
FHA Portfolio Analysis

Data as of July 2004

Federal Housing Administration Monthly Report
FHA Portfolios Summary
 July 2004

PORTFOLIO	NUMBER	DOLLARS (Billions)	CHANGE FRO PRIOR YEAR
Single Family Insured	4,933,139	\$ 418.0	-10.4%
Multifamily Insured	13,226	\$ 56.0	0.7%
Title I Property Improvement Insured	58,850	\$ 0.8	-32.9%
Title I Manufactured Housing Insured	34,783	\$ 0.9	-10.0%
Single Family Notes	415	\$ 0.02	-16.8%
Multifamily Notes	2,727	\$ 3.7	16.6%
Title I Notes	32,819	\$ 0.4	-10.7%
Single Family Properties	27,817	\$ 2.6	-18.8%
Multifamily Properties	13	\$ 0.01	-69.0%

Multifamily Insured Portfolio

Endorsements

- Ten months into this fiscal year, FHA endorsed a total of 1,183 mortgages compared to 985 mortgages during the same period a year ago.
- For the month of July, new construction and substantial rehabilitation mortgages totaled 45 for \$347 million.
- Through July of this fiscal year, the number of Section 221(d)(4) mortgages was 548 insured for \$2.9 billion.
- Fiscal year-to-date, health care facilities endorsements totaled 235 for \$1.4 billion, compared to 241 endorsements for \$1.8 billion for the same period in FY 2003.

Insurance-in-Force

- At the end of July 2004, the dollar volume of FHA's multifamily insurance-in-force was \$56 billion, less than one percent above the amount for the same time last year.
- Since July 2003, the number of FHA insured mortgages declined 3.6 percent to 13,226.

Prepayments

- Fiscal year-to-date, the number of prepayments totaled 1,280 for \$4.2 billion, compared to 1,240 prepayments for \$3.9 billion during the same time last year.

Claims

- The number of claims processed through July of this fiscal year was 357 for \$1.1 billion, compared to 275 claims for \$791.5 million for the same period a year ago.

Federal Housing Administration Monthly Report
Multifamily Insured Portfolio

	Current Month Jul 2004			Current FYTD Oct 2003-Jul 2004			Prior FYTD Oct 2002-Jul 2003			Percent Change Dollars
	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	
Insurance in Force(Beginning)	13,286	1,584,037	\$55,778.0	13,681	1,635,028	\$55,893.3	14,248	1,694,502	\$55,158.0	1.3%
FY Prepayments(-)	(144)	(17,355)	(\$426.3)	(1,280)	(163,900)	(\$4,185.5)	(1,240)	(159,911)	(\$3,931.0)	6.5%
FY Claim Terminations(-)	(52)	(3,895)	(\$131.2)	(357)	(32,623)	(\$1,137.1)	(275)	(27,177)	(\$791.5)	43.7%
FY Endorsements(+)	137	16,965	\$893.3	1,183	141,291	\$6,172.7	985	131,775	\$5,975.5	3.3%
FY Endorsements by Mortgage type										
New Construction/Sub Rehab	45	6,045	\$347.0	350	48,438	\$2,976.7	263	41,432	\$2,960.2	0.6%
Refinance	72	9,553	\$528.2	603	74,154	\$2,933.0	559	76,803	\$2,795.8	4.9%
Supplemental/Equity	1	0	\$3.4	3	0	\$13.1	8	0	\$78.0	-83.2%
Operating Loss	0	0	\$0.0	2	0	\$2.4	2	0	\$3.8	-37.4%
Portfolio Re-engineering	19	1,367	\$14.7	225	18,699	\$247.6	153	13,540	\$137.6	79.9%
FY Endorsements by Program type										
Rental Housing										
Section 221(d)(3) & 236	5	369	\$17.6	43	3,235	\$69.3	28	1,383	\$65.4	6.0%
Section 221(d)(4)	62	7,208	\$332.6	548	67,233	\$2,912.0	478	61,536	\$2,605.0	11.8%
Other Rental	28	4,992	\$331.6	222	30,122	\$1,188.7	193	32,884	\$1,174.5	1.2%
Risk Share	18	1,298	\$59.1	135	14,024	\$592.4	45	6,759	\$332.5	78.2%
Health Care Facilities										
Nursing Homes	19	2,697	\$114.8	168	21,046	\$921.3	166	21,493	\$1,040.7	-11.5%
BoardCare	0	0	\$0.0	5	650	\$28.0	11	1,318	\$77.9	-64.0%
Assisted Living	5	401	\$37.6	59	4,351	\$304.0	61	5,325	\$473.3	-35.8%
Hospitals	0	0	\$0.0	3	630	\$156.9	3	1,077	\$206.2	-23.9%
Prior FY Prepayments(-)	(3)	(239)	(\$3.8)	(18)	(2,140)	(\$19.9)	(20)	(2,263)	(\$33.7)	
Prior FY Claims(-)	0			(2)	(574)	(\$39.4)	0			
Prior FY Endorsements(+)	0			17	2,435	\$143.3	26	4,029	\$107.2	
Adjustments	2	337	(\$62.4)	2	333	(\$779.7)	2	(268)	(\$842.8)	
Insurance in Force(Ending)	13,226	1,579,850	\$56,047.6	13,226	1,579,850	\$56,047.6	13,726	1,640,687	\$55,641.6	0.7%

Note: Dollars represent original mortgage amount for endorsements and unpaid principal balance for insurance in force and terminations.
Units are not counted for Supplemental, Equity or Operating Loss mortgages.

Multifamily Notes and Properties

Notes

- The multifamily note inventory compared to last year increased by 16.6 percent in dollars to \$3.7 billion and increased in number from 2,349 to 2,727 notes as of July 2004.
- Fiscal year-to-date, multifamily note assignments increased to 543 from 367 note assignments for the same time in FY 2003, and the dollar amount of the notes assigned was \$1.1 billion, which was 48.7 percent higher than the dollar amount reported for the same time in FY 2003.

Properties

- The balance of the property inventory was 13 with a cost of \$14.4 million compared to 23 for \$46.4 million for the same time a year ago, a decrease of 69 percent in dollars.

Federal Housing Administration Monthly Report
Multifamily Notes and Properties

	Current Month Jul 2004			Current FYTD Oct 2003-Jul 2004			Prior FYTD Oct 2002-Jul 2003			Percent Change Dollars
	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	
Notes(Beginning)	2,675	203,137	\$3,586.6	2,398	180,950	\$3,132.6	2,141	160,152	\$2,825.4	10.9%
Pay Offs(-)	(10)	(1,128)	(\$20.1)	(82)	(7,541)	(\$135.0)	(58)	(3,719)	(\$66.7)	102.3%
Conversions(-)	(1)	(57)	(\$1.2)	(15)	(1,867)	(\$27.7)	(6)	(957)	(\$14.3)	93.4%
Sales(-)	(3)	(343)	(\$4.0)	(60)	(6,867)	(\$284.6)	(77)	(9,881)	(\$313.3)	-9.2%
Assignments/Seconds(+)	72	5,612	\$129.7	543	47,945	\$1,082.4	367	36,385	\$727.8	48.7%
Assignments/Seconds by type										
Portfolio Re-engineering	63	4,409	\$68.7	438	34,723	\$531.2	279	25,581	\$361.2	47.0%
Section 221(g)(4)	0			0			8	1,119	\$23.6	N/A
Other Assignments	9	1,203	\$61.0	105	13,222	\$551.2	80	9,685	\$343.0	60.7%
Adjustments	(6)	(471)	(\$19.3)	(57)	(5,870)	(\$96.0)	(18)	(2,119)	(\$9.4)	
Notes(Ending)	2,727	206,750	\$3,671.7	2,727	206,750	\$3,671.7	2,349	179,861	\$3,149.4	16.6%
Properties(Beginning)	17	1,664	\$23.1	20	3,016	\$41.2	39	4,489	\$132.6	-68.9%
Conversions(+)	1	50	\$1.1	14	1,619	\$28.8	9	2,013	\$24.0	20.0%
Sales(-)	(5)	(461)	(\$9.8)	(21)	(3,382)	(\$55.5)	(25)	(3,236)	(\$110.2)	-49.6%
Properties(Ending)	13	1,253	\$14.4	13	1,253	\$14.4	23	3,266	\$46.4	-69.0%

Note: Dollars represent assignment amount for notes and acquisition cost for properties; Data for notes are from Jun 20-Jul 20 for current month and from Oct 1 - Jul 20 for FYTD.
Data for properties are from Jul 1-Jul 31 for current month and from Oct 1 - Jul 31 for FYTD
Units are not counted for Supplemental, Equity, or Operating Loss mortgages that are not in the first position.

Single Family Insured Portfolio

Insurance-in-Force

- From July 2003 to July 2004, FHA single family insurance-in-force decreased by 569,722 insured mortgages. This was a drop of 10 percent to 4,933,139 in number of active mortgages.
- At the end of July 2004, the dollar amount of insurance-in-force has decreased 5.2 percent compared to a year ago.

Prepayments

- Fiscal year-to-date, single family prepayments totaled 1,192,449; 34 percent below the number of prepayments during the same time a year ago.

Claims

- Single family claim terminations processed through July of this fiscal year have increased by 1 percent compared to this same time in FY 2003.

Endorsements

- FHA endorsed 873,083 mortgages, including HECM's, totaling \$104.7 billion, through July of this fiscal year, 19 percent under the number reported during the same time a year ago.
- October through July of FY 2004, Mutual Mortgage Insurance Fund endorsements decreased by 20 percent to 783,641 from 982,390 during the same time in FY 2003.
- Fiscal year-to-date, the number of condominium mortgages decreased by 29 percent to 55,051 compared to the same period a year ago.
- Loans to purchase and improve homes under Section 203(k) decreased 10 percent to 3,882 through the July of FY 2004 compared to the same time in FY 2003.
- Fiscal year-to-date, adjustable rate mortgages (ARM's) increased 26 percent compared to the same time a year ago, numbering 86,191; fixed rate mortgages (FRM's) decreased 24 percent to 757,387 mortgages.
- Refinancings have decreased 33 percent in number from 520,065 through July of FY 2003 to 347,212 during the same time in FY 2004.
- Endorsements that used Freddie Mac Loan Prospector for credit processing represented 38.2 percent of all endorsements, while Fannie Mae represented 30.1 percent of all endorsements through June of FY 2004.

Federal Housing Administration Monthly Report
Single Family Insured Portfolio

	Current Month Jul 2004		Current FYTD Oct 2003-Jul 2004		Prior FYTD Oct 2002-Jul 2003		Percent Change (Number)
	Number	Dollars (\$M)	Number	Dollars (\$M)	Number	Dollars (\$M)	
Insurance-in-Force (Beginning)	4,991,393	\$ 422,001.5	5,344,611	\$ 438,311.2	6,324,842	\$ 499,386.7	-15%
Prepayments(-)	(116,669)	\$ (10,512.3)	(1,192,449)	\$ (110,061.4)	(1,818,527)	\$ (174,179.1)	-34%
Claim Terminations(-)	(6,597)	\$ (569.3)	(71,068)	\$ (6,075.4)	(70,646)	\$ (5,769.7)	1%
Endorsements(+)	63,493	\$ 7,640.2	843,578	\$ 100,955.1	1,065,009	\$ 125,908.9	-20.8%
HECM Endorsements	2,653	\$ 356.4	29,505	\$ 3,722.5	14,186	\$ 1,709.0	108%
<i>Endorsements by Program</i>							
MMIF	59,097	\$ 7,090.3	783,641	\$ 93,690.7	982,390	\$ 116,332.0	-20%
GIF/SRIF	4,396	\$ 549.9	59,937	\$ 7,264.4	82,619	\$ 9,576.9	-27%
234 Condo	3,935	\$ 489.3	55,051	\$ 6,606.9	77,483	\$ 8,920.2	-29%
203(k) Improvement	379	\$ 50.9	3,882	\$ 549.0	4,299	\$ 573.8	-10%
Other	82	\$ 9.6	1,004	\$ 108.5	837	\$ 82.9	20%
<i>Endorsements by Type</i>							
Adjustable Rate Mortgages	8,792	\$ 1,280.8	86,191	\$ 12,472.0	68,648	\$ 9,718.0	26%
Fixed Rate Mortgages	54,701	\$ 6,359.4	757,387	\$ 88,483.1	996,361	\$ 116,190.9	-24%
<i>Endorsements by Purpose</i>							
Refinancings	17,732	\$ 1,978.8	347,212	\$ 39,821.9	520,065	\$ 61,309.2	-33%
Purchases	45,761	\$ 5,661.4	496,366	\$ 61,133.3	544,944	\$ 64,599.7	-9%
<i>Endorsements by Credit Processing*</i>							
FHA	22,709	\$ 2,592.5	267,608	\$ 29,904.6	379,181	\$ 43,043.7	-29%
FHLMC Scorecard	17,117	\$ 2,054.0	321,908	\$ 38,966.2	445,978	\$ 53,216.0	-28%
FNMA Scorecard	23,667	\$ 2,993.7	254,062	\$ 32,084.3	239,850	\$ 29,649.1	6%
Adjustments	1,519	\$ (512.9)	8,467	\$ (5,082.3)	2,183	\$ (4,199.3)	
Insurance-in-Force (Ending)	4,933,139	\$ 418,047.2	4,933,139	\$ 418,047.2	5,502,861	\$ 441,147.5	-10%

Note: Dollars represent unpaid balance.

Single Family Notes and Properties

Notes

- The single family note inventory declined by 17 percent in the first ten months of FY 2004 compared to the same period in FY 2003.
- Fiscal year-to-date, the number of notes on which FHA foreclosed, resulting in conversions to properties, was 61 compared to 169 converted during the same period a year ago.

Properties

- The single family property inventory had 27,817 properties at the end of July 2004, which is 19 percent less than a year ago.
- Property sales numbered 65,976 through July of FY 2004, compared to 58,396 for the same period in FY 2003.
- During the month of July 2004, the count of property sales exceeded new property conveyances by nearly 3 percent.

Federal Housing Administration Monthly Report
Single Family Notes and Properties

	Current Month Jul-04		Current FYTD Oct 2003-Jul 2004		Prior FYTD Oct 2002-Jul 2003		Percent Change (Number)
	Number	Dollars (\$M)	Number	Dollars (\$M)	Number	Dollars (\$M)	
Notes (Beginning)	404	\$ 15.0	473	\$ 18.0	682	\$ 26.7	-31%
Pay-Offs(-)	(5)	\$ (0.1)	(49)	\$ (1.3)	(84)	\$ (1.8)	-42%
Conversions(-)	(3)	\$ -	(61)	\$ -	(169)	\$ -	-64%
Sales(-)	-	\$ -	-	\$ -	-	\$ -	
Assignments MNA(+)	5	\$ 0.1	33	\$ 1.3	60	\$ 2.7	-45%
Assignments PMM(+)	11	\$ 0.2	14	\$ 0.3	2	\$ -	600%
Adjustments	3	\$ (0.2)	5	\$ (3.3)	8	\$ (8.6)	
Notes (Ending)	415	\$ 15.1	415	\$ 15.1	499	\$ 19.0	-17%
Properties (Beginning)	27,966	\$ 2,646.4	34,144	\$ 3,158.5	31,224	\$ 2,791.3	9%
Sales(-)	(5,772)	\$ (548.2)	(65,976)	\$ (6,266.3)	(58,396)	\$ (5,371.0)	13%
Conversions(+)	3	\$ -	61	\$ -	169	\$ -	-64%
Conveyances(+)	5,610	\$ 533.1	59,943	\$ 5,699.1	61,845	\$ 5,703.8	-3%
Adjustments	10	\$ 10.8	(355)	\$ 50.8	(605)	\$ 24.9	
Properties (Ending)	27,817	\$ 2,642.0	27,817	\$ 2,642.0	34,237	\$ 3,149.0	-19%

Note: Dollars represent unpaid balance for notes and acquisition cost for properties.

Single Family Detail

Defaults

- At the end of June 2004, FHA's single family default rate reached a high of 5.95 percent, compared to 5.30 percent at the same time a year ago.
- The 50 metropolitan statistical areas (MSAs) with the highest default rates as of June 2004 accounted for 34 percent of the national total of defaults.
- 19 of the MSAs in the top 50 that have endorsed ARMS have higher default rates on FRMs than on ARMs.

Loss Mitigation Activity

- Use of loss mitigation methods to keep borrowers in their homes increased 16 percent during the first ten months of FY 2004 compared to the same time a year ago.
- Through July of FY 2004, lenders used loan modifications a total of 28,446 times compared to 22,925 times during the same period last fiscal year.
- Lenders used partial claims a total of 11,644 times for first ten months of FY 2004, compared to 9,979 times during the same period last fiscal year.

Insurance Claims

- October through July of this fiscal year, pre-foreclosure sales increased by 38 percent to 4,286 while deeds-in-lieu are down 25 percent to 321 compared to the same period a year ago.
- Conveyance foreclosure claims number reached 60,537, during the first ten months of FY 2004 compared to FY 2003 when they were 60,821.

Federal Housing Administration Monthly Report
Single Family Detail

	Current Month Jul 2004 Number	Current FYTD Oct 2003-Jul 2004 Number	Prior FYTD Oct 2002-Jul 2003 Number	Percent Change
Status of Insurance-in-Force*				
Current	4,694,521	4,694,521	5,328,008	-12%
In Default (90 or more days delinquent)	296,872	296,872	298,022	0%
Total Insurance-in-Force	4,991,393	4,991,393	5,626,030	-11%
Default Rate	5.95%	5.95%	5.30%	
Loss Mitigation Activity **				
Forbearance Agreements	2,197	24,623	22,876	8%
Loan Modifications	2,965	28,446	22,925	24%
Partial Claims	1,098	11,644	9,979	17%
Total	6,260	64,713	55,780	16%
Insurance Claims				
Conveyance Foreclosure	5,726	60,537	60,821	-0.5%
Pre-Foreclosure Sale	545	4,286	3,103	38%
Deed-in-Lieu of Foreclosure	-	321	428	-25%
Other***	326	5,924	6,294	-6%
Total	6,597	71,068	70,646	1%

*June data: July data not available until after August 31, 2004.

**Counts are based on settlement dates of loss mitigation claims.

***Accelerated Claims Disposition Demonstration Program (601)

**Federal Housing Administration Monthly Report
Single Family Detail (continued)**

**MSA's With The Highest Single Family Default Rates
(Data as of June 2004)**

Rank	MSA Name	Default Rates						Total IIF			Defaults		
		Current Year Jun. 2004			Prior Year Jun. 2003			Current Year	Prior Year	Percent Change	Current Year	Prior Year	Percent Change
		Total	FRM	ARM	Total	FRM	ARM	Jun. 2004	Jun. 2003		Jun. 2004	Jun. 2003	
1	MEMPHIS, TN-AR-MS	12.33	12.27	13.34	11.10	10.93	14.37	61,114	66,738	-8%	7,533	7,410	2%
2	CLEVELAND-LORAIN-ELYRIA, OH	11.52	11.39	13.26	9.68	9.42	13.53	34,880	37,064	-6%	4,018	3,588	12%
3	VINELAND-MILLVILLE-BRIDGETON, NJ	11.03	10.88	14.67	10.95	10.94	11.38	3,945	3,880	2%	435	425	2%
4	YOUNGSTOWN-WARREN, OH	10.81	10.84	10.24	8.98	9.03	7.69	6,484	6,669	-3%	701	599	17%
5	TRENTON, NJ	10.67	10.46	13.83	8.83	8.59	12.10	4,949	5,275	-6%	528	466	13%
6	PHILADELPHIA, PA-NJ	10.49	10.32	13.25	9.26	8.99	13.43	104,136	116,733	-11%	10,921	10,810	1%
7	HAMILTON-MIDDLETOWN, OH	10.27	10.52	8.44	8.59	8.65	8.11	6,220	6,693	-7%	639	575	11%
8	NEW YORK, NY	10.24	10.20	10.76	11.34	11.24	12.72	33,023	38,311	-14%	3,382	4,343	-22%
9	NEWARK, NJ	10.15	10.15	10.14	10.13	10.00	12.15	23,224	24,554	-5%	2,358	2,487	-5%
10	GARY, IN	9.90	9.77	11.97	8.60	8.37	12.40	14,630	15,536	-6%	1,448	1,336	8%
11	ROCKFORD, IL	9.81	9.67	11.49	8.43	7.91	14.08	8,509	8,254	3%	835	696	20%
12	TOLEDO, OH	9.63	10.00	4.72	7.92	7.96	7.17	5,191	5,533	-6%	500	438	14%
13	TERRE HAUTE, IN	9.54	9.50	10.81	7.78	7.60	13.16	1,216	1,144	6%	116	89	30%
14	BIRMINGHAM, AL	9.53	9.54	9.45	8.29	8.18	10.37	24,125	26,948	-10%	2,300	2,234	3%
15	DETROIT, MI	9.52	10.10	5.49	8.32	8.66	5.29	74,529	78,357	-5%	7,096	6,516	9%
16	NEWBURGH, NY-PA	9.36	9.27	11.49	7.61	7.42	12.73	2,373	3,116	-24%	222	237	-6%
17	ATLANTIC-CAPE MAY, NJ	9.26	8.93	14.22	8.74	8.37	14.37	7,020	7,894	-11%	650	690	-6%
18	SUMTER, SC	9.16	9.05	13.04	9.55	9.59	8.00	852	901	-5%	78	86	-9%
19	NASSAU-SUFFOLK, NY	9.05	8.89	13.56	10.86	10.70	14.87	21,923	24,717	-11%	1,984	2,683	-26%
20	AGUADILLA, PR	9.05	9.05	0.00	8.48	8.48	0.00	1,061	1,214	-13%	96	103	-7%
21	COLUMBUS, OH	8.85	8.77	9.53	7.44	7.08	11.22	48,967	51,344	-5%	4,331	3,820	13%
22	CINCINNATI, OH-KY-IN	8.84	8.92	8.16	7.23	7.09	8.59	27,351	28,947	-6%	2,418	2,093	16%
23	INDIANAPOLIS, IN	8.84	8.80	9.18	7.95	7.77	9.37	63,692	64,279	-1%	5,629	5,111	10%
24	DAYTON-SPRINGFIELD, OH	8.83	8.75	9.69	7.25	7.06	9.36	20,956	21,613	-3%	1,851	1,566	18%
25	AKRON, OH	8.76	8.79	8.39	7.24	7.16	8.56	10,606	11,498	-8%	929	832	12%

**Federal Housing Administration Monthly Report
Single Family Detail (continued)**

**MSA's With The Highest Single Family Default Rates
(Data as of June 2004)**

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		Current Year Jun. 2004			Prior Year Jun. 2003			Current Year	Prior Year	Percent Change	Current Year	Prior Year	Percent Change
		Total	FRM	ARM	Total	FRM	ARM	Jun. 2004	Jun. 2003		Jun. 2004	Jun. 2003	
26	ATLANTA, GA	8.70	8.76	8.20	7.38	7.28	8.44	153,980	162,751	-5%	13,393	12,012	11%
27	READING, PA	8.68	8.57	10.59	6.98	6.78	10.31	4,771	5,102	-6%	414	356	16%
28	CHATTANOOGA, TN-GA	8.62	8.67	6.97	7.79	7.83	6.30	9,684	10,424	-7%	835	812	3%
29	CHICAGO, IL	8.55	8.46	8.97	7.85	7.54	9.42	124,230	141,816	-12%	10,617	11,125	-5%
30	CANTON-MASSILLON, OH	8.48	8.61	7.14	7.34	7.30	7.83	4,542	4,755	-4%	385	349	10%
31	KOKOMO, IN	8.22	8.17	8.93	7.17	7.05	9.01	1,776	1,799	-1%	146	129	13%
32	KENOSHA, WI	8.17	7.81	11.66	7.14	6.63	12.34	2,374	2,506	-5%	194	179	8%
33	JANESVILLE-BELOIT, WI	8.17	8.10	8.66	8.36	7.53	13.51	967	1,065	-9%	79	89	-11%
34	JACKSONVILLE, FL	8.13	8.15	7.67	6.68	6.63	7.88	26,249	29,518	-11%	2,133	1,972	8%
35	WATERBURY, CT	7.99	7.84	10.71	7.32	7.11	10.98	5,283	6,009	-12%	422	440	-4%
36	RACINE, WI	7.97	7.79	10.56	7.78	7.37	13.55	2,195	2,313	-5%	175	180	-3%
37	BATON ROUGE, LA	7.88	7.90	6.39	6.45	6.44	7.39	15,479	16,780	-8%	1,219	1,083	13%
38	SAGINAW-BAY CITY-MIDLAND, MI	7.88	7.91	7.36	5.92	5.88	6.38	6,019	6,052	-1%	474	358	32%
39	ELKHART-GOSHEN, IN	7.87	7.92	7.45	6.58	6.48	7.53	3,329	3,467	-4%	262	228	15%
40	MONMOUTH-OCEAN, NJ	7.82	7.79	8.29	8.38	8.13	12.22	11,567	13,377	-14%	905	1,121	-19%
41	TUSCALOOSA, AL	7.76	7.58	10.88	6.66	6.40	11.63	2,707	2,582	5%	210	172	22%
42	FLINT, MI	7.74	7.89	5.21	6.48	6.52	5.58	10,658	11,382	-6%	825	738	12%
43	WILMINGTON-NEWARK, DE-MD	7.71	7.49	10.82	6.92	6.76	9.10	13,651	15,817	-14%	1,053	1,095	-4%
44	MANSFIELD, OH	7.69	7.52	9.29	7.32	7.34	7.20	1,496	1,502	0%	115	110	5%
45	PEORIA-PEKIN, IL	7.68	7.72	6.14	5.48	5.44	6.78	3,830	3,684	4%	294	202	46%
46	NEW ORLEANS, LA	7.64	7.62	9.29	6.61	6.57	9.64	37,544	41,303	-9%	2,870	2,730	5%
47	JERSEY CITY, NJ	7.57	7.31	12.19	8.60	8.34	14.29	4,518	5,107	-12%	342	439	-22%
48	MIDDLESEX-SOMERSET-HUNTERDON,NJ	7.55	7.65	6.49	7.23	7.10	8.68	9,711	11,305	-14%	733	817	-10%
49	SHREVEPORT-BOSSIER CITY, LA	7.52	7.53	6.36	6.54	6.54	7.00	11,838	13,188	-10%	890	863	3%
50	COLUMBIA, SC	7.42	7.14	12.26	6.49	6.21	11.51	12,389	13,287	-7%	919	862	7%

Source SFDW

Data as of June 2004

Title I Portfolios

Insurance-in-Force

- Property improvement insurance-in-force in July 2004 declined to \$843 million, down 33 percent in dollars from a year ago.
- Manufactured housing insurance-in-force declined to \$924 million, a drop of 10 percent in dollars from a year ago.

Prepayments

- Property improvement loan prepayments decreased 25 percent through the tenth month of this fiscal year compared to the number reported during the same time a year ago.
- Manufactured housing loan prepayments decreased 2 percent through the tenth month of this fiscal year compared to the number reported during the same time last fiscal year.

Claims

- October through July of FY 2004, property improvement claim terminations processed decreased by 42 percent compared to the same time during FY 2003.
- October through July of FY 2004, manufactured housing claims processed decreased 28 percent compared to the same time a year ago.

Endorsements

- Fiscal year-to-date, Property improvement endorsements have totaled 4,010, compared to 4,191 during the same period in FY 2003.
- Fiscal year-to-date, there have been 1,682 manufactured housing endorsements, compared to 1,764 at this time in FY 2003.

Notes

- The Title I note portfolio numbered 32,819 notes at the end of July of FY 2004, compared to 36,760 at the same time in the previous fiscal year.
- At the end of July FY 2004, a total of 3,252 Title I cases had been closed, up 18 percent compared to the 2,746 closed in the same period in FY 2003.

Federal Housing Administration Monthly Report
Title I Portfolios

	Current Month July 2004		Current FYTD Oct 2003-July 2004		Prior FYTD Oct 2002-July 2003		Percent Change (Number)
	Number	Dollars (\$M)	Number	Dollars (\$M)	Number	Dollars (\$M)	
Insurance-in-Force (Beginning)							
Property Improvement	60,634	\$ 867.7	82,130	\$ 1,189.7	119,271	\$ 1,749.1	-31%
Manufactured Housing	35,312	\$ 935.0	38,305	\$ 995.4	41,975	\$ 1,062.7	-9%
Prepayments(-)							
Property Improvement	(1,924)	(28)	(26,082)	(388)	(34,640)	(511.0)	-25%
Manufactured Housing	(616)	(15)	(4,522)	(112)	(4,601)	(108.4)	-2%
Claim Terminations(-)							
Property Improvement	(8)	(0)	(750)	(10)	(1,284)	(17.6)	-42%
Manufactured Housing	(1)	(0)	(357)	(10)	(495)	(14.0)	-28%
Endorsements(+)							
Property Improvement	387	8	4,010	55	4,191	51.9	-4%
Manufactured Housing	100	7	1,682	58	1,764	60.3	-5%
Adjustments							
Property Improvement	(243)	\$ (2.9)	(590)	\$ (6.3)	48	\$ 1.0	
Manufactured Housing	(38)	\$ (0.9)	(296)	\$ (6.9)	(11)	\$ (0.3)	
Insurance-in-Force (Ending)							
Property Improvement	58,850	\$ 842.5	58,850	\$ 842.5	87,732	\$ 1,275.9	-33%
Manufactured Housing	34,783	\$ 923.7	34,783	\$ 923.7	38,656	\$ 1,001.2	-10%
Notes (Beginning)	33,248	\$ 427.4	35,724	\$ 455.5	38,228	\$ 471.8	-7%
New Cases Assigned(+)	141	\$ 1.5	1,536	\$ 16.2	1,967	\$ 22.4	-22%
Interest Accrual(+)	N/A	\$ 1.4	N/A	\$ 14.9	N/A	\$ 17.3	
Net Collections(-)	N/A	\$ (2.4)	N/A	\$ (28.7)	N/A	\$ (28.7)	
Cases Closed(-)	(377)	\$ (2.8)	(3,252)	\$ (30.6)	(2,746)	\$ (19.1)	18%
Adjustments	(193)	\$ (0.2)	(1,189)	\$ (2.6)	(689)	\$ 2.0	
Notes (Ending)	32,819	\$ 424.7	32,819	\$ 424.7	36,760	\$ 465.8	-11%

Note: Dollars represent original loan proceeds for insurance-in-force and unpaid balance for notes.
The July Title I portfolio includes cases classified as Currently Not Collectable (15,211 cases totaling \$227.12 million dollars)

Commitments and GI/SRI Credit Subsidy

MMIF

- Fiscal year-to-date, MMIF commitments total \$93.7 billion.
- The MMIF commitment authority is \$185 billion for FY 2004.

GIF/SRIF

- GIF/SRIF commitments, which, for multifamily programs, include only those programs that are in positive credit subsidy risk categories, total \$11.1 billion for the first ten months this fiscal year.
- The GIF/SRIF commitment authority is \$25 billion for FY 2004

GI/SRI Credit Subsidy

- Through the month of June of FY 2004, there are positive credit subsidy factors for the Title I manufactured housing program.
- October through July of FY 2004, FHA used \$81 thousand in credit subsidy.
- FHA authority is \$14.9 million for all of FY 2004.

**Federal Housing Administration Monthly Report
Commitments & Credit Subsidy
By Program and Month: FY 2004**

Dollars in Millions

Commitments

Fiscal Year 2004	MMIF	GI/SRIF Total	Section 234	Section 203(k)	GI/SRI Other SF*	Title I Property Improvement	Title I Mobile Homes	GI/SRIF Multifamily**
Oct	\$ 13,879.956	\$ 1,502.452	\$ 1,086.022	\$ 65.928	\$ 331.148	\$ 9.922	\$ 9.433	\$ -
Nov	\$ 11,671.416	\$ 1,208.512	\$ 823.985	\$ 64.044	\$ 309.932	\$ 5.249	\$ 5.302	\$ -
Dec	\$ 10,676.940	\$ 1,043.199	\$ 720.022	\$ 57.501	\$ 259.060	\$ 1.855	\$ 4.760	\$ -
Jan	\$ 9,065.055	\$ 691.575	\$ 438.800	\$ 28.248	\$ 209.001	\$ 8.439	\$ 7.088	\$ -
Feb	\$ 8,046.328	\$ 1,398.913	\$ 780.902	\$ 83.972	\$ 527.115	\$ 4.097	\$ 2.827	\$ -
Mar	\$ 8,435.540	\$ 1,204.855	\$ 598.771	\$ 61.502	\$ 535.054	\$ 4.010	\$ 5.517	\$ -
Apr	\$ 8,531.959	\$ 1,109.028	\$ 571.655	\$ 40.448	\$ 487.979	\$ 4.812	\$ 4.134	\$ -
May	\$ 8,037.082	\$ 993.212	\$ 546.221	\$ 47.072	\$ 385.023	\$ 4.805	\$ 10.090	\$ -
Jun	\$ 8,256.081	\$ 1,032.844	\$ 551.157	\$ 49.397	\$ 420.763	\$ 6.071	\$ 5.456	\$ -
Jul	\$ 7,090.314	\$ 915.236	\$ 489.346	\$ 50.915	\$ 365.998	\$ 5.633	\$ 3.345	\$ -
Aug	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sep	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FYTD 2004 Total	\$ 93,690.673	\$ 11,099.826	\$ 6,606.880	\$ 549.028	\$ 3,831.073	\$ 54.893	\$ 57.952	\$ -
FY 2003 Total	\$ 179,003.093	\$ 14,130.495	\$ 11,098.452	\$ 686.936	\$ 2,205.430	\$ 60.308	\$ 70.835	\$ 8.533
FY 2004 Annualized	\$ 112,428.808	\$ 13,319.791	\$ 7,928.256	\$ 658.834	\$ 4,597.288	\$ 65.872	\$ 69.542	\$ -
FY 2004 Authority	\$ 185,000.000	\$ 25,000.000						

Credit Subsidy

Fiscal Year 2004	MMIF	GI/SRIF Total	Section 234	Section 203(k)	GI/SRI Other SF	Title I Property Improvement	Title I Mobile Homes	GI/SRIF Multifamily**
<i>Subsidy Factor</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>0.0014</i>	<i>Various</i>
Oct	N/A	\$ 0.013	N/A	N/A	N/A	N/A	\$ 0.013	\$ -
Nov	N/A	\$ 0.007	N/A	N/A	N/A	N/A	\$ 0.007	\$ -
Dec	N/A	\$ 0.007	N/A	N/A	N/A	N/A	\$ 0.007	\$ -
Jan	N/A	\$ 0.010	N/A	N/A	N/A	N/A	\$ 0.010	\$ -
Feb	N/A	\$ 0.004	N/A	N/A	N/A	N/A	\$ 0.004	\$ -
Mar	N/A	\$ 0.008	N/A	N/A	N/A	N/A	\$ 0.008	\$ -
Apr	N/A	\$ 0.006	N/A	N/A	N/A	N/A	\$ 0.006	\$ -
May	N/A	\$ 0.014	N/A	N/A	N/A	N/A	\$ 0.014	\$ -
Jun	N/A	\$ 0.008	N/A	N/A	N/A	N/A	\$ 0.008	\$ -
Jul	N/A	\$ 0.005	N/A	N/A	N/A	N/A	\$ 0.005	\$ -
Aug	N/A	\$ -	N/A	N/A	N/A	N/A	\$ -	\$ -
Sep	N/A	\$ -	N/A	N/A	N/A	N/A	\$ -	\$ -
FYTD 2004 Total	N/A	\$ 0.081	N/A	N/A	N/A	N/A	\$ 0.081	\$ -
FY 2003 Total	N/A	\$ 1.331	N/A	N/A	N/A	N/A	\$ 0.065	\$ 98.704
FY 2004 Annualized	N/A	\$ 0.097	N/A	N/A	N/A	N/A	\$ 0.097	\$ -
FY 2004 Authority	N/A	\$ 14.912						

* includes HECMs

** includes only those Multifamily programs that are in positive credit subsidy risk categories

Single Family Market Comparisons

(Due to a lag in reporting of conventional information, these notes describe data for the previous month)

Insured Mortgage Applications

- Total mortgage insurance applications decreased 39 percent through June of this fiscal year compared to the same period in FY 2003.
- Fiscal year-to-date, FHA applications decreased 38 percent; this compares to a 43 percent decrease in conventional mortgage applications and 18 percent decrease in VA guarantee applications.
- FHA's share of total mortgage insurance applications was 32 percent so far this fiscal year compared to 31 percent during the same period a year ago.

Insured Mortgage Endorsements

- For FHA endorsements, there is a decrease of 18 percent through June of FY2004 compared to the same period a year ago.
- FHA's share of insured mortgage endorsement dollars is 30 percent through June of FY 2004 compared to 25 percent during the same period of FY 2003.
- Fiscal year-to-date, the share of insured mortgage endorsement dollars for conventional insurers is 58 percent and VA's share is 12 percent.

Home Sales Market

- The number of FHA purchase mortgages decreased 9 percent through June of FY 2004 compared to the same period a year ago.
- Overall, home sales are up 12 percent through June of FY 2004 compared to the same period in FY 2003.
- FHA's share of home sales was 7.9 percent through June of this fiscal year compared to 9.7 percent for the same period in FY 2003.

Single Family Market Comparisons

(Due to a lag in reporting of conventional information, these data are for the previous month)

	Current Month Jun. 2004		Current FYTD Oct 2003- Jun. 2004		Prior FYTD Oct 2002-Jun. 2003		Percent Change (Number)
	Number	Application Share	Number	Application Share	Number	Application Share	
INSURED MORTGAGE APPLICATIONS							
Conventional	169,220	65%	1,489,126	57%	2,600,159	61%	-43%
FHA *	68,077	26%	828,831	32%	1,342,283	31%	-38%
VA	23,533	9%	276,369	11%	335,672	8%	-18%
TOTAL	260,830	100%	2,594,326	100%	4,278,114	100%	-39%
INSURED MORTGAGE ENDORSEMENTS							
	Number	Dollars (\$M)	Insured Share (%)	Number	Dollars (\$M)	Insured Share (%)	Percent Change (Dollars)
Conventional	161,725	\$ 21,514.0	64%	1,411,682	\$ 183,030.1	58%	-38%
FHA	73,768	\$ 8,899.4	26%	780,085	\$ 94,172.6	30%	-18%
VA	24,595	\$ 3,344.4	10%	278,033	\$ 36,231.1	12%	-16%
TOTAL	260,088	\$ 33,757.8	100%	2,469,800	\$ 313,433.8	100%	-31%
HOMES SALES MARKET							
	Number	FHA Share	Number	FHA Share	Number	FHA Share	Percent Change (Number)
FHA Purchase Mortgages**	46,600	6.9%	450,605	7.9%	494,260	9.7%	-9%
Home Sales***	674,417		5,681,917		5,089,583		12%

* Data for applications are for May 23, 2004 - June 19, 2004 for current month; Sept 21, 2003 - June 19, 2004 for current FYTD, and Sep 22, 2002 - June 21, 2003 for prior FYTD.

** FHA insured minus FHA refinancings

*** Includes new and existing construction home sales and a month lag between home sale and FHA endorsement of mortgage to purchase home.

Note: Dollars represent original amounts insured