



FHA PRODUCTION REPORT

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

MAY
2015

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Table 1a: Single Family Insured Mortgage Portfolio Change during Month ^a		
May 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	7,683,019	\$1,056,128
Prepayments	(117,432)	(21,611)
Refinance with FHA	(38,514)	(8,285)
Full Payoff	(78,918)	(13,326)
Claims	(8,517)	(1,099)
Conveyance	(5,678)	(681)
Pre-foreclosure Sale	(1,168)	(204)
Note Sales	-	-
Third-Party Sales	(1,671)	(215)
Endorsements	102,795	20,141
Adjustment ^b	6,128	(789)
Insurance in-Force (Ending)	7,665,993	\$1,052,770

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

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

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

Table 1b: Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month ^a				
May 2015				
Status End of Previous Month	Performing ^b		Non-Performing ^c	
	Loan Count	Loan Balance (In Millions)	Loan Count	Loan Balance (In Millions)
Insurance in-Force (Beginning)	7,226,270	\$993,573	456,749	\$62,555
Prepayments	(116,069)	(21,426)	(1,363)	(186)
Refinance with FHA	(38,512)	(8,285)	(2)	(0)
Full Payoff	(77,557)	(13,140)	(1,361)	(185)
Claims	(2,312)	(398)	(6,205)	(701)
<i>Delinquency Transitions within Portfolio</i>				
Re-performing ^d	34,526	4,373	(34,526)	(4,373)
New 90+Day Delinquency	(35,560)	(4,410)	35,560	4,410
Continued Serious Delinquency ^c			442,976	57,295
Endorsements	102,795	20,141		
Adjustment ^e	6,128	(789)		
Insurance in-Force (Ending) ^f	7,216,812	991,102	449,181	\$61,668

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

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

^b Performing portion of the portfolio includes all current, 30-day and 60-day delinquent loans.

^c Non-performing portion of the portfolio includes loans that are seriously delinquent – 90+day, In Foreclosure, and In Bankruptcy.

^d Loans that are no longer seriously delinquent (now less than 90 days delinquency) through full or partial cure of delinquency. Cures can be with or without Loss Mitigation or Lender Assistance.

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

^f Details may not sum to total due to rounding.

Table 2: Title I Insured Mortgage Portfolio Change during Month May 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	42,302	\$1,041
Property Improvement	29,090	497
Manufactured Housing	13,212	545
Prepayments	(522)	(10)
Property Improvement	(442)	(7)
Manufactured Housing	(80)	(3)
Claims	(53)	(2)
Property Improvement	(28)	(0)
Manufactured Housing	(25)	(1)
Endorsements	497	10
Property Improvement	467	8
Manufactured Housing	30	2
Adjustment ^a	9	1
Property Improvement	(15)	(0)
Manufactured Housing	24	1
Insurance in-Force (Ending)	42,233	\$1,041
Property Improvement	29,072	498
Manufactured Housing	13,161	544

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

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

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Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares ^a					
	May 2015	Apr 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	102,795	103,403	607,938	497,344	786,353
Loan Purpose Shares					
Purchase (%)	59.3	56.0	66.8	73.7	75.7
Refinance (%)	40.7	44.0	33.2	26.3	24.3
Purchase Loan Count and Shares					
Purchase Loan Count	60,942	57,910	406,188	366,696	594,997
First-Time Homebuyer (%)	82.2	82.1	81.9	80.8	81.2
203(K) Purchase and Rehabilitate (%)	1.8	1.9	2.2	2.4	2.3
Minority (%)	32.6	33.0	34.9	33.7	33.6
Non-Minority (%)	61.4	61.3	59.3	60.8	60.8
Undisclosed Race/Ethnicity (%)	6.0	5.7	5.8	5.5	5.6
Refinance Loan Count and Shares					
Refinance Loan Count	41,853	45,493	201,750	130,648	191,356
FHA Streamline (%)	71.4	72.1	64.0	61.5	60.1
FHA-to-FHA (Fully Underwritten) (%)	12.6	12.9	13.8	10.1	11.0
Non-cash-out (%)	60.1	64.3	53.2	44.8	43.0
Cash out (%)	39.9	35.7	46.8	55.2	57.0
Conventional-to-FHA (%)	16.0	15.0	22.2	28.4	28.9
Non-cash-out (%)	52.1	53.9	51.6	56.9	55.4
Cash out (%)	47.9	46.1	48.4	43.1	44.6
Property-Type Shares					
Single-Family Detached (%)	88.9	89.1	88.1	87.6	87.7
Townhome (%)	4.2	4.0	4.5	4.7	4.8
Condominium (%)	3.0	3.0	2.9	3.0	2.9
2-4 Unit Properties (%)	2.1	2.0	2.2	2.1	2.1
Manufactured Housing (With Real Estate) (%)	1.8	1.8	2.4	2.5	2.5

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

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

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Calendar Year	Month	Total Applications Received	Home Purchase	Conventional-to-FHA Refinance	FHA Non-Streamline Refinance	FHA Streamline - Standard MIP	FHA Streamline - Low MIP ^b
2013	May	182,431	101,178	18,956	5,220	22,913	34,164
	Jun	93,746	57,633	9,929	2,279	4,798	19,107
	Jul	108,196	68,994	11,085	2,229	3,478	22,410
	Aug	97,323	64,203	10,916	2,286	3,227	16,691
	Sep	83,445	58,541	9,743	2,083	1,767	11,311
	Oct	93,516	62,331	12,132	2,664	2,260	14,129
	Nov	75,371	49,838	9,663	2,341	2,696	10,833
	Dec	68,439	46,331	8,534	2,168	2,156	9,250
2014	Jan	71,130	45,860	9,607	2,378	1,941	11,344
	Feb	76,863	51,701	9,287	2,329	2,595	10,951
	Mar	94,628	66,272	10,911	2,833	3,726	10,886
	Apr	103,095	74,814	11,512	3,019	2,503	11,247
	May	99,446	73,372	10,849	3,206	2,923	9,096
	Jun	99,451	72,451	10,224	3,349	3,464	9,963
	Jul	97,893	71,544	10,370	3,174	3,427	9,378
	Aug	89,276	63,958	10,418	3,319	3,811	7,770
	Sep	87,166	62,211	10,469	3,408	3,013	8,065
	Oct	93,206	64,351	11,747	4,129	5,296	7,683
	Nov	74,286	50,489	9,401	3,149	5,627	5,620
	Dec	71,754	48,096	9,459	3,069	5,877	5,253
2015	Jan	128,135	71,037	15,254	7,921	28,587	5,336
	Feb	179,536	85,166	17,906	11,397	58,819	6,248
	Mar	174,892	98,860	17,402	8,899	43,642	6,089
	Apr	175,437	106,205	17,969	8,107	37,655	5,501
	May	156,946	101,226	17,254	5,134	12,120	4,664

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

^a Does not include Home Equity Conversion Mortgage (HECM)

^b Mortgage insurance premium (MIP) decreased on June 11, 2012 for targeted streamline refinance loans to 1/55 basis points.

Table 5: Home Equity Conversion Mortgage (HECM) Insured Mortgage Portfolio Change during Month		
May 2015		
	Loan Count	MCA ^a (In Millions)
Insurance in-Force (Beginning)	614,288	\$147,691
Payoffs	(2,296)	(652)
Assignments	(1,149)	(302)
Shortfall Claims ^b	(3,515)	(655)
Endorsements	4,270	1,171
Insurance in-Force (Ending)	611,598	\$147,253

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

^a MCA is the maximum claim amount payable by HUD. It is defined as 98 percent of the initial value of the property or FHA loan limit, whichever is lower.

^b Shortfall claims comprise claim types 'Foreclosure / Deed In Lieu' and 'Mortgagor's Short Sale'.

Table 6: Home Equity Conversion Mortgage Endorsement Characteristic Shares					
	May 2015	Apr 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	4,270	4,492	37,249	36,584	51,616
Loan Purpose Shares (%)					
Home Purchase	3.7	3.4	4.0	3.2	3.5
Refinance	9.4	10.0	9.1	4.7	4.7
Equity Takeout (Traditional)	86.9	86.6	86.9	92.1	91.8
Product Type Shares					
Standard Loan Count	1	-	20	17,897	17,931
Fixed Rate (%)	0.0	0.0	50.0	0.7	0.8
Adjustable Rate (%)	100.0	0.0	50.0	99.3	99.2
Saver Loan Count	1	-	3	2,821	2,824
Fixed Rate (%)	100.0	0.0	100.0	61.1	61.1
Adjustable Rate (%)	0.0	0.0	0.0	38.9	38.9
HECM 2014	4,268	4,492	37,226	15,866	30,861
Fixed Rate (%)	13.5	13.2	17.1	25.5	25.2
Adjustable Rate (%)	86.5	86.8	82.9	74.5	74.8
Gender Shares (%)					
Individual Male	21.8	22.8	21.8	20.4	20.7
Individual Female	37.3	37.9	38.8	38.7	39.0
Joint Borrowers	40.0	38.4	38.6	38.6	38.3
Not Reported	0.8	0.8	0.8	2.3	2.0
Age Categories Shares (%)					
62-69	47.6	47.3	46.0	48.3	48.4
70-79	36.6	35.7	37.2	36.2	36.1
80-89	13.7	14.4	14.4	13.1	13.2
90+	2.1	2.6	2.5	2.4	2.3
Initial Principal Limit (IPL) Range (\$000) Shares (%)					
Up to \$100	35.8	35.0	36.5	38.5	39.5
\$101 - \$200	34.4	35.5	34.5	33.2	33.2
\$201 - \$300	16.0	15.8	15.3	15.1	14.7
\$301 - \$400	10.7	10.6	10.9	10.2	10.2
\$401 - \$500	3.0	3.1	2.8	3.1	2.4
Above \$500	0.0	0.0	0.0	0.0	0.0

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

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Table 7: Home Equity Conversion Mortgage Application Activity

Calendar Year	Month	Total Applications Received	Product and Interest Rate Type ^a						Loan Purpose		
			Standard		Saver		HECM 2014		Home Purchase	Refinance	Equity Takeout
			Fixed ^b	Adjustable	Fixed	Adjustable	Fixed	Adjustable			
2013	Aug	8,167	-	7,072	692	403	-	-	240	440	7,487
	Sep	16,006	-	13,503	1,692	754	16	41	604	1,162	14,240
	Oct	3,611	-	-	-	-	771	2,840	95	60	3,456
	Nov	4,964	-	-	-	-	1,213	3,751	101	101	4,762
	Dec	5,203	-	-	-	-	1,360	3,843	111	109	4,983
2014	Jan	5,707	-	-	-	-	1,771	3,936	114	132	5,461
	Feb	5,700	-	-	-	-	1,951	3,749	131	140	5,429
	Mar	6,329	-	-	-	-	2,370	3,959	187	223	5,919
	Apr	6,406	-	-	-	-	2,184	4,222	221	288	5,897
	May	5,858	-	-	-	-	1,687	4,171	202	253	5,403
	Jun	6,145	-	-	-	-	1,640	4,505	218	313	5,614
	Jul	5,823	-	-	-	-	1,535	4,288	231	318	5,274
	Aug	11,415	-	-	-	-	2,717	8,698	358	806	10,251
	Sep	7,788	-	-	-	-	1,700	6,088	236	636	6,916
	Oct	8,471	-	-	-	-	1,859	6,612	256	832	7,383
	Nov	7,004	-	-	-	-	1,321	5,683	210	780	6,014
	Dec	7,680	-	-	-	-	1,402	6,278	249	767	6,664
2015	Jan	6,537	-	-	-	-	1,014	5,523	213	583	5,741
	Feb	9,758	-	-	-	-	1,428	8,330	228	890	8,640
	Mar	9,331	-	-	-	-	1,349	7,982	286	900	8,145
	Apr	13,488	-	-	-	-	1,862	11,626	430	1,286	11,772
	May	4,184	-	-	-	-	642	3,542	208	401	3,575

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

^a Application count by product type only includes Standard, Saver, and HECM 2014 applications and may not equal the total monthly application count.

^b HUD discontinued offering the fixed-rate standard option in April 2013; the remaining Standard and Saver programs were discontinued in October 2013.

Table 8: Multifamily Insured Mortgage Portfolio Change during Month May 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	10,712	\$71,798
Prepayments	(12)	-
Refinance with FHA	(9)	-
Full Payoff	(3)	-
Claims	-	-
Endorsements	46	467
Adjustment ^a	(28)	(321)
Insurance in-Force (Ending)	10,718	\$71,944

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

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

Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares					
	May 2015	Apr 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	46	75	549	717	1,070
Property Size Shares (%)					
Up to 20 Units	0.0	1.3	1.3	1.0	1.6
21 - 50 Units	17.4	9.3	13.3	12.0	12.1
51 - 100 Units	17.4	30.7	27.5	28.2	26.9
101 - 150 Units	26.1	16.0	20.0	21.6	21.8
Over 150 Units	39.1	42.7	37.9	37.2	37.6
Mortgage Size Shares (%)					
Up to \$5 Million	47.8	38.7	39.3	41.7	41.0
\$5 - \$10 Million	17.4	18.7	22.4	24.5	24.5
\$10 - \$20 Million	21.7	20.0	22.6	21.6	21.8
\$20 - \$50 Million	13.0	22.7	15.3	11.0	11.6
\$50 - \$100 Million	0.0	0.0	0.4	1.1	1.1
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0
Over \$200 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	58.7	78.7	72.1	76.6	76.3
Outside Metropolitan Areas ^b	41.3	21.3	27.9	23.4	23.7
Property Use Shares (%)					
Mixed Use	0.0	1.3	0.5	0.7	0.7
Residential Only	100.0	98.7	99.5	99.3	99.3

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

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

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

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Calendar Year	Month	Total Applications Received	New Construction	Purchase	Refinance	Substantial Rehabilitation	Property Improvement	Additions
2013	Feb	220	18	4	184	14	0	0
	Mar	232	21	3	192	15	0	1
	Apr	242	20	3	206	13	0	0
	May	151	16	3	122	9	1	0
	Jun	151	22	4	112	13	0	0
	Jul	130	19	4	99	8	0	0
	Aug	143	15	8	108	12	0	0
	Sep	113	11	4	85	13	0	0
	Oct	70	11	1	48	10	0	0
	Nov	123	12	1	99	11	0	0
	Dec	116	20	0	78	18	0	0
	2014	Jan	98	18	3	67	10	0
Feb		73	15	1	45	12	0	0
Mar		96	19	2	67	8	0	0
Apr		92	18	11	54	9	0	0
May		86	13	5	62	6	0	0
Jun		74	10	1	54	8	1	0
Jul		95	21	2	69	3	0	0
Aug		82	21	1	48	9	1	2
Sep		91	21	4	57	8	1	0
Oct		95	26	4	55	8	1	1
Nov		116	27	4	64	21	0	0
Dec		93	23	1	57	12	0	0
2015	Jan	88	24	2	47	15	0	0
	Feb	93	25	1	52	15	0	0
	Mar	116	17	8	79	10	1	1
	Apr	97	22	2	59	13	0	1
	May	97	24	0	60	12	0	1

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

Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month May 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	3,177	\$23,653
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims	-	-
Refinance	-	-
New Construction	-	-
Endorsements	19	169
Adjustment ^a	(21)	(138)
Insurance in-Force (Ending)	3,175	\$23,684

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

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

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

	May 2015	Apr 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	21	22	192	266	484
Property Size Shares					
Up to 20 Units	0.0	0.0	0.5	0.0	1.2
21 - 50 Units	0.0	4.5	6.8	8.6	8.7
51 - 100 Units	61.9	13.6	40.6	45.9	40.7
101 - 150 Units	28.6	45.5	31.3	24.1	27.1
Over 150 Units	9.5	36.4	20.8	21.4	22.3
Mortgage Size Shares					
Up to \$5 Million	23.8	9.1	23.4	28.2	29.5
\$5 - \$10 Million	47.6	36.4	47.4	46.6	43.2
\$10 - \$20 Million	23.8	45.5	19.8	21.1	21.3
\$20 - \$50 Million	4.8	9.1	9.4	4.1	5.6
\$50 - \$100 Million	0.0	0.0	0.0	0.0	0.4
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0
Over \$200 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	66.7	77.3	73.1	63.3	68.2
Outside Metropolitan Areas ^b	33.3	22.7	26.9	36.7	31.8

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

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

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

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Table 13: Nursing Homes and Assisted Living (Section 232 Program) Application Activity									
Calendar Year	Month	Total Applications Received	New Construction	Additions	Purchase	Refinance	Property Improvement	Substantial Rehabilitation	
2013	Apr	59	2	1	0	55	0	1	
	May	48	3	1	0	43	0	1	
	Jun	100	4	1	0	91	2	2	
	Jul	152	2	0	1	149	0	0	
	Aug	46	3	1	0	40	2	0	
	Sep	49	1	0	0	47	1	0	
	Oct	75	1	1	2	70	1	0	
	Nov	66	1	0	0	64	1	0	
	Dec	62	4	2	2	51	2	1	
	2014	Jan	75	1	2	0	72	0	0
		Feb	67	2	3	0	61	1	0
		Mar	82	4	2	0	76	0	0
Apr		92	4	1	1	81	4	1	
May		61	1	2	3	53	1	1	
Jun		65	2	1	0	61	1	0	
Jul		59	3	0	1	51	2	2	
Aug		63	4	3	0	55	1	0	
Sep		69	4	1	0	61	2	1	
Oct		48	0	0	2	43	2	1	
Nov		51	5	2	0	44	0	0	
Dec		55	1	1	1	49	2	1	
2015	Jan	52	5	1	5	41	0	0	
	Feb	57	2	3	0	52	0	0	
	Mar	52	2	0	3	43	1	3	
	Apr	68	5	0	1	59	2	1	
	May	63	3	1	4	51	4	0	

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

Table 14: Hospital (Section 242 Program) Insured Portfolio Change during Month		
May 2015 ^a		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	107	\$7,781
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims	-	-
Endorsements	-	-
Adjustment ^b	-	(87)
Insurance in-Force (Ending)	107	\$7,694

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

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

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

	May 2015	Apr 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	0	0	0	5	6
Property Size Shares					
Less than 25 Beds	0.0	0.0	0.0	20.0	16.7
26 - 50 Beds	0.0	0.0	0.0	0.0	0.0
51 - 100 Beds	0.0	0.0	0.0	20.0	16.7
101 - 200 Beds	0.0	0.0	0.0	20.0	33.3
Over 200 Beds	0.0	0.0	0.0	40.0	33.3
Mortgage Size Shares					
Up to \$10 Million	0.0	0.0	0.0	20.0	16.7
\$10 - \$25 Million	0.0	0.0	0.0	20.0	16.7
\$25 - \$50 Million	0.0	0.0	0.0	40.0	33.3
\$50 - \$100 Million	0.0	0.0	0.0	20.0	33.3
\$100 - \$250 Million	0.0	0.0	0.0	0.0	0.0
\$250 - \$500 Million	0.0	0.0	0.0	0.0	0.0
Over \$500 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	0.0	0.0	0.0	40.0	33.3
Outside Metropolitan Areas ^b	0.0	0.0	0.0	60.0	66.7

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

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

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

Table 16: Hospitals (Section 242 Program) Application Activity							
Calendar Year	Month	Total Applications Received	Section 242 (Construction - Non-Portfolio Hospital)	Section 241 (Construction or Addition Portfolio Hospital)	Section 223f (Refinancing or Acquisition-Non-Portfolio Hospital)	Section 223a7 (Refinancing-Portfolio Hospital)	
2013	Apr	4	0	3	1	0	
	May	2	0	0	0	2	
	Jun	0	0	0	0	0	
	Jul	1	0	1	0	0	
	Aug	0	0	0	0	0	
	Sep	1	0	0	1	0	
	Oct	2	0	2	0	0	
	Nov	0	0	0	0	0	
	Dec	0	0	0	0	0	
	2014	Jan	0	0	0	0	0
		Feb	0	0	0	0	0
		Mar	0	0	0	0	0
Apr		1	0	0	1	0	
May		0	0	0	0	0	
Jun		2	0	1	1	0	
Jul		1	0	1	0	0	
Aug		1	0	0	0	1	
Sep		0	0	0	0	0	
Oct		0	0	0	0	0	
Nov		1	0	0	1	0	
Dec		0	0	0	0	0	
2015	Jan	0	0	0	0	0	
	Feb	0	0	0	0	0	
	Mar	1	1	0	0	0	
	Apr	0	0	0	0	0	
	May	0	0	0	0	0	

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