

# *Home Equity Conversion Mortgage (HECM)*

The Federal Housing Administration's HECM program is the only government-insured **reverse** mortgage program. The HECM program guarantees that the lender will meet its payment obligations to the homeowner, limits the borrower's loan origination costs, and insures full repayment of the loan balance to the lender up to the maximum claim amount, i.e. the lesser of the appraised value at origination or the national HECM loan limit of \$625,500. HECM is available as an annuity, line of credit, or combination of the two. The loan amount is based on borrower age, home value, and current interest rates. HECMS are the lowest-cost **reverse** mortgages currently available and provide the most attractive terms to both the borrower and the lender.

**Total HECM Cases Endorsed For Insurance by Fiscal Year of Endorsement Plus Selected Loan and Borrower Characteristics**

**Data As of 01/31/2010**

Fiscal Year (Oct 1 to Sep 30)	Number of Loans	Average Expected Interest Rate *	Average Property Value (000)	Average Maximum Claim** (000)	Average Initial Prin Limit (000)	Average Borrower Age	Borrower(s)			Active Insured Cases	
							Single Female	Single Male	Multiple***	Count	Average Unpaid Balance (000)
1990	157	9.8	\$108.7	\$84.2	\$39.0	76.7	57.3%	16.6%	26.1%	2	\$90
1991	389	9.3	126.4	97.5	43.5	76.5	56.0%	13.9%	30.1%	1	92
1992	1,019	8.9	124.7	97.4	48.6	76.6	57.7%	15.0%	27.3%	4	149
1993	1,964	7.6	119.7	97.9	52.6	75.7	55.0%	14.4%	30.7%	25	111
1994	3,365	7.6	124.9	103.8	58.0	75.2	54.8%	14.5%	30.8%	35	104
1995	4,166	8.6	124.8	105.4	54.3	76.0	56.5%	13.5%	30.0%	114	116
1996	3,596	6.8	117.2	103.3	57.3	75.9	56.4%	12.5%	31.1%	117	103
1997	5,208	8.1	117.5	105.2	58.0	75.9	56.6%	13.2%	30.2%	300	96
1998	7,895	7.4	118.7	107.0	64.3	75.7	56.0%	14.1%	29.9%	819	89
1999	7,923	6.5	131.9	117.8	81.6	75.3	54.8%	14.5%	30.7%	1,095	98
2000	6,637	7.3	141.7	124.6	78.6	76.0	56.8%	13.0%	30.2%	1,364	90
2001	7,789	6.7	167.1	140.6	97.4	75.5	54.5%	13.7%	31.9%	2,007	100
2002	13,049	6.4	178.0	151.3	110.0	75.1	51.4%	14.0%	34.7%	4,467	107
2003	18,084	5.4	197.6	165.9	131.3	74.3	48.6%	14.2%	37.2%	7,774	125
2004	37,790	5.8	219.4	182.2	133.9	74.3	48.6%	15.2%	36.2%	19,712	128
2005	43,082	5.7	254.9	206.0	144.4	73.8	46.0%	16.1%	37.9%	29,569	142
2006	76,282	6.0	289.7	235.6	158.9	73.8	44.5%	16.7%	38.8%	62,632	149
2007	107,368	6.0	261.9	229.3	155.7	73.5	44.6%	18.2%	37.2%	97,139	135
2008	112,015	5.4	239.3	216.4	153.8	73.1	43.8%	20.6%	35.6%	106,474	124
2009	114,642	5.5	283.3	263.2	184.0	72.9	41.2%	21.8%	37.0%	111,622	142
2010	32,326	5.8	\$296.3	\$280.7	\$191.7	73.0	42.5%	21.4%	36.0%	32,295	\$148

*FY 2010 = Oct 2009 - Jan 2010*

Prepared by OE

Dollar amounts in thousands

\* Expected Interest Rate for HECM Is the 10-Yr Constant Maturity Treasury Rate at Closing Plus Lender Margin

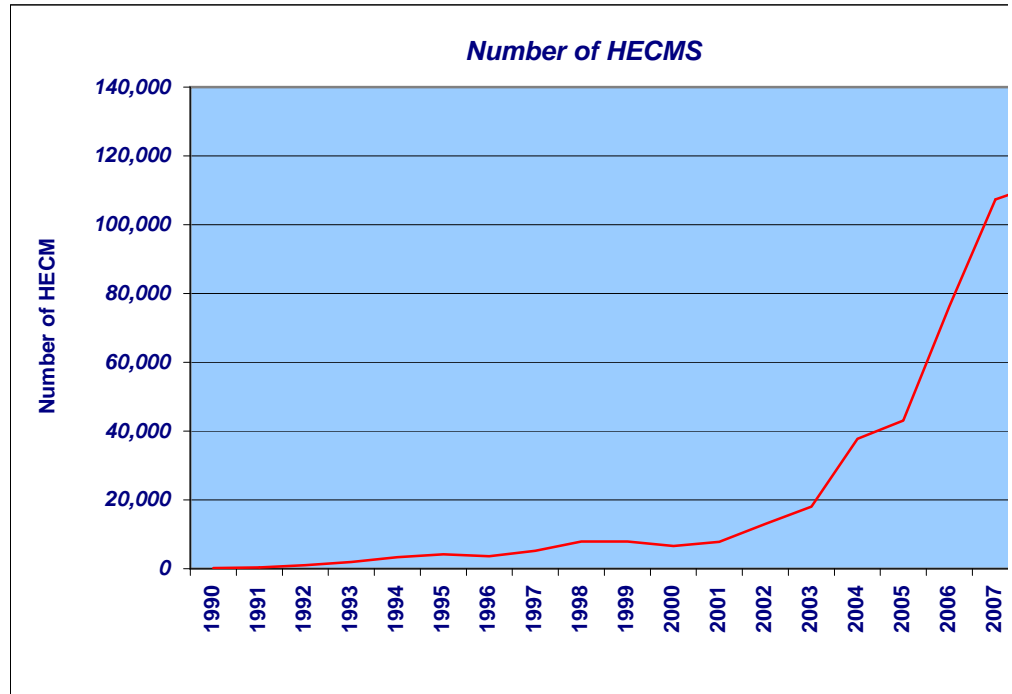
\*\* "Maximum Claim" on a HECM loan = lesser of Property Value or FHA National loan limit.

\*\*\* Includes all cases with more than one borrower irrespective of gender

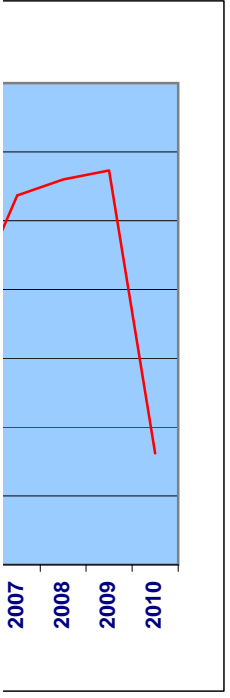
Active cases have been endorsed for insurance and neither terminated (either by payment in full or by claim)  
nor assigned to HUD

# ***FHA Single Family Mortgage Insurance***

## ***HECM Cases Endorsed for Insurance by Fiscal Years***

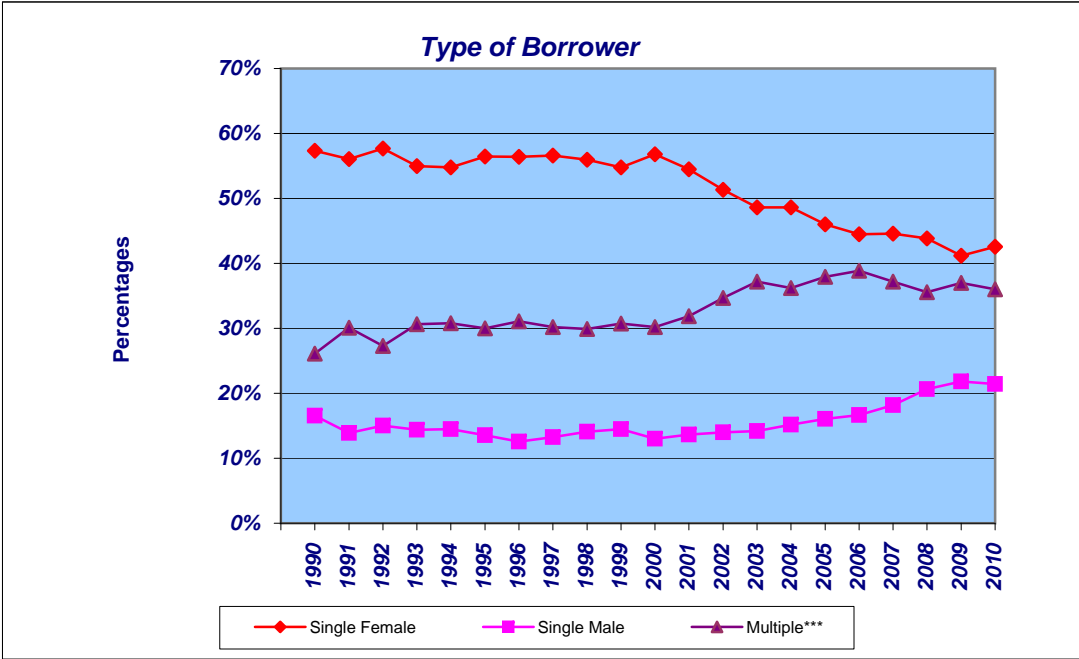


Data through 01/31/2010



# FHA Single Family Mortgage Insurance

## HECM Cases Type of Borrower by Fiscal Years



Data through 01/31/2010

**Number of HECM Endorsements By Fiscal Year and State**

Data through 01/31/2010

State	Endorsement Fiscal Year																				Total		
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		2010	
AK	-	-	-	-	-	-	2	2	8	30	11	4	9	10	46	23	29	59	74	85	35	427	
AL	-	-	4	7	21	21	23	20	30	27	30	39	73	84	216	180	298	622	914	1,357	446	4,412	
AR	-	-	-	-	6	46	26	27	49	38	33	27	61	90	115	103	177	387	669	784	237	2,875	
AZ	-	-	36	100	86	76	126	173	181	197	124	176	230	340	597	821	2,725	4,286	4,405	3,579	683	18,941	
CA	-	20	226	309	465	513	443	614	1,206	1,324	1,031	1,266	2,168	3,459	10,230	13,114	22,767	20,206	15,713	15,719	4,713	115,506	
CO	34	16	77	110	236	179	287	302	324	363	307	413	703	866	1,359	1,513	1,944	1,734	1,649	2,062	571	15,049	
CT	-	-	-	7	68	129	78	119	300	226	230	227	334	367	682	906	1,563	2,085	1,773	1,676	533	11,303	
DC	-	-	7	30	43	73	31	38	62	40	36	46	64	78	186	255	497	685	677	727	255	3,830	
DE	-	-	4	1	11	11	11	14	52	33	26	15	26	35	69	87	173	374	550	702	182	2,376	
FL	-	10	34	45	146	85	87	203	338	500	376	302	669	1,341	3,042	3,111	7,963	17,185	19,430	15,990	3,173	73,130	
GA	9	17	47	37	40	85	51	50	84	66	101	115	248	347	537	512	865	1,409	1,897	2,424	721	9,662	
HI	-	-	3	23	23	40	6	14	36	44	29	50	37	46	71	126	498	752	751	580	195	3,324	
IA	-	2	3	-	4	15	10	22	32	28	29	33	67	131	196	150	188	324	367	384	103	2,088	
ID	-	-	16	21	44	30	30	65	48	56	60	94	141	111	278	219	457	684	778	889	246	4,267	
IL	-	-	27	99	254	261	189	257	510	439	268	212	465	644	1,089	1,236	1,940	3,059	3,347	4,258	1,120	19,674	
IN	-	7	14	16	19	51	61	84	230	154	134	119	233	320	446	427	665	930	1,060	1,078	315	6,363	
KS	11	6	7	13	11	17	9	33	48	44	27	18	56	94	149	145	228	428	438	389	119	2,290	
KY	-	-	-	4	5	14	9	23	45	40	31	22	49	99	128	131	197	391	484	512	123	2,307	
LA	-	-	-	-	42	47	60	38	181	185	140	150	212	136	452	380	236	533	771	1,224	425	5,212	
MA	-	-	-	4	6	21	7	43	40	46	83	172	253	439	907	1,147	2,263	3,401	2,771	2,504	778	14,885	
MD	-	-	44	79	85	135	106	137	177	159	125	118	207	255	653	1,034	2,203	3,676	4,397	4,512	1,292	19,394	
ME	-	18	15	17	25	6	25	22	30	27	22	34	34	72	140	176	305	415	468	519	152	2,522	
MI	6	1	-	76	75	57	49	71	100	227	316	403	657	859	1,496	1,767	2,053	2,937	3,169	2,085	448	16,852	
MN	15	26	24	63	86	54	82	63	68	78	84	134	245	418	817	693	1,027	1,277	1,140	1,205	341	7,940	
MO	12	12	6	25	33	26	26	51	97	65	60	46	121	185	427	378	754	1,678	1,722	1,607	410	7,741	
MS	-	-	-	-	9	6	13	7	23	26	19	24	38	35	85	74	72	283	428	511	152	1,805	
MT	-	-	4	6	7	18	25	46	53	55	35	41	70	97	98	94	160	210	250	465	142	1,876	
NC	8	10	33	78	97	74	73	163	174	134	114	147	203	398	438	449	756	1,060	1,554	2,038	567	8,568	
ND	-	-	-	-	-	1	-	7	5	3	2	8	8	19	25	26	40	50	64	49	16	323	
NE	3	1	5	4	1	8	7	5	21	22	32	32	60	97	147	197	239	260	295	273	371	1,770	
NH	3	9	-	-	64	47	20	15	32	12	26	21	42	55	182	158	382	571	497	539	165	2,840	
NJ	-	35	50	88	135	283	151	281	396	375	343	363	488	648	1,412	1,450	2,480	3,876	3,702	3,940	1,210	21,706	
NM	18	16	20	13	26	8	21	36	59	54	63	54	117	105	201	199	314	554	614	1,011	328	3,831	
NV	-	-	7	10	20	19	28	41	57	72	41	60	152	250	605	904	1,559	1,897	1,826	1,018	171	8,737	
NY	18	53	106	134	367	443	319	494	717	570	507	700	913	1,149	1,812	1,925	3,328	4,602	4,341	6,114	1,971	30,583	
OH	1	1	4	31	61	122	107	163	272	236	186	214	438	506	790	836	1,117	1,778	1,788	1,468	457	10,576	
OK	-	-	-	7	83	67	48	56	130	124	79	73	108	124	189	288	480	705	857	872	244	4,534	
OR	-	-	6	17	14	70	81	108	217	229	146	156	286	355	642	747	1,492	2,378	2,537	3,104	816	13,401	
PA	-	28	45	109	146	245	252	433	318	307	297	262	473	527	906	1,064	1,923	3,604	3,936	3,669	1,085	19,629	
PR	-	-	-	-	48	13	9	5	78	12	6	2	4	34	45	19	1	614	1,880	514	-	3,282	
RI	5	62	37	110	85	64	77	64	38	40	33	58	62	63	144	198	338	536	483	386	102	2,985	
SC	-	1	19	22	21	46	11	12	21	24	37	44	87	124	249	214	381	761	1,070	1,407	481	5,032	
SD	-	-	-	-	-	-	-	-	12	9	7	8	8	23	73	45	73	73	98	103	23	555	
TN	2	3	-	-	-	50	28	56	70	82	83	63	125	182	256	206	411	911	1,195	1,640	444	5,807	
TX	-	-	-	-	-	-	-	-	-	-	-	-	332	692	943	2,471	2,654	4,122	5,554	6,573	7,592	2,426	33,359
UT	6	-	5	62	130	142	171	178	166	178	111	122	242	390	540	481	536	982	1,608	1,716	423	8,189	
VA	-	-	31	134	127	87	99	114	197	314	365	337	415	422	766	797	1,528	2,969	3,566	4,074	1,274	17,616	
VT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	4	6	16	
WA	6	9	4	21	5	33	3	13	22	6	8	16	30	27	48	55	81	134	141	194	50	904	
WI	-	26	49	24	125	210	190	340	413	366	253	477	525	885	961	1,727	2,776	3,090	3,174	1,121	16,984		
WV	-	-	-	-	2	56	86	62	163	131	98	55	96	132	340	295	473	934	1,091	1,064	323	5,401	
WY	-	-	-	-	3	15	22	9	27	24	20	14	25	24	63	49	96	255	256	200	65	1,167	
N/A	-	-	-	8	3	13	7	11	11	16	9	12	30	34	61	37	140	137	121	186	63	899	
Total	157	389	1,019	1,964	3,365	4,166	3,596	5,208	7,895	7,923	6,637	7,789	13,049	18,084	37,790	43,082	76,282	107,368	112,015	114,642	32,326	604,746	

**Currently Active HECM Endorsements By Fiscal Year and State**

Data through 01/31/2010

State	Endorsement Fiscal Year																				Total		
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		2010	
AK	-	-	-	-	-	-	-	-	1	7	5	-	3	4	35	16	26	54	72	84	35	342	
AL	-	-	-	-	-	-	-	1	1	7	9	10	24	42	131	137	248	556	889	1,346	446	3,847	
AR	-	-	-	-	-	1	1	2	7	7	10	11	24	38	62	69	146	330	638	774	237	2,357	
AZ	-	-	-	-	-	-	6	6	7	17	17	21	47	83	197	464	2,340	3,984	4,245	3,510	682	15,626	
CA	-	-	1	3	7	10	12	29	76	88	132	192	460	1,033	4,095	8,239	18,300	18,178	14,686	14,777	4,709	85,027	
CO	-	-	2	2	1	4	11	16	33	70	62	149	363	517	958	1,197	1,652	1,549	1,562	2,002	570	10,720	
CT	-	-	-	-	-	2	1	4	14	21	31	42	103	160	367	628	1,258	1,836	1,649	1,636	532	8,284	
DC	-	-	-	-	-	4	-	1	5	3	3	7	6	26	68	148	378	546	596	665	255	2,711	
DE	-	-	-	-	-	-	-	-	7	5	4	6	12	35	58	145	319	517	517	678	182	1,974	
FL	-	-	-	-	1	-	-	4	18	29	47	43	126	432	1,242	2,026	6,962	16,392	19,053	14,322	3,172	64,479	
GA	-	-	-	-	-	1	1	1	8	5	17	39	114	191	350	423	736	1,314	1,831	2,395	721	8,150	
HI	-	-	-	-	1	3	-	4	2	-	4	2	9	8	11	27	75	391	676	712	573	195	2,687
IA	-	-	-	-	-	-	-	2	4	10	12	14	31	71	123	109	154	294	348	376	103	1,651	
ID	-	-	-	-	-	1	4	7	6	14	28	48	48	157	143	353	624	752	868	246	3,299		
IL	-	-	-	1	3	6	3	20	72	62	50	44	157	302	653	852	1,603	2,692	3,141	4,184	1,120	14,965	
IN	-	-	-	-	-	2	6	41	29	53	55	124	173	285	320	567	850	1,018	1,064	315	4,902		
KS	-	-	-	-	-	-	1	2	5	4	9	28	52	95	104	186	383	418	387	119	1,793		
KY	-	-	-	-	-	-	1	5	7	10	6	23	56	81	97	154	340	463	495	123	1,861		
LA	-	-	-	-	1	2	4	2	26	44	36	44	83	69	251	255	181	482	741	1,213	425	3,859	
MA	-	-	-	-	-	-	3	3	5	16	45	88	232	580	903	1,950	3,062	3,637	2,447	777	12,748		
MD	-	-	-	2	1	3	2	6	13	30	18	27	44	80	294	640	1,743	3,186	3,981	4,225	1,289	15,584	
ME	-	-	-	-	-	1	2	-	3	7	3	7	8	30	84	132	253	351	441	501	152	1,975	
MI	-	-	-	-	-	1	6	11	51	103	194	370	519	1,078	1,440	1,797	2,767	3,082	2,069	448	13,936		
MN	1	-	-	-	1	2	5	4	9	12	19	38	84	248	565	555	901	1,178	1,098	1,189	341	6,250	
MO	-	-	-	1	-	-	-	3	13	11	11	14	57	96	301	277	629	1,541	1,651	1,579	410	6,594	
MS	-	-	-	-	-	-	-	-	6	4	7	16	16	41	48	59	258	416	505	152	1,528		
MT	-	-	-	-	1	-	-	4	6	12	7	15	32	43	57	70	119	185	229	460	142	1,382	
NC	1	-	-	1	-	1	4	12	22	24	35	58	88	200	266	325	628	959	1,486	2,007	567	6,684	
ND	-	-	-	-	-	-	-	-	3	1	1	3	8	15	21	29	44	61	49	16	251		
NE	-	-	-	-	-	-	-	2	5	2	14	6	30	61	94	153	203	235	287	271	371	1,434	
NH	-	-	-	-	1	-	-	1	2	1	3	9	17	34	123	123	319	521	468	532	164	2,318	
NJ	-	-	-	2	-	1	5	11	44	54	42	65	135	250	773	1,034	2,012	3,442	3,477	3,847	1,208	16,402	
NM	-	-	-	-	-	1	-	3	9	7	16	16	39	47	119	139	243	484	573	992	327	3,015	
NV	-	-	-	-	-	-	-	1	3	9	9	11	37	66	224	645	1,384	1,796	1,781	995	171	7,132	
NY	-	-	-	4	6	13	10	24	77	96	114	146	264	532	973	1,320	2,559	3,840	3,928	5,835	1,968	21,709	
OH	-	-	-	3	-	2	3	11	49	54	64	86	232	304	544	656	978	1,647	1,718	1,441	457	8,249	
OK	-	-	-	-	-	-	-	3	16	27	24	26	50	64	113	234	403	650	826	865	244	3,545	
OR	-	-	-	-	-	2	2	8	16	24	21	27	79	129	254	409	1,081	2,117	2,368	3,056	816	10,409	
PA	-	-	-	2	3	7	11	37	43	45	77	73	172	247	546	782	1,587	3,242	3,699	3,591	1,085	15,249	
PR	-	-	-	-	-	22	6	4	2	39	8	4	-	4	29	38	17	1	590	1,871	514	3,149	
RI	-	1	1	-	-	3	3	5	8	3	10	18	24	27	91	149	294	494	458	378	101	2,068	
SC	-	-	-	-	-	2	-	2	3	3	12	14	43	50	151	141	318	695	1,022	1,391	480	4,327	
SD	-	-	-	-	-	-	-	1	2	3	4	2	15	4	2	30	56	66	95	101	22	444	
TN	-	-	-	-	-	-	1	3	7	8	23	21	62	91	165	144	331	800	1,144	1,622	443	4,865	
TX	-	-	-	-	-	-	-	-	-	-	-	134	350	464	1,673	2,117	3,479	5,037	6,238	7,473	2,422	29,387	
UT	-	-	-	1	2	5	7	20	27	26	36	37	75	150	225	276	365	799	1,532	1,680	422	5,685	
VA	-	-	-	2	3	5	3	2	18	45	89	76	102	140	363	535	1,193	2,631	3,422	3,999	1,274	13,902	
VT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	4	6	15	
WA	-	-	-	1	-	-	-	1	5	-	-	3	11	12	27	36	71	115	131	192	49	655	
WI	-	-	-	-	2	5	6	20	46	39	44	75	115	194	374	535	1,266	2,393	2,888	3,081	1,119	12,201	
WV	-	-	-	-	1	2	4	2	18	15	16	12	40	72	237	231	395	855	1,053	1,045	323	4,321	
WY	-	-	-	-	-	-	-	2	8	3	6	9	12	39	34	76	224	246	197	65	921		
N/A	-	-	-	-	-	1	-	2	-	3	2	3	11	17	35	27	115	125	112	183	63	699	
<b>Total</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>25</b>	<b>35</b>	<b>114</b>	<b>117</b>	<b>300</b>	<b>819</b>	<b>1,095</b>	<b>1,364</b>	<b>2,007</b>	<b>4,467</b>	<b>7,774</b>	<b>19,712</b>	<b>29,569</b>	<b>62,632</b>	<b>97,139</b>	<b>106,474</b>	<b>111,622</b>	<b>32,295</b>	<b>477,567</b>	

## *Definitions*

<i>Active insured Cases Cases</i>	<i>Cs_sts</i>	A 2-digit code that reflects the current status of a loan. Value: 04 = Endorsed, HUD has insured the loan.
<i>Borrower Age</i>	<i>Fndng_dt - borr_dt_of_brth/ 365</i>	The date on which funds were disbursed - Date of birth of the youngest borrower / The number of days in a year.
<i>Fiscal Year</i>	<i>Endrsmnt_Fy</i>	The fiscal year derived from the endorsement date, which is the effective date for mortgage insurance and acceptance by FHA for endorsement. The fiscal year is from October through September of the next year. For example: FY 07 would be from October 2006 through September 2007.
<i>Gender of Borrower(s)</i>	<i>Borr_gender</i>	This code indicates the gender of the primary borrower who will be the legal property owner at the time of insurance. Values: 1 = Male; 2 = Female; 0 = Information not collected and/or provided by applicant.
	<i>Co-borr_gender_1</i>	Code for the sex of the first coborrower who will be the legal property owner at the time of insurance. Value: 1 = Male; 2 = Female; 0 = information not collected and/or provided by applicant.
<i>Initial Prin Limit</i>	<i>Init_prncpl_lmt</i>	The initial principal limit established on the loan at closing. It is the present value of loan proceeds that are available to the borrower.
<i>Interest Rate</i>	<i>Hecm_exp_rate</i>	Required entry. If the case is not an Adjustable Rate (ARM), Exp Rate = Int Rate; if the case is an ARM,

rate must be entered and must not be greater than 30. Estimate of the average interest rate for the life of the loan.

*Maximum Claim*

*Max\_clm\_amt*

The maximum claim amount insured for each loan.

*Property Value*

*Prprty\_aprsl\_vl*

FHA appraisal amount for the property.

*Unpaid Balance*

*Tot\_loan\_bal*

The total loan balance for the case.