
FHA Portfolio Analysis

Data as of May 2004

Federal Housing Administration Monthly Report

FHA Portfolios Summary

May 1 2004

PORTFOLIO	NUMBER	DOLLARS (Billions)	CHANGE FRO PRIOR YEAR
Single Family Insured	5,035,737	\$ 423.7	-11.9%
Multifamily Insured	13,355	\$ 55.9	0.7%
Title I Property Improvement Insured	62,739	\$ 0.9	-33.0%
Title I Manufactured Housing Insured	35,910	\$ 0.9	-8.4%
Single Family Notes	412	\$ 0.02	-22.6%
Multifamily Notes	2,645	\$ 3.4	13.4%
Title I Notes	33,801	\$ 0.4	-9.6%
Single Family Properties	28,602	\$ 2.7	-17.2%
Multifamily Properties	17	\$ 0.02	-67.7%

Multifamily Insured Portfolio

Endorsements

- Eight months into this fiscal year, FHA endorsed a total of 951 mortgages compared to 722 mortgages during the same period a year ago.
- For the month of May, new construction and substantial rehabilitation mortgages totaled 50 for \$405.1 million.
- Through May of this fiscal year, the number of Section 221(d)(4) mortgages was 436 insured for \$2.3 billion.
- Fiscal year-to-date, health care facilities endorsements totaled 191 for \$1.1 billion, compared to 190 endorsements for \$1.4 billion for the same period in FY 2003.

Insurance-in-Force

- At the end of May 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 May 2003, the number of FHA insured mortgages declined 3.4 percent to 13,355.

Prepayments

- Fiscal year-to-date, the number of prepayments totaled 1,036 for \$3.4 billion, compared to 935 prepayments for \$2.9 billion during the same time last year.

Claims

- The number of claims processed through May of this fiscal year was 248 for \$753.2 million, compared to 214 claims for \$600.7 million for the same period a year ago.

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Multifamily Insured Portfolio

	Current Month May 2004			Current FYTD Oct 2003-May 2004			Prior FYTD Oct 2002-May 2003			Percent Change Dollars
	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	
Insurance in Force(Beginning)	13,323	1,588,821	\$55,740.3	13,681	1,635,028	\$55,893.3	14,248	1,694,502	\$55,158.0	1.3%
FY Prepayments(-)	(109)	(13,477)	(\$392.2)	(1,036)	(134,903)	(\$3,414.5)	(935)	(119,553)	(\$2,884.7)	18.4%
FY Claim Terminations(-)	(25)	(2,477)	(\$82.4)	(248)	(22,697)	(\$753.2)	(214)	(20,803)	(\$600.7)	25.4%
FY Endorsements(+)	163	17,580	\$748.8	951	111,980	\$4,700.3	722	97,509	\$4,400.2	6.8%
FY Endorsements by Mortgage type										
New Construction/Sub Rehab	50	6,155	\$405.1	274	37,831	\$2,367.2	199	31,006	\$2,145.7	10.3%
Refinance	71	8,523	\$311.7	491	59,332	\$2,108.7	417	57,722	\$2,112.2	-0.2%
Supplemental/Equity	0	0	\$0.0	2	0	\$9.7	5	0	\$52.9	-81.7%
Operating Loss	0	0	\$0.0	2	0	\$2.4	1	0	\$3.1	-22.9%
Portfolio Re-engineering	42	2,902	\$32.0	182	14,817	\$212.3	100	8,781	\$86.3	146.2%
FY Endorsements by Program type										
Rental Housing										
Section 221(d)(3) & 236	5	573	\$9.6	35	2,621	\$49.2	17	973	\$46.3	6.3%
Section 221(d)(4)	76	8,180	\$289.6	436	53,192	\$2,311.8	333	43,045	\$1,843.0	25.4%
Other Rental	21	2,931	\$138.1	180	23,471	\$812.6	146	25,159	\$874.8	-7.1%
Risk Share	23	2,048	\$71.7	109	11,595	\$471.7	36	5,526	\$264.4	78.4%
Health Care Facilities										
Nursing Homes	27	2,910	\$116.8	136	16,673	\$720.3	131	16,748	\$823.5	-12.5%
BoardCare	1	105	\$3.6	4	595	\$22.8	9	1,223	\$69.9	-67.4%
Assisted Living	8	704	\$53.0	49	3,704	\$245.6	49	4,304	\$384.2	-36.1%
Hospitals	2	129	\$66.3	2	129	\$66.3	1	531	\$94.0	-29.4%
Prior FY Prepayments(-)	(1)	0	(\$2.6)	(14)	(1,657)	(\$15.4)	(16)	(1,352)	(\$30.8)	
Prior FY Claims(-)	0			0			(1)	(81)	(\$1.5)	
Prior FY Endorsements(+)	3	277	\$1.7	19	2,636	\$144.0	17	2,127	\$50.2	
Adjustments	1	(4)	(\$81.2)	2	333	(\$622.1)	5	895	(\$526.3)	
Insurance in Force(Ending)	13,355	1,590,720	\$55,932.4	13,355	1,590,720	\$55,932.4	13,826	1,653,244	\$55,564.4	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 13.4 percent in dollars to \$3.4 billion and increased in number from 2,293 to 2,645 notes as of May 2004.
- Fiscal year-to-date, multifamily note assignments increased to 426 from 288 note assignments for the same time in FY 2003, and the dollar amount of the notes assigned was \$799.4 million, which was 40.1 percent higher than the dollar amount reported for the same time in FY 2003.

Properties

- The balance of the property inventory was 17 with a cost of \$23.1 million compared to 26 for \$71.5 million for the same time a year ago, a decrease of 67.7 percent in dollars.

Federal Housing Administration Monthly Report
Multifamily Notes and Properties

	Current Month May 2004			Current FYTD Oct 2003-May 2004			Prior FYTD Oct 2002-May 2003			Percent Change Dollars
	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	Number	Units	Dollars (\$M)	
Notes(Beginning)	2,610	197,508	\$3,554.5	2,398	180,950	\$3,132.6	2,141	160,152	\$2,825.4	10.9%
Pay Offs(-)	(6)	(454)	(\$10.1)	(67)	(6,162)	(\$112.5)	(48)	(3,290)	(\$57.8)	94.7%
Conversions(-)	0	0	\$0.0	(12)	(1,436)	(\$21.7)	(4)	(584)	(\$9.1)	139.2%
Sales(-)	(44)	(5,554)	(\$255.3)	(56)	(6,441)	(\$280.0)	(72)	(9,330)	(\$286.9)	-2.4%
Assignments/Seconds(+)	90	8,292	\$161.5	426	37,471	\$799.4	288	28,983	\$570.5	40.1%
<i>Assignments/Seconds by type</i>										
Portfolio Re-engineering	72	6,334	\$93.6	340	27,047	\$411.7	216	20,715	\$287.9	43.0%
Section 221(g)(4)	0			0			7	955	\$20.1	N/A
Other Assignments	18	1,958	\$68.0	86	10,424	\$387.7	65	7,313	\$262.5	47.7%
Adjustments	(5)	(185)	(\$2.7)	(44)	(4,775)	(\$69.6)	(12)	(1,679)	(\$1.9)	
Notes(Ending)	2,645	199,607	\$3,448.0	2,645	199,607	\$3,448.0	2,293	174,252	\$3,040.2	13.4%
Properties(Beginning)	17	1,664	\$23.1	20	3,016	\$41.2	39	4,489	\$132.6	-68.9%
Conversions(+)	2	374	\$4.4	12	1,498	\$26.5	4	584	\$9.2	188.0%
Sales(-)	(2)	(374)	(\$4.4)	(15)	(2,850)	(\$44.6)	(17)	(1,943)	(\$70.2)	-36.5%
Properties(Ending)	17	1,664	\$23.1	17	1,664	\$23.1	26	3,130	\$71.5	-67.7%

Note: Dollars represent assignment amount for notes and acquisition cost for properties; Data for notes are from Apr 20-May 20 for current month and from Oct 1 - May 20 for FYTD.
Data for properties are from May 1-May 31 for current month and from Oct 1 - May 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 May 2003 to May 2004, FHA single family insurance-in-force decreased by 680,250 insured mortgages. This was a drop of 12 percent to 5,035,737 in number of active mortgages.
- At the end of May 2004, the dollar amount of insurance-in-force has decreased 7.3 percent compared to a year ago.

Prepayments

- Fiscal year-to-date, single family prepayments totaled 964,865; 31 percent below the number of prepayments during the same time a year ago.

Claims

- Single family claim terminations processed through May of this fiscal year have increased by 2 percent compared to this same time in FY 2003.

Endorsements

- FHA endorsed 729,989 mortgages, including HECM's, totaling \$87.6 billion, through May of this fiscal year, 14.3 percent under the number reported during the same time a year ago.
- October through May of FY 2004, Mutual Mortgage Insurance Fund endorsements decreased by 15 percent to 655,721 from 775,619 during the same time in FY 2003.
- Fiscal year-to-date, the number of condominium mortgages decreased by 25 percent to 46,611 compared to the same period a year ago.
- Loans to purchase and improve homes under Section 203(k) decreased 10 percent to 3,169 through the May of FY 2004 compared to the same time in FY 2003.
- Fiscal year-to-date, adjustable rate mortgages (ARM's) increased 24 percent compared to the same time a year ago, numbering 68,270; fixed rate mortgages (FRM's) decreased 19 percent to 638,050 mortgages.
- Refinancings have decreased 24 percent in number from 400,118 through May of FY 2003 to 302,312 during the same time in FY 2004.
- Endorsements that used Freddie Mac Loan Prospector for credit processing represented 39.7 percent of all endorsements, while Fannie Mae represented 28.6 percent of all endorsements through May of FY 2004.

Federal Housing Administration Monthly Report
Single Family Insured Portfolio

	Current Month May 2004		Current FYTD Oct 2003-May 2004		Prior FYTD Oct 2002-May 2003		Percent Change (Number)
	Number	Dollars (\$M)	Number	Dollars (\$M)	Number	Dollars (\$M)	
Insurance-in-Force (Beginning)	5,091,689	\$ 428,425.0	5,344,611	\$ 438,311.2	6,324,842	\$ 499,386.7	-15%
Prepayments(-)	(123,055)	\$ (11,798.0)	(964,865)	\$ (89,652.1)	(1,399,123)	\$ (133,707.9)	-31%
Claim Terminations(-)	(6,125)	\$ (528.1)	(57,866)	\$ (4,936.9)	(56,848)	\$ (4,630.8)	2%
Endorsements(+)	71,082	\$ 8,659.6	706,320	\$ 84,645.4	841,594	\$ 99,445.2	-16.1%
HECM Endorsements	2,921	\$ 376.7	23,669	\$ 2,957.6	10,447	\$ 1,232.8	127%
<i>Endorsements by Program</i>							
MMIF	66,172	\$ 8,056.7	655,721	\$ 78,529.8	775,619	\$ 91,809.5	-15%
GIF/SRIF	4,910	\$ 602.9	50,599	\$ 6,115.6	65,975	\$ 7,635.8	-23%
234 Condo	4,515	\$ 547.5	46,611	\$ 5,579.5	61,814	\$ 7,106.6	-25%
203(k) Improvement	317	\$ 47.2	3,169	\$ 449.5	3,537	\$ 467.2	-10%
Other	78	\$ 8.2	819	\$ 86.6	624	\$ 61.9	31%
<i>Endorsements by Type</i>							
Adjustable Rate Mortgages	7,378	\$ 1,081.4	68,270	\$ 9,895.2	54,929	\$ 7,752.5	24%
Fixed Rate Mortgages	63,704	\$ 7,578.2	638,050	\$ 74,750.2	786,665	\$ 91,692.7	-19%
<i>Endorsements by Purpose</i>							
Refinancings	31,387	\$ 3,750.9	302,312	\$ 34,815.7	400,118	\$ 47,291.2	-24%
Purchases	39,695	\$ 4,908.7	404,008	\$ 49,829.8	441,476	\$ 52,154.1	-8%
<i>Endorsements by Credit Processing*</i>							
FHA	20,212	\$ 2,274.3	223,752	\$ 25,033.1	295,678	\$ 33,641.5	-24%
FHLMC Scorecard	26,649	\$ 3,277.5	280,352	\$ 34,047.3	353,790	\$ 42,171.8	-21%
FNMA Scorecard	24,221	\$ 3,107.8	202,216	\$ 25,565.0	192,126	\$ 23,632.0	5%
Adjustments	2,146	\$ (1,105.9)	7,537	\$ (4,715.0)	5,522	\$ (3,480.1)	
Insurance-in-Force (Ending)	5,035,737	\$ 423,652.6	5,035,737	\$ 423,652.6	5,715,987	\$ 457,013.0	-12%

Note: Dollars represent unpaid balance.

Single Family Notes and Properties

Notes

- The single family note inventory declined by 23 percent in the first eight 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 54 compared to 131 converted during the same period a year ago.

Properties

- The single family property inventory had 28,602 properties at the end of May 2004, which is 17 percent less than a year ago.
- Property sales numbered 53,685 through May of FY 2004, compared to 45,633 for the same period in FY 2003.
- During the month of May 2004, the count of property sales exceeded new property conveyances by more than 18 percent.

Federal Housing Administration Monthly Report
Single Family Notes and Properties

	Current Month May-04		Current FYTD Oct 2003-May 2004		Prior FYTD Oct 2002-May 2003		Percent Change (Number)
	Number	Dollars (\$M)	Number	Dollars (\$M)	Number	Dollars (\$M)	
Notes (Beginning)	414	\$ 15.3	473	\$ 18.0	682	\$ 26.7	-31%
Pay-Offs(-)	(4)	\$ (0.0)	(38)	\$ (1.1)	(72)	\$ (1.5)	-47%
Conversions(-)	(3)	\$ -	(54)	\$ -	(131)	\$ -	-59%
Sales(-)	-	\$ -	-	\$ -	-	\$ -	
Assignments MNA(+)	1	\$ 0.1	28	\$ 1.3	54	\$ 2.6	-48%
Assignments PMM(+)	-	\$ -	3	\$ 0.1	2	\$ -	50%
Adjustments	4	\$ (0.1)	-	\$ (3.0)	(3)	\$ (7.1)	
Notes (Ending)	412	\$ 15.3	412	\$ 15.3	532	\$ 20.6	-23%
Properties (Beginning)	29,769	\$ 2,805.1	34,144	\$ 3,158.5	31,224	\$ 2,791.3	9%
Sales(-)	(6,377)	\$ (602.2)	(53,685)	\$ (5,070.0)	(45,633)	\$ (4,176.6)	18%
Conversions(+)	3	\$ -	54	\$ -	131	\$ -	-59%
Conveyances(+)	5,392	\$ 509.5	48,297	\$ 4,566.2	49,253	\$ 4,519.9	-1.9%
Adjustments	(185)	\$ (11.2)	(208)	\$ 46.4	(414)	\$ 28.6	
Properties (Ending)	28,602	\$ 2,701.1	28,602	\$ 2,701.1	34,561	\$ 3,163.2	-17%

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

Single Family Detail

Defaults

- At the end of April 2004, FHA's single family default rate reached a high of 6.00 percent, compared to 5.08 percent at the same time a year ago.
- The 50 metropolitan statistical areas (MSAs) with the highest default rates as of April 2004 accounted for 28.2 percent of the national total of defaults.
- 16 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 18 percent during the first eight months of FY 2004 compared to the same time a year ago.
- Through May of FY 2004, lenders used loan modifications a total of 22,572 times compared to 17,850 times during the same period last fiscal year.
- Lenders used partial claims a total of 9,101 times for first eight months of FY 2004, compared to 7,637 times during the same period last fiscal year.

Insurance Claims

- October through May of this fiscal year, pre-foreclosure sales increased by 37 percent to 3,301; deeds-in-lieu are down 18 percent to 291 compared to the same period a year ago.
- Conveyance foreclosure claims number 48,951, up 1 percent during the first eight months of FY 2004 compared to FY 2003 when they were 48,507.

Federal Housing Administration Monthly Report
Single Family Detail

	Current Month May 2004 Number	Current FYTD Oct 2003-May 2004 Number	Prior FYTD Oct 2002-May 2003 Number	Percent Change
Status of Insurance-in-Force*				
Current	4,786,001	4,786,001	5,501,019	-13%
In Default (90 or more days delinquent)	305,683	305,683	294,709	4%
Total Insurance-in-Force	5,091,684	5,091,684	5,795,728	-12%
Default Rate	6.00%	6.00%	5.08%	
Loss Mitigation Activity **				
Forbearance Agreements	2,074	20,335	18,539	10%
Loan Modifications	2,858	22,572	17,850	26%
Partial Claims	1,127	9,101	7,637	19%
Total	6,059	52,008	44,026	18%
Insurance Claims				
Conveyance Foreclosure	5,398	48,951	48,507	1%
Pre-Foreclosure Sale	380	3,301	2,416	37%
Deed-in-Lieu of Foreclosure	42	291	355	-18%
Other***	305	5,323	5,570	-4%
Total	6,125	57,866	56,848	2%

*April data: April data not available until after June 30, 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 April 2004)**

Rank	MSA Name	Default Rates						Total IIF			Defaults		
		Current Year Apr. 2004			Prior Year Apr. 2003			Current Year Apr. 2004	Prior Year Apr. 2003	Percent Change	Current Year Apr. 2004	Prior Year Apr. 2003	Percent Change
		Total	FRM	ARM	Total	FRM	ARM						
1	MEMPHIS, TN-AR-MS	12.19	12.11	13.70	10.73	10.49	15.195	61,343	69,692	-12%	7,480	7,475	0%
2	NEW YORK, NY	12.15	12.21	11.43	11.82	11.66	14.157	30,228	41,647	-27%	3,672	4,921	-25%
3	VINELAND-MILLVILLE-BRIGETON, NJ	12.00	11.83	15.79	10.31	10.25	11.628	3,693	4,056	-9%	443	418	6%
4	NASSAU-SUFFOLK, NY	11.60	11.52	13.58	10.94	10.71	17.387	18,336	28,354	-35%	2,127	3,103	-31%
5	CLEVELAND-LORAIN-ELYRIA, OH	11.35	11.21	13.34	9.067	8.787	13.333	34,886	38,778	-10%	3,960	3,516	13%
6	NEWARK, NJ	11.02	11.03	10.94	9.826	9.75	11.047	21,675	26,348	-18%	2,389	2,589	-8%
7	TRENTON, NJ	10.89	10.74	13.00	8.812	8.469	13.283	4,720	5,606	-16%	514	494	4%
8	PHILADELPHIA, PA-NJ	10.77	10.59	13.72	8.995	8.703	13.471	102,306	124,429	-18%	11,016	11,192	-2%
9	YOUNGSTOWN-WARREN, OH	10.47	10.51	9.49	8.355	8.292	10.127	6,421	6,894	-7%	672	576	17%
10	HAMILTON-MIDDLETOWN, OH	10.01	10.30	7.80	7.502	7.318	8.965	6,207	7,078	-12%	621	531	17%
11	SUMTER, SC	9.91	9.83	13.04	9.206	9.14	11.538	878	945	-7%	87	87	0%
12	ATLANTIC-CAPE MAY, NJ	9.89	9.53	14.90	8.229	7.842	14.286	6,685	8,750	-24%	661	720	-8%
13	NEWBURGH, NY-PA	9.75	9.68	11.63	7.215	7.074	10.853	2,391	3,465	-31%	233	250	-7%
14	GARY, IN	9.66	9.56	11.38	8.16	7.903	12.406	14,570	16,213	-10%	1,408	1,323	6%
15	TERRE HAUTE, IN	9.66	9.63	10.81	7.78	7.602	12.821	1,190	1,144	4%	115	89	29%
16	TOLEDO, OH	9.60	9.86	5.83	7.07	7.034	7.717	5,199	5,870	-11%	499	415	20%
17	BIRMINGHAM, AL	9.60	9.63	9.06	8.147	8.043	10.136	24,240	28,182	-14%	2,326	2,296	1%
18	ROCKFORD, IL	9.51	9.37	11.08	8.29	7.695	14.362	8,319	8,432	-1%	791	699	13%
19	DETROIT, MI	9.44	9.96	5.58	7.827	8.073	5.452	74,227	83,106	-11%	7,010	6,505	8%
20	FALL RIVER, MA-RI	9.09	7.69	11.11	10	10.71	8.333	22	40	-45%	2	4	-50%
21	KOKOMO, IN	9.03	9.09	8.26	6.982	7.017	6.504	1,760	1,819	-3%	159	127	25%
22	READING, PA	8.94	8.76	12.16	7.263	7.118	9.667	4,778	5,273	-9%	427	383	11%
23	AGUADILLA, PR	8.88	8.88	0.00	7.994	7.994	0	1,092	1,276	-14%	97	102	-5%
24	INDIANAPOLIS, IN	8.77	8.68	9.46	7.545	7.312	9.314	63,116	65,870	-4%	5,534	4,970	11%
25	COLUMBUS, OH	8.72	8.61	9.82	6.836	6.419	11.118	48,664	53,645	-9%	4,244	3,667	16%

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

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

Rank	MSA Name	Default Rates						Total IIF			Defaults		
		Current Year Apr. 2004			Prior Year Apr. 2003			Current Year Apr. 2004	Prior Year Apr. 2003	Percent Change	Current Year Apr. 2004	Prior Year Apr. 2003	Percent Change
		Total	FRM	ARM	Total	FRM	ARM						
26	MONMOUTH-OCEAN, NJ	8.69	8.64	9.39	7.953	7.654	12.46	11,048	15,227	-27%	960	1,211	-21%
27	DAYTON-SPRINGFIELD, OH	8.67	8.59	9.53	6.556	6.34	8.992	20,897	22,498	-7%	1,812	1,475	23%
28	CHATTANOOGA, TN-GA	8.61	8.62	8.18	7.483	7.473	7.895	9,678	10,945	-12%	833	819	2%
29	CHICAGO, IL	8.60	8.46	9.28	7.652	7.234	9.855	125,952	152,125	-17%	10,825	11,641	-7%
30	CINCINNATI, OH-KY-IN	8.58	8.60	8.38	6.804	6.596	8.803	27,234	30,526	-11%	2,337	2,077	13%
31	AKRON, OH	8.53	8.52	8.62	6.697	6.565	9.008	10,644	12,155	-12%	908	814	12%
32	KENOSHA, WI	8.53	8.21	11.68	7.698	7.182	12.653	2,346	2,598	-10%	200	200	0%
33	JERSEY CITY, NJ	8.51	8.27	12.95	8.606	8.459	11.966	4,350	5,601	-22%	370	482	-23%
34	WATERBURY, CT	8.38	8.26	10.38	6.734	6.479	10.989	5,371	6,445	-17%	450	434	4%
35	CANTON-MASSILLON, OH	8.34	8.55	6.04	7.251	7.18	8.28	4,498	4,896	-8%	375	355	6%
36	MIDDLESEX-SOMERSET-HUNTERDON,NJ	8.17	8.19	7.93	7.109	6.989	8.568	9,488	12,561	-24%	775	893	-13%
37	ATHENS, GA	8.16	8.25	7.41	5.27	5.234	5.634	2,095	2,372	-12%	171	125	37%
38	MUNCIE, IN	8.14	8.17	7.69	5.645	5.405	8.621	1,438	1,559	-8%	117	88	33%
39	MANSFIELD, OH	8.12	7.86	10.85	7.712	7.676	8.13	1,478	1,543	-4%	120	119	1%
40	ELKHART-GOSHEN, IN	8.11	8.37	5.64	6.171	6.24	5.523	3,306	3,581	-8%	268	221	21%
41	JACKSONVILLE, FL	8.10	8.09	8.16	6.345	6.286	7.888	26,354	31,064	-15%	2,134	1,971	8%
42	JANESVILLE-BELOIT, WI	8.09	7.57	11.45	8.582	7.886	12.821	977	1,107	-12%	79	95	-17%
43	RACINE, WI	8.01	7.86	10.22	8.295	7.867	14.024	2,173	2,363	-8%	174	196	-11%
44	BATON ROUGE, LA	7.99	7.98	9.02	6.479	6.452	8.178	15,490	17,426	-11%	1,238	1,129	10%
45	PEORIA-PEKIN, IL	7.87	7.86	8.11	5.782	5.731	7.317	3,700	3,770	-2%	291	218	33%
46	GREENVILLE-SPARTANBURG-ANDERSON,	7.86	7.91	7.21	6.417	6.162	11.346	9,996	10,582	-6%	786	679	16%
47	LIMA, OH	7.86	7.66	12.00	7.581	7.308	13.462	1,120	1,174	-5%	88	89	-1%
48	BERGEN-PASSAIC, NJ	7.79	7.51	12.75	7.239	7.022	11.171	8,281	10,595	-22%	645	767	-16%
49	NEW ORLEANS, LA	7.77	7.74	9.66	6.278	6.25	8.348	37,678	43,292	-13%	2,928	2,718	8%
50	COLUMBIA, SC	7.76	7.47	12.82	6.671	6.32	12.943	12,369	13,882	-11%	960	926	4%

Source SFDW
Data as of April 2004

Title I Portfolios

Insurance-in-Force

- Property improvement insurance-in-force in May 2004 declined to \$898.5 million, down 34 percent in dollars from a year ago.
- Manufactured housing insurance-in-force declined to \$949 million, a drop of 6 percent in dollars from a year ago.

Prepayments

- Property improvement loan prepayments decreased 23 percent through the eighth month of this fiscal year compared to the number reported during the same time a year ago.
- Manufactured housing loan prepayments decreased 14 percent through the eighth month of this fiscal year compared to the number reported during the same time last fiscal year.

Claims

- October through May of FY 2004, property improvement claim terminations processed decreased by 43 percent compared to the same time during FY 2003.
- October through May of FY 2004, manufactured housing claims processed decreased 27 percent compared to the same time a year ago.

Endorsements

- Fiscal year-to-date, Property improvement endorsements have totaled 3,161, compared to 3,200 during the same period in FY 2003.
- Fiscal year-to-date, there have been 1,430 manufactured housing endorsements, compared to 1,424 at this time in FY 2003.

Notes

- The Title I note portfolio numbered 33,801 notes at the end of May of FY 2004, compared to 37,392 at the same time in the previous fiscal year.
- At the end of May FY 2004, a total of 2,440 Title I cases had been closed, up 18 percent compared to the 2,064 closed in the same period in FY 2003.

Federal Housing Administration Monthly Report
Title I Portfolios

	Current Month May 2004		Current FYTD Oct 2003-May 2004		Prior FYTD Oct 2002-May 2003		Percent Change (Number)
	Number	Dollars (\$M)	Number	Dollars (\$M)	Number	Dollars (\$M)	
Insurance-in-Force (Beginning)							
Property Improvement	64,571	\$ 923.9	82,130	\$ 1,189.7	119,271	\$ 1,749.1	-31%
Manufactured Housing	36,335	\$ 956.2	38,305	\$ 995.4	41,975	\$ 1,062.7	-9%
Prepayments(-)							
Property Improvement	(2,014)	(29)	(21,538)	(323)	(27,910)	\$ (412.4)	-23%
Manufactured Housing	(677)	(17)	(3,227)	(80)	(3,762)	\$ (88.8)	-14%
Claim Terminations(-)							
Property Improvement	(18)	(0)	(603)	(8)	(1,056)	\$ (14.5)	-43%
Manufactured Housing	(2)	(0)	(292)	(8)	(399)	\$ (11.2)	-27%
Endorsements(+)							
Property Improvement	346	5	3,161	43	3,200	\$ 39.6	-1%
Manufactured Housing	294	10	1,430	49	1,424	\$ 48.8	0.4%
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	62,739	\$ 898.5	62,739	\$ 898.5	93,576	\$ 1,363.3	-33%
Manufactured Housing	35,910	\$ 949.0	35,910	\$ 949.0	39,215	\$ 1,010.8	-8%
Notes (Beginning)	34,241	\$ 439.0	35,724	\$ 455.5	38,228	\$ 471.8	-7%
New Cases Assigned(+)	107	\$ 1.3	1,298	\$ 13.7	1,681	\$ 18.7	-23%
Interest Accrual(+)	N/A	\$ 1.4	N/A	\$ 12.1	N/A	\$ 13.9	
Net Collections(-)	N/A	\$ (4.0)	N/A	\$ (23.8)	N/A	\$ (24.3)	
Cases Closed(-)	(437)	\$ (5.7)	(2,440)	\$ (23.7)	(2,064)	\$ (13.3)	18%
Adjustments	(110)	\$ (0.2)	(781)	\$ (1.9)	(453)	\$ 2.1	
Notes (Ending)	33,801	\$ 431.9	33,801	\$ 431.9	37,392	\$ 468.9	-10%

Note: Dollars represent original loan proceeds for insurance-in-force and unpaid balance for notes.
The May Title I portfolio includes cases classified as Currently Not Collectable (14,923 cases totaling \$219.50 million dollars)

Commitments and GI/SRI Credit Subsidy

MMIF

- Fiscal year-to-date, MMIF commitments total \$80.0 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 \$9.1 billion for the first eight months this fiscal year.
- The GIF/SRIF commitment authority is \$25 billion for FY 2004

GI/SRI Credit Subsidy

- Through the month of May of FY 2004, there are positive credit subsidy factors for the Title I manufactured housing program.
- October through May of FY 2004, FHA used \$55 thousand in credit subsidy, however no data is available for the month of May 2004
- 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	Title I Property						
			Section 234	Section 203(k)	GI/SRI Other SF*	Improvement (a)	Title I Mobile Homes (a)	GI/SRIF Multifamily**	
Oct	\$ 13,920.484	\$ 1,507.896	\$ 1,088.493	\$ 66.046	\$ 334.003	\$ 9.922	\$ 9.433	\$ -	
Nov	\$ 10,197.665	\$ 1,211.230	\$ 826.008	\$ 64.156	\$ 310.515	\$ 5.249	\$ 5.302	\$ -	
Dec	\$ 9,658.562	\$ 1,043.158	\$ 721.613	\$ 57.606	\$ 257.323	\$ 1.855	\$ 4.760	\$ -	
Jan	\$ 9,210.209	\$ 692.593	\$ 439.787	\$ 28.299	\$ 208.979	\$ 8.439	\$ 7.088	\$ -	
Feb	\$ 8,289.262	\$ 1,395.639	\$ 782.793	\$ 84.130	\$ 521.793	\$ 4.097	\$ 2.827	\$ -	
Mar	\$ 10,663.357	\$ 1,204.075	\$ 600.162	\$ 61.616	\$ 532.769	\$ 4.010	\$ 5.517	\$ -	
Apr	\$ 9,779.850	\$ 1,108.703	\$ 573.119	\$ 40.526	\$ 486.050	\$ 4.817	\$ 4.190	\$ -	
May	\$ 8,324.192	\$ 979.504	\$ 547.531	\$ 47.163	\$ 384.809	\$ -	\$ -	\$ -	
Jun		\$ -							
Jul		\$ -							
Aug		\$ -							
Sep		\$ -							
FYTD 2004 Total	\$ 80,043.581	\$ 9,142.798	\$ 5,579.507	\$ 449.542	\$ 3,036.242	\$ 38.390	\$ 39.117	\$ -	
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	\$ 120,065.372	\$ 13,714.197	\$ 8,369.261	\$ 674.312	\$ 4,554.364	\$ 57.584	\$ 58.675	\$ -	
FY 2004 Authority	\$ 185,000.000	\$ 25,000.000							

Credit Subsidy

Fiscal Year 2004	MMIF	GI/SRIF Total	Title I Property						
			Section 234	Section 203(k)	GI/SRI Other SF	Improvement	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	\$ -	N/A	N/A	N/A	N/A	\$ -	\$ -	
Jun	N/A	\$ -	N/A	N/A	N/A	N/A	\$ -	\$ -	
Jul	N/A	\$ -	N/A	N/A	N/A	N/A	\$ -	\$ -	
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	\$ 0.055	N/A	N/A	N/A	N/A	\$ 0.055	\$ -	
FY 2003 Total	N/A	\$ 1.331	N/A	N/A	N/A	N/A	\$ 0.065	\$ 98.704	
FY 2004 Annualized	N/A	\$ 0.082	N/A	N/A	N/A	N/A	\$ 0.082	\$ -	
FY 2004 Authority	N/A	\$ 14.912							

* includes HECMs

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

a - Data not available for the Month of May 2004

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 36 percent through April of this fiscal year compared to the same period in FY 2003.
- Fiscal year-to-date, FHA applications decreased 33 percent; this compares to a 40 percent decrease in conventional mortgage applications and 10 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 12 percent through April of FY2004 compared to the same period a year ago.
- FHA's share of insured mortgage endorsement dollars is 31 percent through April 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 57 percent and VA's share is 12 percent.

Home Sales Market

- The number of FHA purchase mortgages decreased 6 percent through April of FY 2004 compared to the same period a year ago.
- Overall, home sales are up 10 percent through April of FY 2004 compared to the same period in FY 2003.
- FHA's share of home sales was 8.4 percent through April of this fiscal year compared to 9.8 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 Apr 2004		Current FYTD Oct 2003-Apr 2004		Prior FYTD Oct 2002-Apr 2003		Percent Change (Number)
	Number	Application Share	Number	Application Share	Number	Application Share	
INSURED MORTGAGE APPLICATIONS							
Conventional	181,471	58%	1,167,026	57%	1,953,329	61%	-40%
FHA *	100,376	32%	654,234	32%	977,298	31%	-33%
VA	28,705	9%	226,321	11%	250,188	8%	-10%
TOTAL	310,552	100%	2,047,581	100%	3,180,815	100%	-36%
INSURED MORTGAGE ENDORSEMENTS							
	Number	Dollars (\$M)	Insured Share (%)	Number	Dollars (\$M)	Insured Share (%)	Percent Change (Dollars)
Conventional	175,117	\$ 19,498.4	60%	1,097,115	\$ 142,256.7	57%	-36%
FHA	75,597	\$ 9,208.4	28%	635,247	\$ 76,595.1	31%	-12%
VA	28,639	\$ 3,751.0	12%	226,941	\$ 29,384.7	12%	-9%
TOTAL	279,353	\$ 32,457.8	100%	1,959,303	\$ 248,236.5	100%	-28%
HOMES SALES MARKET							
	Number	FHA Share	Number	FHA Share	Number	FHA Share	Percent Change (Number)
FHA Purchase Mortgages**	42,106	6.5%	364,321	8.4%	386,320	9.8%	-6%
Home Sales***	643,250		4,348,083		3,942,917		10%

* Data for applications are for Mar 21, 2004 - Apr 17, 2004 for current month; Sept 21, 2003 - Apr 17, 2004 for current FYTD, and Sep 22, 2002 - Apr 19, 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