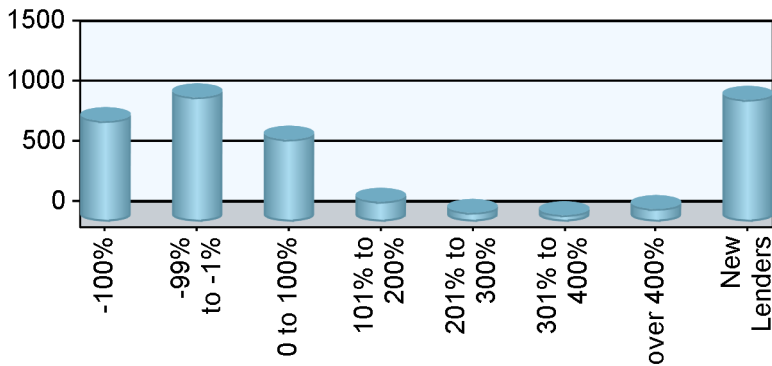


Industry Overview

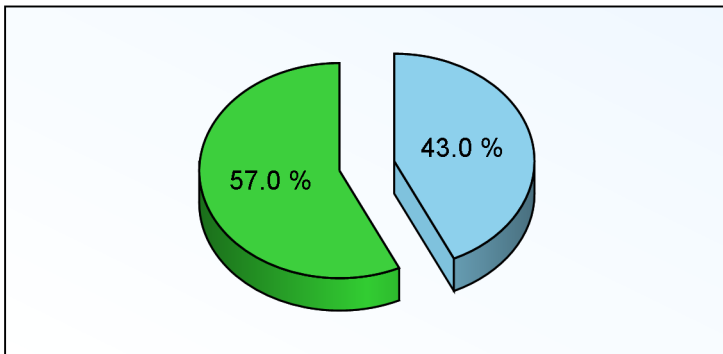
Rank	Chg	Region	Endorsements			Active Lenders		Region Share	
			2009YTD	YTDChg%	2008TOT	2009	Chg%	2009YTD	Chg%
1	-	Southeast/Caribbean	24,889	-14.6 %	29,139	961	9.7 %	22.24 %	-12.1 %
2	-	Pacific/Hawaii	20,995	-3.0 %	21,640	729	-5.8 %	18.76 %	-0.2 %
3	-	Mid-Atlantic	13,571	-3.7 %	14,087	450	7.4 %	12.13 %	-0.9 %
4	1	Southwest	11,288	7.7 %	10,478	348	11.2 %	10.09 %	10.9 %
5	-1	Midwest	10,518	-10.1 %	11,701	532	0.4 %	9.40 %	-7.5 %
6	-	New York/New Jersey	10,515	26.0 %	8,342	352	10.3 %	9.39 %	29.7 %
7	-	Northwest/Alaska	7,483	12.3 %	6,663	325	7.3 %	6.69 %	15.6 %
8	-	New England	5,744	-6.4 %	6,135	300	-2.3 %	5.13 %	-3.7 %
9	-	Rocky Mountain	4,445	7.6 %	4,130	241	22.3 %	3.97 %	10.8 %
10	-	Great Plains	2,476	-13.5 %	2,861	186	2.2 %	2.21 %	-10.9 %
Industry Totals			111,924	-2.8 %	115,176	3,123	6.0 %		

Lender Distribution by YTD Growth Rate



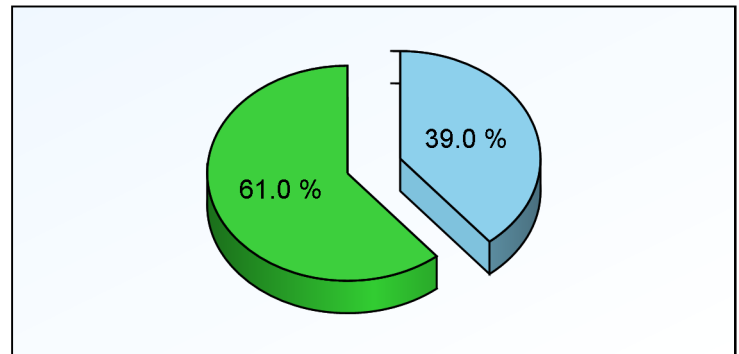
Growth Rate	Lenders	YTD MIC	Last YTD
-100%	835		3,860
-99% to -1%	1,033	34,921	61,776
0 to 100%	681	50,066	42,517
101% to 200%	165	11,484	4,687
201% to 300%	73	5,480	1,556
301% to 400%	54	1,987	445
over 400%	105	3,452	335
New Lenders	1,012	4,534	

Current YTD Top 10 Lenders' Market Share



Top 10 All Others

Prior YTD Top 10 Lenders' Market Share



Top 10 All Others



HECM MIC Endorsement Statistics

As Of December 2009



Appendix

- 1) All statistics based on retail originations from HUD's Monthly HECM MIC reports
- 2) Loans are in unit volume, based on HUD reported mortgage insurance certificate issuance
- 3) Lenders are aggregated using HUD's lender identification numbers and unique lender names, along with feedback from reporting lenders

HUD Regions and Corresponding States/Territories

Region 1 - New England Connecticut Maine Massachusetts New Hampshire Rhode Island Vermont	Region 4 - Southeast/Caribbean Alabama Florida Georgia Kentucky Mississippi North Carolina Puerto Rico South Carolina Tennessee U.S. Virgin Islands	Region 6 - Southwest Arkansas Louisiana New Mexico Oklahoma Texas	Region 9 - Pacific/Hawaii Arizona California Federated States of Micronesia Hawaii Nevada
Region 2 - New York/New Jersey New York New Jersey	Region 5 - Midwest Illinois Indiana Michigan Minnesota Ohio Wisconsin	Region 7 - Great Plains Iowa Kansas Missouri Nebraska	Region 10 - Northwest/Alaska Alaska Idaho Oregon Washington
Region 3 - Mid-Atlantic Delaware District of Columbia Maryland Pennsylvania Virginia West Virginia		Region 8 - Rocky Mountain Colorado Montana North Dakota South Dakota Utah Wyoming	

Client Notices

- 1) Help improve data quality in the Reverse Mortgage industry. If you believe your company's numbers on this report are inaccurate, please email us (support@rminight.net) and we will review your feedback promptly. Please include your name, company and contact information along with a thorough description of the suspected inaccuracy. Thanks!
- 2) If you received this report as a trial or sample and would like to purchase this report or future reports for your company, please visit: www.rminight.net/MICreports.php
- 3) If you've been looking for a source for Reverse Mortgage intelligence beyond MIC endorsement numbers, we've got just what you need. Find out more at www.rminight.net/rmarket.php