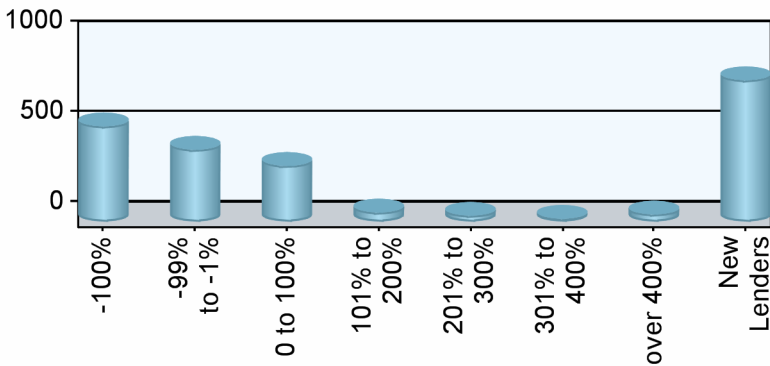


Industry Overview

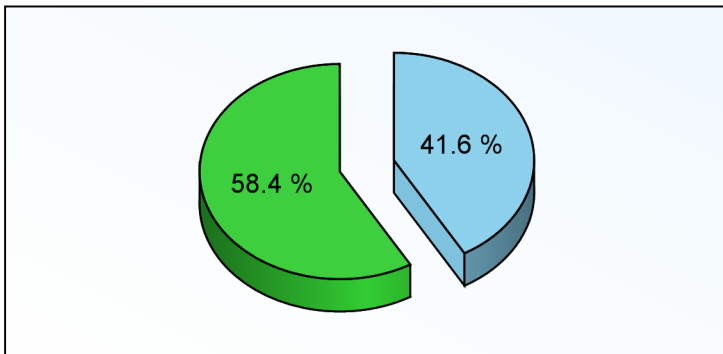
Rank	Chg	Region	Endorsements			Active Lenders		Region Share	
			2009YTD	YTDChg%	2008TOT	2009	Chg%	2009YTD	Chg%
1	-	Southeast/Caribbean	4,207	-16.5 %	29,139	458	19.6 %	22.21 %	-8.0 %
2	-	Pacific/Hawaii	3,420	-19.4 %	21,640	368	-0.3 %	18.05 %	-11.2 %
3	-	Mid-Atlantic	2,451	-3.4 %	14,087	258	48.3 %	12.94 %	6.4 %
4	-	Midwest	1,868	-17.4 %	11,701	266	18.8 %	9.86 %	-9.0 %
5	-	Southwest	1,739	6.4 %	10,478	177	32.1 %	9.18 %	17.2 %
6	-	New York/New Jersey	1,635	9.0 %	8,342	193	46.2 %	8.63 %	20.1 %
7	1	Northwest/Alaska	1,281	9.1 %	6,663	168	25.4 %	6.76 %	20.2 %
8	-1	New England	1,168	-7.9 %	6,135	175	4.8 %	6.17 %	1.5 %
9	-	Rocky Mountain	714	6.6 %	4,130	109	32.9 %	3.77 %	17.4 %
10	-	Great Plains	461	-14.8 %	2,861	87	22.5 %	2.43 %	-6.1 %
Industry Totals			18,944	-9.2 %	115,176	1,623	18.6 %		

Lender Distribution by YTD Growth Rate



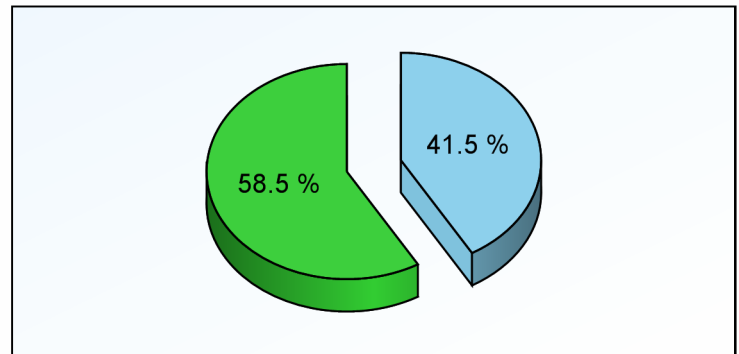
Growth Rate	Lenders	YTD MIC	Last YTD
-100%	527		1,878
-99% to -1%	397	9,001	14,899
0 to 100%	308	5,058	3,465
101% to 200%	50	593	239
201% to 300%	32	492	133
301% to 400%	15	575	131
over 400%	39	1,025	125
New Lenders	782	2,200	

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 February 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