45.3%
Average per workday	2,197	1,681	30.7%	4,019	-45.3%
Actual	23,628	19,960	18.4%	37,402	-36.8%
% for Refinance (Dec)	24.7%	26.3%	-1.6% #	28.9%	-4.2% #
Endorsements: *					
Annual Rate	573,100	592,700	-3.3%	1,012,300	-43.4%
Actual	23,878	24,695	-3.3%	42,180	-43.4%
Purchase	15,086	14,507	4.0%	25,002	-39.7%
% Purchase	63.2%	58.7%	4.4% #	59.3%	3.9% #
1st Time Home Buyer	11,956	11,481	4.1%	19,052	-37.2%
% 1st Time Home Buyer	79.3%	79.1%	0.1% #	76.2%	3.1% #
Non-Minority	7,223	6,937	4.1%		
% Non Minority	60.4%	60.4%	0.0% #		
Minority	4,149	3,988	4.0%		
% Minority	34.7%	34.7%	0.0% #	data not available	
Not-Disclosed	578	553	4.5%		
% Not-Disclosed	4.8%	4.8%	0.0% #		
Refinanced	7,036	8,477	-17.0%	15,731	-55.3%
% Refinanced	29.5%	34.3%	-4.9% #	37.3%	-7.8% #
Streamline	5,000	6,561	-23.8%	11,899	-58.0%
% Streamline	71.1%	77.4%	-6.3% #	75.6%	-4.6% #
Full Process	2,036	1,916	6.3%	3,832	-46.9%
Cash Out	1,416	1,297	9.2%	2,454	-42.3%
% Cash Out	69.5%	67.7%	1.9% #	64.0%	5.5% #
HECM	1,756	1,711	2.6%	1,447	21.4%
% HECM	7.4%	6.9%	0.4% #	3.4%	3.9% #
Section 203(k)	113	135	-16.3%	153	-26.1%
Section 234(c)	1,233	1,210	1.9%	2,418	-49.0%
% Section 234(c)	5.2%	4.9%	0.3% #	5.7%	-0.6% #
ARM	4,770	4,722	1.0%	5,178	-7.9%
% ARM	20.0%	19.1%	0.9% #	12.3%	7.7% #
Manufactured Housing	1,388	1,366	1.6%	1,491	-6.9%
Interest Buydown	484	484	0.0%	1,459	-66.8%
Investors	72	71	1.4%	108	-33.3%
Minority	7,829	8,076	-3.1%	10,888	-28.1%
% Minority	32.8%	32.7%	0.1% #	25.8%	7.0% #
Automated Underwriting System * x					
AUS Endorsed (Dec)	21,832	23,030	-5.2%	42,758	-48.9%
AUS as % of Total Endorsed	43.9%	46.3%	-2.4% #	43.5%	0.4% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

January 1-15, 2005

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	201,578	305,652	-34.0%	1,035,863
Endorsements *	1,000,000	176,956	377,434	-53.1%	998,441
Purchase	690,000	114,927	210,347	-45.4%	586,196
% Purchase	69.0%	64.9%	55.7%	9.2% #	58.7%
1st Time Home Buyer	550,000	90,572	160,941	-43.7%	454,320
% 1st Time Home Buyer	79.7%	78.8%	76.5%	2.3% #	77.5%
Non-Minority	330,000	54,874			268,229
% Non Minority	60.0%	60.6%			59.0%
Minority	200,000	31,075			159,035
% Minority	36.4%	34.3%	data not available		35.0%
Not-Disclosed	20,000	4,578			24,497
% Not-Disclosed	3.6%	5.1%			5.4%
Refinanced	250,000	50,837	159,970	-68.2%	374,418
% Refinanced	25.0%	28.7%	42.4%	-13.7% #	37.5%
Streamline	188,000	36,945	126,652	-70.8%	291,555
% Streamline	75.2%	72.7%	79.2%	-6.5% #	77.9%
Full Process	62,000	13,892	33,318	-58.3%	82,863
Cash Out	43,000	9,609	20,937	-54.1%	54,238
% Cash Out	69.4%	69.2%	62.8%	6.3% #	65.5%
HECM	60,000	11,192	7,117	57.3%	37,827
% HECM	6.0%	6.3%	1.9%	4.4% #	3.8%
Section 203(k)	5,000	1,063	1,544	-31.2%	4,602
Section 234(c)	70,000	9,250	23,277	-60.3%	58,601
% Section 234(c)	7.0%	5.2%	6.2%	-0.9% #	5.9%
ARM	180,000	33,156	42,809	-22.5%	139,729
% ARM	18.0%	18.7%	11.3%	7.4% #	14.0%
Manufactured Housing	35,000	10,168	10,728	-5.2%	35,771
Interest Buydown	35,000	4,984	11,095	-55.1%	34,997
Investors	3,000	431	1,025	-58.0%	2,615
Minority	360,000	58,104	116,698	-50.2%	326,662
% Minority	36.0%	32.8%	30.9%	1.9% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Dec)	500,000	70,528	137,531	-48.7%	426,983
AUS as % of Total Endorse.	50.0%	46.1%	41.0%	5.1% #	42.8%
Loans Delinquent as of (Dec) **	300,000	300,417	307,598	-2.3%	289,106
Claims (Dec) ***	166,000	40,383	41,474	-2.6%	163,429
Loss Mitigation Retention	78,000	21,095	18,881	11.7%	78,528
Loss Mitigation Disposition	6,000	1,457	1,239	17.6%	5,694
Other Claims	82,000	17,831	21,354	-16.5%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

December 16-31, 2004

Applications

- Seasonally adjusted, applications fell 21 percent to an annual rate of 425,300. Bad weather and the holiday season are reflected in this sharp drop.
- Actual applications receipts dropped to 19,960 -- down from 31,003 for the early part of December.

Endorsements

- 24,695 mortgages were endorsed. 14,507 to cover a home purchase, 8,477 involved a refinance transaction and 1,711 were reverse mortgages (HECM's)
- Almost 8 out of every 10 purchase transactions endorsements covered mortgages for first time home buyers.
- With respect to refinanced mortgages -- 77.4 percent were handled with streamlined procedures.
- 19 percent of the loans endorsed were Adjustable Rate Mortgages.

Automated Underwriting

- 21,832 mortgages were accepted and endorsed using automated underwriting score card procedures. This represented almost 44 percent of the cases endorsed in December.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

December 16-31, 2004

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	425,300	538,400	-21.0%	809,800	-47.5%
Average per workday	1,681	2,128	-21.0%	3,201	-47.5%
Actual	19,960	31,003	-35.6%	29,646	-32.7%
% for Refinance (Dec)	24.7%	26.3%	-1.6% #	28.9%	-4.2% #
Endorsements: *					
Annual Rate	592,700	601,700	-1.5%	1,090,500	-45.6%
Actual	24,695	25,072	-1.5%	45,436	-45.6%
Purchase	14,507	16,068	-9.7%	26,291	-44.8%
% Purchase	58.7%	64.1%	-5.3% #	57.9%	0.9% #
1st Time Home Buyer	11,481	12,755	-10.0%	20,279	-43.4%
% 1st Time Home Buyer	79.1%	79.4%	-0.2% #	77.1%	2.0% #
Non-Minority	6,937	7,673	-9.6%	12,012	-42.2%
% Non Minority	60.4%	60.2%	0.3% #	59.2%	1.2% #
Minority	3,988	4,381	-9.0%	7,452	-46.5%
% Minority	34.7%	34.3%	0.4% #	36.7%	-2.0% #
Not-Disclosed	553	690	-19.9%	815	-32.1%
% Not-Disclosed	4.8%	5.4%	-0.6% #	4.0%	0.8% #
Refinanced	8,477	7,362	15.1%	17,687	-52.1%
% Refinanced	34.3%	29.4%	5.0% #	38.9%	-4.6% #
Streamline	6,561	5,363	22.3%	13,633	-51.9%
% Streamline	77.4%	72.8%	4.6% #	77.1%	0.3% #
Full Process	1,916	1,999	-4.2%	4,054	-52.7%
Cash Out	1,297	1,376	-5.7%	2,616	-50.4%
% Cash Out	67.7%	68.8%	-1.1% #	64.5%	3.2% #
HECM	1,711	1,642	4.2%	1,458	17.4%
% HECM	6.9%	6.5%	0.4% #	3.2%	3.7% #
Section 203(k)	135	147	-8.2%	338	-60.1%
Section 234(c)	1,210	1,332	-9.2%	4,377	-72.4%
% Section 234(c)	4.9%	5.3%	-0.4% #	9.6%	-4.7% #
ARM	4,722	4,668	1.2%	5,728	-17.6%
% ARM	19.1%	18.6%	0.5% #	12.6%	6.5% #
Manufactured Housing	1,366	1,507	-9.4%	1,327	2.9%
Interest Buydown	484	662	-26.9%	1,483	-67.4%
Investors	71	55	29.1%	140	-49.3%
Minority	8,076	8,254	-2.2%	15,090	-46.5%
% Minority	32.7%	32.9%	-0.2% #	33.2%	-0.5% #
Automated Underwriting System * x					
AUS Endorsed (Dec)	21,832	23,030	-5.2%	42,758	-48.9%
AUS as % of Total Endorsed	43.9%	46.3%	-2.4% #	43.5%	0.4% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

December 16-31, 2004

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	177,950	268,250	-33.7%	1,035,863
Endorsements *	1,000,000	153,078	335,254	-54.3%	998,441
Purchase	690,000	99,841	183,887	-45.7%	586,196
% Purchase	69.0%	65.2%	54.9%	10.4% #	58.7%
1st Time Home Buyer	550,000	78,620	141,897	-44.6%	454,320
% 1st Time Home Buyer	79.7%	78.7%	77.2%	1.6% #	77.5%
Non-Minority	330,000	47,651	86,492	-44.9%	268,229
% Non Minority	60.0%	60.6%	61.0%	-0.3% #	59.0%
Minority	200,000	26,926	50,105	-46.3%	159,035
% Minority	36.4%	34.2%	35.3%	-1.1% #	35.0%
Not-Disclosed	20,000	4,000	5,300	-24.5%	24,497
% Not-Disclosed	3.6%	5.1%	3.7%	1.4% #	5.4%
Refinanced	250,000	43,801	144,239	-69.6%	374,418
% Refinanced	25.0%	28.6%	43.0%	-14.4% #	37.5%
Streamline	188,000	31,945	114,753	-72.2%	291,555
% Streamline	75.2%	72.9%	79.6%	-6.6% #	77.9%
Full Process	62,000	11,856	29,486	-59.8%	82,863
Cash Out	43,000	8,193	18,483	-55.7%	54,238
% Cash Out	69.4%	69.1%	62.7%	6.4% #	65.5%
HECM	60,000	9,436	7,128	32.4%	37,827
% HECM	6.0%	6.2%	2.1%	4.0% #	3.8%
Section 203(k)	5,000	950	1,391	-31.7%	4,602
Section 234(c)	70,000	8,017	20,859	-61.6%	58,601
% Section 234(c)	7.0%	5.2%	6.2%	-1.0% #	5.9%
ARM	180,000	28,386	37,631	-24.6%	139,729
% ARM	18.0%	18.5%	11.2%	7.3% #	14.0%
Manufactured Housing	35,000	8,780	9,237	-4.9%	35,771
Interest Buydown	35,000	4,500	9,636	-53.3%	34,997
Investors	3,000	359	1,057	-66.0%	2,615
Minority	360,000	50,275	105,810	-52.5%	326,662
% Minority	36.0%	32.8%	31.6%	1.3% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Dec)	500,000	70,528	137,531	-48.7%	426,983
AUS as % of Total Endorse.	50.0%	46.1%	41.0%	5.1% #	42.8%
Loans Delinquent as of (Nov) **	300,000	297,194	311,039	-4.5%	289,106
Claims (Dec) ***	166,000	40,383	41,474	-2.6%	163,429
Loss Mitigation Retention	78,000	21,095	18,881	11.7%	78,528
Loss Mitigation Disposition	6,000	1,457	1,239	17.6%	5,694
Other Claims	82,000	17,831	21,354	-16.5%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

December 1-15, 2004

Applications

- o After seasonal adjustment, applications at an annual rate, drifted downward 8.4 percent from last month to 538,400 -- significantly lower than the 1,421,500 reported this time last year.
- o Actual receipts totaled 31,003 cases during the two week reporting period.

Endorsements

- o 25,072 mortgages were endorsed -- 16,068 purchase money instruments, 7,362 refinanced cases and 1,642 reverse mortgages.
- o Of the purchase transactions, about 8 out of every 10 were for first time home buyers.
- o With respect to refinanced mortgages -- most (72.8%) were handled with streamlined procedures.
- o Of the fully processed cases, about 69 percent involved cash out actions.
- o 18.6 percent of the endorsements had adjustable rate provisions.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

December 1-15, 2004

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	538,400	587,800	-8.4%	1,421,500	-62.1%
Average per workday	2,128	2,323	-8.4%	5,619	-62.1%
Actual	31,003	26,877	15.4%	46,662	-33.6%
% for Refinance (Nov)	26.3%	24.6%	1.7% #	29.4%	-3.1% #
Endorsements: *					
Annual Rate	601,700	616,700	-2.4%	1,266,800	-52.5%
Actual	25,072	25,696	-2.4%	52,783	-52.5%
Purchase	16,068	16,602	-3.2%	31,505	-49.0%
% Purchase	64.1%	64.6%	-0.5% #	59.7%	4.4% #
1st Time Home Buyer	12,755	13,117	-2.8%	24,252	-47.4%
% 1st Time Home Buyer	79.4%	79.0%	0.4% #	77.0%	2.4% #
Non-Minority	7,673	7,986	-3.9%	14,356	-46.6%
% Non Minority	60.2%	60.9%	-0.7% #	59.2%	1.0% #
Minority	4,381	4,717	-7.1%	8,936	-51.0%
% Minority	34.3%	36.0%	-1.6% #	36.8%	-2.5% #
Not-Disclosed	690	413	67.1%	960	-28.1%
% Not-Disclosed	5.4%	3.1%	2.3% #	4.0%	1.5% #
Refinanced	7,362	7,398	-0.5%	20,610	-64.3%
% Refinanced	29.4%	28.8%	0.6% #	39.0%	-9.7% #
Streamline	5,363	5,413	-0.9%	15,765	-66.0%
% Streamline	72.8%	73.2%	-0.3% #	76.5%	-3.6% #
Full Process	1,999	1,985	0.7%	4,845	-58.7%
Cash Out	1,376	1,357	1.4%	2,984	-53.9%
% Cash Out	68.8%	68.4%	0.5% #	61.6%	7.2% #
HECM	1,642	1,696	-3.2%	668	145.8%
% HECM	6.5%	6.6%	-0.1% #	1.3%	5.3% #
Section 203(k)	147	148	-0.7%	98	50.0%
Section 234(c)	1,332	1,272	4.7%	1,243	7.2%
% Section 234(c)	5.3%	5.0%	0.4% #	2.4%	3.0% #
ARM	4,668	4,791	-2.6%	5,255	-11.2%
% ARM	18.6%	18.6%	0.0% #	10.0%	8.7% #
Manufactured Housing	1,507	1,533	-1.7%	1,766	-14.7%
Interest Buydown	662	694	-4.6%	1,926	-65.6%
Investors	55	54	1.9%	129	-57.4%
Minority	8,254	8,803	-6.2%	17,543	-52.9%
% Minority	32.9%	34.3%	-1.3% #	33.2%	-0.3% #
Automated Underwriting System * x					
AUS Endorsed (Nov)	23,030	25,676	-10.3%	44,945	-48.8%
AUS as % of Total Endorsed	46.3%	47.9%	-1.6% #	41.3%	5.0% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

December 1-15, 2004

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	157,990	238,605	-33.8%	1,035,863
Endorsements *	1,000,000	128,425	289,906	-55.7%	998,441
Purchase	690,000	85,368	157,639	-45.8%	586,196
% Purchase	69.0%	66.5%	54.4%	12.1% #	58.7%
1st Time Home Buyer	550,000	67,140	121,619	-44.8%	454,320
% 1st Time Home Buyer	79.7%	78.6%	77.2%	1.5% #	77.5%
Non-Minority	330,000	40,714	74,480	-45.3%	268,229
% Non Minority	60.0%	60.6%	61.2%	-0.6% #	59.0%
Minority	200,000	22,938	42,654	-46.2%	159,035
% Minority	36.4%	34.2%	35.1%	-0.9% #	35.0%
Not-Disclosed	20,000	3,447	4,485	-23.1%	24,497
% Not-Disclosed	3.6%	5.1%	3.7%	1.4% #	5.4%
Refinanced	250,000	35,331	126,597	-72.1%	374,418
% Refinanced	25.0%	27.5%	43.7%	-16.2% #	37.5%
Streamline	188,000	25,385	101,152	-74.9%	291,555
% Streamline	75.2%	71.8%	79.9%	-8.1% #	77.9%
Full Process	62,000	9,946	25,445	-60.9%	82,863
Cash Out	43,000	6,898	15,874	-56.5%	54,238
% Cash Out	69.4%	69.4%	62.4%	7.0% #	65.5%
HECM	60,000	7,726	5,670	36.3%	37,827
% HECM	6.0%	6.0%	2.0%	4.1% #	3.8%
Section 203(k)	5,000	815	1,054	-22.7%	4,602
Section 234(c)	70,000	6,807	16,494	-58.7%	58,601
% Section 234(c)	7.0%	5.3%	5.7%	-0.4% #	5.9%
ARM	180,000	23,664	31,844	-25.7%	139,729
% ARM	18.0%	18.4%	11.0%	7.4% #	14.0%
Manufactured Housing	35,000	7,414	7,913	-6.3%	35,771
Interest Buydown	35,000	4,016	8,134	-50.6%	34,997
Investors	3,000	288	917	-68.6%	2,615
Minority	360,000	42,199	90,753	-53.5%	326,662
% Minority	36.0%	32.9%	31.3%	1.6% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Nov)	500,000	48,698	94,782	-48.6%	426,983
AUS as % of Total Endorse.	50.0%	47.1%	40.0%	7.1% #	42.8%
Loans Delinquent as of (Nov) **	300,000	297,194	311,039	-4.5%	289,106
Claims (Nov) ***	166,000	25,829	27,649	-6.6%	163,429
Loss Mitigation Retention	78,000	13,581	12,773	6.3%	78,528
Loss Mitigation Disposition	6,000	949	763	24.4%	5,694
Other Claims	82,000	11,299	14,113	-19.9%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

November 16-30, 2004

Applications

- o In late November, the annual rate for application receipts fell 32.8 percent to 587,800.
- o Also, during this month, 26.3 percent of the applications were to cover refinance transactions.

Endorsements

- o Endorsements recovered some what -- up 7 percent to 25,696 from 24,016 in early November.
- o HECMs jumped sharply (30.5%) to a total of 1,696 for this reporting period.
- o ARM's accounted for 18.6 percent of insurance activity -- recorded as 4,791 for late November.

Automated Underwriting

- o During November, 23,020 mortgages were endorsed using the automated scorecard, that is 46.3 percent of the total number of cases endorsed for the month.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

November 16-30, 2004

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	587,800	875,000	-32.8%	1,146,200	-48.7%
Average per workday	2,323	3,458	-32.8%	4,530	-48.7%
Actual	26,877	35,469	-24.2%	35,250	-23.8%
% for Refinance (Nov)	26.3%	24.6%	1.7% #	29.4%	-3.1% #
Endorsements: *					
Annual Rate	616,700	576,400	7.0%	1,294,700	-52.4%
Actual	25,696	24,016	7.0%	53,946	-52.4%
Purchase	16,602	16,031	3.6%	29,306	-43.3%
% Purchase	64.6%	66.8%	-2.1% #	54.3%	10.3% #
1st Time Home Buyer	13,117	12,582	4.3%	22,561	-41.9%
% 1st Time Home Buyer	79.0%	78.5%	0.5% #	77.0%	2.0% #
Non-Minority	7,986	7,740	3.2%	13,625	-41.4%
% Non Minority	60.9%	61.5%	-0.6% #	60.4%	0.5% #
Minority	4,717	4,410	7.0%	8,112	-41.9%
% Minority	36.0%	35.1%	0.9% #	36.0%	0.0% #
Not-Disclosed	413	432	-4.4%	824	-49.9%
% Not-Disclosed	3.1%	3.4%	-0.3% #	3.7%	-0.5% #
Refinanced	7,398	6,685	10.7%	23,202	-68.1%
% Refinanced	28.8%	27.8%	1.0% #	43.0%	-14.2% #
Streamline	5,413	4,807	12.6%	18,540	-70.8%
% Streamline	73.2%	71.9%	1.3% #	79.9%	-6.7% #
Full Process	1,985	1,878	5.7%	4,662	-57.4%
Cash Out	1,357	1,322	2.6%	2,877	-52.8%
% Cash Out	68.4%	70.4%	-2.0% #	61.7%	6.7% #
HECM	1,696	1,300	30.5%	1,438	17.9%
% HECM	6.6%	5.4%	1.2% #	2.7%	3.9% #
Section 203(k)	148	142	4.2%	239	-38.1%
Section 234(c)	1,272	1,299	-2.1%	3,178	-60.0%
% Section 234(c)	5.0%	5.4%	-0.5% #	5.9%	-0.9% #
ARM	4,791	4,211	13.8%	6,032	-20.6%
% ARM	18.6%	17.5%	1.1% #	11.2%	7.5% #
Manufactured Housing	1,533	1,420	8.0%	1,556	-1.5%
Interest Buydown	694	676	2.7%	1,562	-55.6%
Investors	54	68	-20.6%	221	-75.6%
Minority	8,803	8,126	8.3%	17,329	-49.2%
% Minority	34.3%	33.8%	0.4% #	32.1%	2.1% #
Automated Underwriting System * x					
AUS Endorsed (Nov)	23,030	25,676	-10.3%	44,945	-48.8%
AUS as % of Total Endorsed	46.3%	47.9%	-1.6% #	41.3%	5.0% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

November 16-30, 2004

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	126,987	191,943	-33.8%	1,035,863
Endorsements *	1,000,000	103,353	237,123	-56.4%	998,441
Purchase	690,000	69,300	126,134	-45.1%	586,196
% Purchase	69.0%	67.1%	53.2%	13.9% #	58.7%
1st Time Home Buyer	550,000	54,387	97,376	-44.1%	454,320
% 1st Time Home Buyer	79.7%	78.5%	77.2%	1.3% #	77.5%
Non-Minority	330,000	33,042	60,128	-45.0%	268,229
% Non Minority	60.0%	60.8%	61.7%	-1.0% #	59.0%
Minority	200,000	19,470	33,723	-42.3%	159,035
% Minority	36.4%	35.8%	34.6%	1.2% #	35.0%
Not-Disclosed	20,000	1,873	3,525	-46.9%	24,497
% Not-Disclosed	3.6%	3.4%	3.6%	-0.2% #	5.4%
Refinanced	250,000	27,969	105,987	-73.6%	374,418
% Refinanced	25.0%	27.1%	44.7%	-17.6% #	37.5%
Streamline	188,000	20,022	85,387	-76.6%	291,555
% Streamline	75.2%	71.6%	80.6%	-9.0% #	77.9%
Full Process	62,000	7,947	20,600	-61.4%	82,863
Cash Out	43,000	5,522	12,890	-57.2%	54,238
% Cash Out	69.4%	69.5%	62.6%	6.9% #	65.5%
HECM	60,000	6,084	5,002	21.6%	37,827
% HECM	6.0%	5.9%	2.1%	3.8% #	3.8%
Section 203(k)	5,000	668	956	-30.1%	4,602
Section 234(c)	70,000	5,475	15,251	-64.1%	58,601
% Section 234(c)	7.0%	5.3%	6.4%	-1.1% #	5.9%
ARM	180,000	18,996	26,589	-28.6%	139,729
% ARM	18.0%	18.4%	11.2%	7.2% #	14.0%
Manufactured Housing	35,000	5,907	6,147	-3.9%	35,771
Interest Buydown	35,000	3,354	6,208	-46.0%	34,997
Investors	3,000	233	788	-70.4%	2,615
Minority	360,000	35,637	73,210	-51.3%	326,662
% Minority	36.0%	34.5%	30.9%	3.6% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Nov)	500,000	48,698	94,782	-48.6%	426,983
AUS as % of Total Endorse.	50.0%	47.1%	40.0%	7.1% #	42.8%
Loans Delinquent as of (Oct) **	300,000	292,369	304,680	-4.0%	289,106
Claims (Nov) ***	166,000	25,829	27,649	-6.6%	163,429
Loss Mitigation Retention	78,000	13,581	12,773	6.3%	78,528
Loss Mitigation Disposition	6,000	949	763	24.4%	5,694
Other Claims	82,000	11,299	14,113	-19.9%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

November 1-15, 2004

Applications

- o During this reporting period, applications jumped 17 percent to an annual rate of 875,000.
- o The actual number of applications received was 35,469.
- o During October, 24.6 percent of the applications were to refinance a current mortgage.

Endorsements

- o However, endorsements slid 11.4 percent tot 24,016 -- down from 27,091 in late October.
- o Of these endorsements, 16,031 (66.8%) were purchase money mortgages, 6,685 were refinanced and 1,300 were HECM's.
- o The bulk (71.9%) of the refinanced mortgages were handled by streamlined procedures and of the 1,878 refinances that required full processing, 70.4 percent involved cash outs.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

November 1-15, 2004

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	875,000	747,800	17.0%	1,347,100	-35.0%
Average per workday	3,458	2,956	17.0%	5,325	-35.1%
Actual	35,469	29,734	19.3%	46,724	-24.1%
% for Refinance (Oct)	24.6%	22.8%	1.8% #	31.4%	-6.8% #
Endorsements: *					
Annual Rate	576,400	650,200	-11.4%	1,318,100	-56.3%
Actual	24,016	27,091	-11.4%	54,921	-56.3%
Purchase	16,031	18,556	-13.6%	30,694	-47.8%
% Purchase	66.8%	68.5%	-1.7% #	55.9%	10.9% #
1st Time Home Buyer	12,582	14,476	-13.1%	23,505	-46.5%
% 1st Time Home Buyer	78.5%	78.0%	0.5% #	76.6%	1.9% #
Non-Minority	7,740	8,692	-11.0%	14,490	-46.6%
% Non Minority	61.5%	60.0%	1.5% #	61.6%	-0.1% #
Minority	4,410	5,258	-16.1%	8,154	-45.9%
% Minority	35.1%	36.3%	-1.3% #	34.7%	0.4% #
Not-Disclosed	432	525	-17.7%	861	-49.8%
% Not-Disclosed	3.4%	3.6%	-0.2% #	3.7%	-0.2% #
Refinanced	6,685	6,809	-1.8%	23,177	-71.2%
% Refinanced	27.8%	25.1%	2.7% #	42.2%	-14.4% #
Streamline	4,807	4,825	-0.4%	18,267	-73.7%
% Streamline	71.9%	70.9%	1.0% #	78.8%	-6.9% #
Full Process	1,878	1,984	-5.3%	4,910	-61.8%
Cash Out	1,322	1,355	-2.4%	3,106	-57.4%
% Cash Out	70.4%	68.3%	2.1% #	63.3%	7.1% #
HECM	1,300	1,726	-24.7%	1,050	23.8%
% HECM	5.4%	6.4%	-1.0% #	1.9%	3.5% #
Section 203(k)	142	168	-15.5%	235	-39.6%
Section 234(c)	1,299	1,467	-11.5%	3,437	-62.2%
% Section 234(c)	5.4%	5.4%	0.0% #	6.3%	-0.8% #
ARM	4,211	5,095	-17.4%	6,085	-30.8%
% ARM	17.5%	18.8%	-1.3% #	11.1%	6.5% #
Manufactured Housing	1,420	1,459	-2.7%	1,432	-0.8%
Interest Buydown	676	952	-29.0%	1,512	-55.3%
Investors	68	53	28.3%	152	-55.3%
Minority	8,126	9,462	-14.1%	17,222	-52.8%
% Minority	33.8%	34.9%	-1.1% #	31.4%	2.5% #
Automated Underwriting System * x					
AUS Endorsed (Oct)	25,676	28,488	-9.9%	49,838	-48.5%
AUS as % of Total Endorsed	47.9%	49.5%	-1.6% #	38.9%	9.0% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

November 1-15, 2004

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	100,110	156,693	-36.1%	1,035,863
Endorsements *	1,000,000	77,657	183,177	-57.6%	998,441
Purchase	690,000	52,698	96,828	-45.6%	586,196
% Purchase	69.0%	67.9%	52.9%	15.0% #	58.7%
1st Time Home Buyer	550,000	41,271	74,815	-44.8%	454,320
% 1st Time Home Buyer	79.7%	78.3%	77.3%	1.1% #	77.5%
Non-Minority	330,000	25,056	46,503	-46.1%	268,229
% Non Minority	60.0%	60.7%	62.2%	-1.4% #	59.0%
Minority	200,000	14,755	25,611	-42.4%	159,035
% Minority	36.4%	35.8%	34.2%	1.5% #	35.0%
Not-Disclosed	20,000	1,460	2,701	-45.9%	24,497
% Not-Disclosed	3.6%	3.5%	3.6%	-0.1% #	5.4%
Refinanced	250,000	20,571	82,785	-75.2%	374,418
% Refinanced	25.0%	26.5%	45.2%	-18.7% #	37.5%
Streamline	188,000	14,609	66,847	-78.1%	291,555
% Streamline	75.2%	71.0%	80.7%	-9.7% #	77.9%
Full Process	62,000	5,962	15,938	-62.6%	82,863
Cash Out	43,000	4,165	10,013	-58.4%	54,238
% Cash Out	69.4%	69.9%	62.8%	7.0% #	65.5%
HECM	60,000	4,388	3,564	23.1%	37,827
% HECM	6.0%	5.7%	1.9%	3.7% #	3.8%
Section 203(k)	5,000	520	717	-27.5%	4,602
Section 234(c)	70,000	4,203	12,073	-65.2%	58,601
% Section 234(c)	7.0%	5.4%	6.6%	-1.2% #	5.9%
ARM	180,000	14,205	20,557	-30.9%	139,729
% ARM	18.0%	18.3%	11.2%	7.1% #	14.0%
Manufactured Housing	35,000	4,374	4,591	-4.7%	35,771
Interest Buydown	35,000	2,660	4,646	-42.7%	34,997
Investors	3,000	179	567	-68.4%	2,615
Minority	360,000	26,834	55,881	-52.0%	326,662
% Minority	36.0%	34.6%	30.5%	4.0% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Oct)	500,000	25,676	49,838	-48.5%	426,983
AUS as % of Total Endorse.	50.0%	47.9%	38.9%	9.0% #	42.8%
Loans Delinquent as of (Oct) **	300,000	292,369	304,680	-4.0%	289,106
Claims (Oct) ***	166,000	13,089	14,104	-7.2%	163,429
Loss Mitigation Retention	78,000	6,968	6,275	11.0%	78,528
Loss Mitigation Disposition	6,000	482	384	25.5%	5,694
Other Claims	82,000	5,639	7,445	-24.3%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

October 16-31, 2004

Applications

- Applications, after seasonal adjustment, dropped 16.5 percent to an annual rate of 747,800 -- from 895,700 for the prior reporting period.
- Actual application receipts totaled 29,734 for this last half of October.
- During October, 24.6 percent of the applications were to refinance a current mortgage.

Endorsements

- During the latter part of October, 27,091 mortgages were endorsed -- up 2 percent from early October.
- Almost 69 percent of the endorsements (18,556) involved purchase money mortgages while 6,809 covered refinancing transactions.
- Of the refinanced mortgages, 4,825 were handled by streamlined procedures. Another 1,984 refinanced full processing and 1,355 were processed to recover cash out completions.
- 1,467 mortgages were endorsed under the provision of Section 234c (condominium).
- 5,095 mortgages (18.8%) had ARM provisions.
- 1,726 involved HECM instruments.
- 9,462 endorsement were made for minority heads of households in late October.

Automated Underwriting

- During October, 25,676 mortgages were accepted and endorsed using scorecards -- 47.9 percent of the mortgages insured this month.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

October 16-31, 2004

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	747,800	895,700	-16.5%	1,139,000	-34.3%
Average per workday	2,956	3,540	-16.5%	4,502	-34.3%
Actual	29,734	34,907	-14.8%	53,702	-44.6%
% for Refinance (Oct)	24.6%	22.8%	1.8% #	31.4%	-6.8% #
Endorsements: *					
Annual Rate	650,200	637,200	2.0%	1,690,300	-61.5%
Actual	27,091	26,550	2.0%	70,428	-61.5%
Purchase	18,556	18,111	2.5%	37,380	-50.4%
% Purchase	68.5%	68.2%	0.3% #	53.1%	15.4% #
1st Time Home Buyer	14,476	14,223	1.8%	29,053	-50.2%
% 1st Time Home Buyer	78.1%	78.5%	-0.4% #	77.7%	0.4% #
Non-Minority	8,692	8,633	0.7%	18,070	-51.9%
% Non Minority	60.0%	60.7%	-0.7% #	62.2%	-2.2% #
Minority	5,258	5,087	3.4%	9,930	-47.0%
% Minority	36.3%	35.8%	0.6% #	34.2%	2.1% #
Not-Disclosed	525	503	4.4%	1,053	-50.1%
% Not-Disclosed	3.6%	3.5%	0.1% #	3.6%	0.0% #
Refinanced	6,809	7,077	-3.8%	31,748	-78.6%
% Refinanced	25.1%	26.7%	-1.5% #	45.1%	-19.9% #
Streamline	4,825	4,977	-3.1%	25,561	-81.1%
% Streamline	70.9%	70.3%	0.5% #	80.5%	-9.7% #
Full Process	1,984	2,100	-5.5%	6,187	-67.9%
Cash Out	1,355	1,488	-8.9%	3,904	-65.3%
% Cash Out	68.3%	70.9%	-2.6% #	63.1%	5.2% #
HECM	1,726	1,362	26.7%	1,300	32.8%
% HECM	6.4%	5.1%	1.2% #	1.8%	4.5% #
Section 203(k)	168	210	-20.0%	251	-33.1%
Section 234(c)	1,467	1,437	2.1%	4,664	-68.5%
% Section 234(c)	5.4%	5.4%	0.0% #	6.6%	-1.2% #
ARM	5,095	4,899	4.0%	8,083	-37.0%
% ARM	18.8%	18.5%	0.4% #	11.5%	7.3% #
Manufactured Housing	1,459	1,495	-2.4%	1,796	-18.8%
Interest Buydown	952	1,032	-7.8%	1,813	-47.5%
Investors	53	58	-8.6%	220	-75.9%
Minority	9,462	9,246	2.3%	21,523	-56.0%
% Minority	34.9%	34.8%	0.1% #	30.6%	4.4% #
Automated Underwriting System * x					
AUS Endorsed (Oct)	25,676	28,488	-9.9%	49,838	-48.5%
AUS as % of Total Endorse.	47.9%	49.5%	-1.6% #	38.9%	9.0% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

October 16-31, 2004

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	64,641	109,969	-41.2%	1,035,863
Endorsements *	1,000,000	53,641	128,256	-58.2%	998,441
Purchase	690,000	36,667	66,134	-44.6%	586,196
% Purchase	69.0%	68.4%	51.6%	16.8% #	58.7%
1st Time Home Buyer	550,000	28,699	51,312	-44.1%	454,320
% 1st Time Home Buyer	79.7%	78.3%	77.6%	0.7% #	77.5%
Non-Minority	330,000	17,325	30,215	-42.7%	268,229
% Non Minority	60.0%	60.4%	58.9%	1.5% #	59.0%
Minority	200,000	10,345	17,457	-40.7%	159,035
% Minority	36.4%	36.0%	34.0%	2.0% #	35.0%
Not-Disclosed	20,000	1,028	1,840	-44.1%	24,497
% Not-Disclosed	3.6%	3.6%	3.6%	0.0% #	5.4%
Refinanced	250,000	13,886	59,608	-76.7%	374,418
% Refinanced	25.0%	25.9%	46.5%	-20.6% #	37.5%
Streamline	188,000	9,802	48,580	-79.8%	291,555
% Streamline	75.2%	70.6%	81.5%	-10.9% #	77.9%
Full Process	62,000	4,084	11,028	-63.0%	82,863
Cash Out	43,000	2,843	6,907	-58.8%	54,238
% Cash Out	69.4%	69.6%	62.6%	7.0% #	65.5%
HECM	60,000	3,088	2,514	22.8%	37,827
% HECM	6.0%	5.8%	2.0%	3.8% #	3.8%
Section 203(k)	5,000	378	482	-21.6%	4,602
Section 234(c)	70,000	2,904	8,636	-66.4%	58,601
% Section 234(c)	7.0%	5.4%	6.7%	-1.3% #	5.9%
ARM	180,000	9,994	14,472	-30.9%	139,729
% ARM	18.0%	18.6%	11.3%	7.3% #	14.0%
Manufactured Housing	35,000	2,954	3,159	-6.5%	35,771
Interest Buydown	35,000	1,984	3,134	-36.7%	34,997
Investors	3,000	111	415	-73.3%	2,615
Minority	360,000	18,708	38,659	-51.6%	326,662
% Minority	36.0%	34.9%	30.1%	4.7% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Oct)	500,000	25,676	49,838	-48.5%	426,983
AUS as % of Total Endorse.	50.0%	47.9%	38.9%	9.0% #	42.8%
Loans Delinquent as of (Sep) **	300,000	289,106	306,982	-5.8%	289,106
Claims (Oct) ***	166,000	13,089	14,104	-7.2%	163,429
Loss Mitigation Retention	78,000	6,968	6,275	11.0%	78,528
Loss Mitigation Disposition	6,000	482	384	25.5%	5,694
Other Claims	82,000	5,639	7,445	-24.3%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

October 1-15, 2004

Applications

- o On a seasonally adjusted basis, applications rose almost 20 percent to an annual rate of 895,700.
- o Actual applications received for this period increased 5.9 percent to 34,907 -- up from 32,960 during the prior reporting period.
- o During September, applications to refinance an outstanding mortgage was recorded at 22.8 percent -- 4.8 percentage points over last month.

Endorsements

- o On the other hand, endorsements slid 10.3 percent to 26,550 this period.
- o Of these insured cases, 18,111 (68.2%) were to finance the purchase of a home, while 7,077 covered refinance actions.
- o As to first time home buyers, 35.8 percent were minority purchasers and another 3.5 percent refused to disclose their race or ethnicity.
- o With respect to refinanced cases, 70.3 percent were handled with streamlined procedures.
- o Of the remaining refinancing that required full processing (2,100) 70.9 percent were cash out transactions.
- o There were 4,899 insured cases that had ARM provisions -- which represented 18.5 percent of the cases insured in this reporting period.
- o 1,362 HECM instruments were endorsed -- down (22.3%) from the prior period.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

October 1-15, 2004

CURRENT

	CURRENT 2 WEEK PERIOD	LAST PERIOD	PERCENT CHANGE	LAST YEAR	PERCENT CHANGE
Applications: *					
Annual Rate	895,700	749,800	19.5%	1,403,700	-36.2%
Average per workday	3,540	2,964	19.4%	5,548	-36.2%
Actual	34,907	32,960	5.9%	56,267	-38.0%
% for Refinance (Sep)	22.8%	18.0%	4.8% #	25.8%	-3.0% #
Endorsements: *					
Annual Rate	637,200	710,700	-10.3%	1,387,900	-54.1%
Actual	26,550	29,611	-10.3%	57,828	-54.1%
Purchase	18,111	21,386	-15.3%	28,754	-37.0%
% Purchase	68.2%	72.2%	-4.0% #	49.7%	18.5% #
1st Time Home Buyer	14,223	16,638	-14.5%	22,259	-36.1%
% 1st Time Home Buyer	78.5%	77.8%	0.7% #	77.4%	1.1% #
Non-Minority	8,633	10,117	-14.7%	13,945	-38.1%
% Non Minority	60.7%	60.8%	-0.1% #	62.6%	-2.0% #
Minority	5,087	5,925	-14.1%	7,527	-32.4%
% Minority	35.8%	35.6%	0.2% #	33.8%	2.0% #
Not-Disclosed	503	595	-15.5%	787	-36.1%
% Not-Disclosed	3.5%	3.6%	0.0% #	3.5%	0.0% #
Refinanced	7,077	6,472	9.3%	27,860	-74.6%
% Refinanced	26.7%	21.9%	4.8% #	48.2%	-21.5% #
Streamline	4,977	4,350	14.4%	23,019	-78.4%
% Streamline	70.3%	67.2%	3.1% #	82.6%	-12.3% #
Full Process	2,100	2,122	-1.0%	4,841	-56.6%
Cash Out	1,488	1,455	2.3%	3,003	-50.4%
% Cash Out	70.9%	68.6%	2.3% #	62.0%	8.8% #
HECM	1,362	1,753	-22.3%	1,214	12.2%
% HECM	5.1%	5.9%	-0.8% #	2.1%	3.0% #
Section 203(k)	210	162	29.6%	231	-9.1%
Section 234(c)	1,437	1,644	-12.6%	3,972	-63.8%
% Section 234(c)	5.4%	5.6%	-0.1% #	6.9%	-1.5% #
ARM	4,899	5,316	-7.8%	6,389	-23.3%
% ARM	18.5%	18.0%	0.5% #	11.0%	7.4% #
Manufactured Housing	1,495	1,461	2.3%	1,363	9.7%
Interest Buydown	1,032	1,426	-27.6%	1,321	-21.9%
Investors	58	60	-3.3%	195	-70.3%
Minority	9,246	10,091	-8.4%	17,136	-46.0%
% Minority	34.8%	34.1%	0.7% #	29.6%	5.2% #
Automated Underwriting System * x					
AUS Endorsed (Sep)	28,488	34,131	-16.5%	45,289	-37.1%
AUS as % of Total Endorse.	49.5%	50.4%	-0.9% #	33.5%	16.0% #

= Percentage point difference

Source: * F17 CHUMS

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.

FHA OUTLOOK

SINGLE FAMILY OPERATIONS

October 1-15, 2004

OUTLOOK

	PROJECTIONS FY 2005	FY 2005 TO DATE	FY 2004 TO DATE	% CHANGE 2005/2004	FY 2004 FINAL
Applications *	1,200,000	34,907	56,267	-38.0%	1,035,863
Endorsements *	1,000,000	26,550	57,828	-54.1%	998,441
Purchase	690,000	18,111	28,754	-37.0%	586,196
% Purchase	69.0%	68.2%	49.7%	18.5% #	58.7%
1st Time Home Buyer	550,000	14,223	22,259	-36.1%	454,320
% 1st Time Home Buyer	79.7%	78.5%	77.4%	1.1% #	77.5%
Non-Minority	330,000	8,633	13,945	-38.1%	268,229
% Non Minority	60.0%	60.7%	62.6%	-2.0% #	59.0%
Minority	200,000	5,087	7,527	-32.4%	159,035
% Minority	36.4%	35.8%	33.8%	2.0% #	35.0%
Not-Disclosed	20,000	503	787	-36.1%	24,497
% Not-Disclosed	3.6%	3.5%	3.5%	0.0% #	5.4%
Refinanced	250,000	7,077	27,860	-74.6%	374,418
% Refinanced	25.0%	26.7%	48.2%	-21.5% #	37.5%
Streamline	188,000	4,977	23,019	-78.4%	291,555
% Streamline	75.2%	70.3%	82.6%	-12.3% #	77.9%
Full Process	62,000	2,100	4,841	-56.6%	82,863
Cash Out	43,000	1,488	3,003	-50.4%	54,238
% Cash Out	69.4%	70.9%	62.0%	8.8% #	65.5%
HECM	60,000	1,362	1,214	12.2%	37,827
% HECM	6.0%	5.1%	2.1%	3.0% #	3.8%
Section 203(k)	5,000	210	231	-9.1%	4,602
Section 234(c)	70,000	1,437	3,972	-63.8%	58,601
% Section 234(c)	7.0%	5.4%	6.9%	-1.5% #	5.9%
ARM	180,000	4,899	6,389	-23.3%	139,729
% ARM	18.0%	18.5%	11.0%	7.4% #	14.0%
Manufactured Housing	35,000	1,495	1,363	9.7%	35,771
Interest Buydown	35,000	1,032	1,321	-21.9%	34,997
Investors	3,000	58	195	-70.3%	2,615
Minority	360,000	9,246	17,136	-46.0%	326,662
% Minority	36.0%	34.8%	29.6%	5.2% #	32.7%
Automated Underwriting System * x					
AUS Endorsed (Sep)	500,000	426,983	429,568	-0.6%	426,983
AUS as % of Total Endorse.	50.0%	42.8%	32.1%	10.7% #	42.8%
Loans Delinquent as of (Sep) **	300,000	289,106	306,982	-5.8%	289,106
Claims (Sep) ***	166,000	163,429	153,187	6.7%	163,429
Loss Mitigation Retention	78,000	78,528	68,003	15.5%	78,528
Loss Mitigation Disposition	6,000	5,694	4,300	32.4%	5,694
Other Claims	82,000	79,207	80,884	-2.1%	79,207

= Percentage point difference

Source: * F17 CHUMS ** F42D Single Family Default Monitoring System *** A43C Claims System

x AUS total includes only cases accepted and endorsed by the score cards. Does not include cases referred for standard processing, standard rejects or actual fall out.