

THDA SINGLE FAMILY LOAN PROGRAM REPORT

Calendar Year 2014

Hulya Arik, Ph.D.
THDA Economist

DIVISION OF RESEARCH AND PLANNING

Tennessee Housing Development Agency
Andrew Jackson Building
502 Deaderick St., Third Floor
Nashville, TN 37243



Table 1. THDA Single Family Loans by Program and Year, 2010-2014

	All Programs ^{1,2}	Great Start	Great Advantage	Great Rate	Great Choice	Great Choice+ ³	New Start
Total # of Loans	ALL	GS	GA	GR	GC	GC+	NS
2010	2,618	1,820	172	496			130
2011	2,160	1,805	43	200			112
2012	2,129	1,845	26	139			119
2013	2,070	1,647	30	182	8	100	103
2014	1,695	15	1	1	101	1,492	85
Total Loan \$	ALL	GS	GA	GR	GC	GC+	NS
2010	\$275,056,329	\$193,353,475	\$19,181,071	\$51,818,277			\$10,703,506
2011	\$226,417,799	\$192,466,951	\$4,933,762	\$19,445,504			\$9,071,582
2012	\$236,611,866	\$209,550,031	\$3,211,610	\$13,507,227			\$10,342,998
2013	\$241,026,854	\$196,077,100	\$3,801,142	\$20,203,614	\$918,118	\$11,383,130	\$8,643,750
2014	\$197,972,626	\$1,745,206	\$148,015	\$52,757	\$10,094,799	\$178,486,978	\$7,444,871
Avg. Loan \$	ALL	GS	GA	GR	GC	GC+	NS
2010	\$105,064	\$106,238	\$111,518	\$104,472			\$82,335
2011	\$104,775	\$106,571	\$114,739	\$97,716			\$80,996
2012	\$111,085	\$113,516	\$123,523	\$97,174			\$86,916
2013	\$116,382	\$119,051	\$126,705	\$110,402	\$114,765	\$113,831	\$83,920
2014	\$116,798	\$116,347	\$148,015	\$52,757	\$99,949	\$119,629	\$87,587

¹ All Programs total include Great Rate, Great Advantage, Great Start, Great Choice, Great Choice Plus and New Start program loans. It also includes the loans with Homeownership for the Brave discount. It does not include the second loans.

² The second loans of borrowers who used the Great Choice Plus Program are not included in the all program totals, total loan value or the average loan value of all loans.

³ In addition to 1695 first loans in 2014, 1,492 second loans in the amount of \$7.3 million were funded, but the number of all loans and total and average loan values are for only the first loans, second loans are not included in the loan numbers and total and average loan amounts.

Table 2. Property Characteristics⁴ – 2014

NEW OR EXISTING	ALL	GS	GA	GR	GC	GC+	NS
NEW							
Average Price	\$141,101	\$168,110	NA	NA	\$125,727	\$156,198	\$123,057
Median Price	\$139,500	\$167,300	NA	NA	\$131,607	\$154,000	\$124,688
Number of Homes	208	5	0	0	18	105	80
EXISTING							
Average Price	\$118,205	\$93,690	\$144,900	\$61,000	\$103,233	\$119,336	\$108,400
Median Price	\$115,000	\$85,500	\$144,900	\$61,000	\$100,000	\$115,300	\$110,000
Number of Homes	1,487	10	1	1	83	1,387	5
Number of Homes (New and Existing)	1,695	15	1	1	101	1,492	85
% of Homes New	12.27%	33.33%	0.00%	0.00%	17.82%	7.04%	94.12%
% of Homes Existing	87.73%	66.67%	100.00%	100.00%	82.18%	92.96%	5.88%
SALES PRICE	ALL	GS	GA	GR	GC	GC+	NS
Mean	\$121,015	\$118,497	\$144,900	\$61,000	\$107,242	\$121,933	\$122,169
Median	\$117,500	\$97,500	\$144,900	\$61,000	\$105,000	\$118,000	\$124,375
Less than \$60,000	2.54%	0.00%	0.00%	0.00%	6.93%	2.41%	0.00%
\$60,000-\$79,999	9.10%	33.33%	0.00%	100.00%	15.84%	8.72%	2.38%
\$80,000-\$89,999	8.39%	0.00%	0.00%	0.00%	14.85%	8.45%	1.19%
\$90,000-\$99,999	8.92%	20.00%	0.00%	0.00%	8.91%	8.72%	10.71%
\$100,000-\$109,999	10.22%	0.00%	0.00%	0.00%	8.91%	10.26%	13.10%
\$110,000-\$119,999	12.88%	0.00%	0.00%	0.00%	10.89%	13.35%	9.52%
\$120,000-\$129,999	11.22%	0.00%	0.00%	0.00%	5.94%	11.07%	22.62%
\$130,000-\$139,999	10.69%	0.00%	0.00%	0.00%	7.92%	10.13%	26.19%
\$140,000-\$149,999	7.50%	20.00%	100.00%	0.00%	5.94%	7.38%	8.33%
\$150,000-\$159,999	5.91%	6.67%	0.00%	0.00%	5.94%	5.90%	5.95%
\$160,000-\$169,999	3.90%	6.67%	0.00%	0.00%	0.00%	4.36%	0.00%
\$170,000-\$179,999	2.84%	0.00%	0.00%	0.00%	2.97%	3.02%	0.00%
\$180,000-\$189,999	1.65%	6.67%	0.00%	0.00%	2.97%	1.61%	0.00%
\$190,000-\$199,999	1.12%	0.00%	0.00%	0.00%	1.98%	1.14%	0.00%
\$200,000 and above	3.13%	6.67%	0.00%	0.00%	0.00%	3.49%	0.00%

⁴ The Great Choice Program in this table refers to the loans whose borrowers did not require a second loan for downpayment and/or closing costs. The Great Choice Plus Program refers to the first loans whose borrowers took second loan for downpayment and/or closing costs. The second loans are not included in the discussion of those characteristics.

Table 2. Property Characteristics – 2014, Continued

SQUARE FEET	ALL	GS	GA	GR	GC	GC+	NS
<i>Mean</i>	1,459	1,473	1,548	1,292	1,516	1,467	1,244
<i>Median</i>	1,383	1,483	1,548	1,292	1,478	1,395	1,155
less than 1,000	6.85%	6.67%	0.00%	0.00%	6.93%	7.11%	2.38%
1,000-1,250	27.70%	33.33%	0.00%	0.00%	14.85%	26.96%	55.95%
1,251-1,500	26.34%	26.67%	0.00%	100.00%	29.70%	25.75%	32.14%
1,501-1,750	18.31%	13.33%	100.00%	0.00%	25.74%	18.44%	7.14%
more than 1,750	20.79%	20.00%	0.00%	0.00%	22.77%	21.73%	2.38%
YEAR BUILT	ALL	GS	GA	GR	GC	GC+	NS
<i>Mean (year built)</i>	1987	1988	1994	1945	1990	1985	2014
<i>Median (year built)</i>	1993	2000	1994	1945	1996	1990	2014
before 1950	7.44%	13.33%	0.00%	100.00%	8.91%	7.65%	0.00%
1950s	7.09%	6.67%	0.00%	0.00%	3.96%	7.71%	0.00%
1960s	8.45%	0.00%	0.00%	0.00%	7.92%	9.05%	0.00%
1970s	11.81%	6.67%	0.00%	0.00%	11.88%	12.54%	0.00%
1980s	11.58%	6.67%	0.00%	0.00%	9.90%	12.41%	0.00%
1990s	15.36%	13.33%	100.00%	0.00%	11.88%	16.43%	0.00%
2000s	23.92%	20.00%	0.00%	0.00%	21.78%	25.49%	0.00%
2011	0.53%	0.00%	0.00%	0.00%	0.00%	0.60%	0.00%
2012	0.35%	0.00%	0.00%	0.00%	0.00%	0.40%	0.00%
2013	3.25%	33.33%	0.00%	0.00%	4.95%	1.61%	25.00%
2014	10.22%	0.00%	0.00%	0.00%	18.81%	6.10%	75.00%

Table 3. Homebuyer Characteristics – 2014

AGE	ALL	GS	GA	GR	GC	GC+	NS
<i>Mean</i>	35	32	29	27	38	35	38
<i>Median</i>	32	30	29	27	33	31	36
less than 25	19.08%	13.33%	0.00%	0.00%	20.79%	19.65%	8.33%
25-29	22.09%	33.33%	100.00%	100.00%	14.85%	22.74%	15.48%
30-34	18.78%	13.33%	0.00%	0.00%	17.82%	18.98%	17.86%
35-39	12.46%	20.00%	0.00%	0.00%	10.89%	11.67%	27.38%
40-44	8.56%	13.33%	0.00%	0.00%	6.93%	8.85%	4.76%
45 and over	19.02%	6.67%	0.00%	0.00%	28.71%	18.11%	26.19%
FIRST-TIME BUYER	ALL	GS	GA	GR	GC	GC+	NS
Yes	99.94%	100.00%	100.00%	100.00%	99.01%	100.00%	100.00%
No	0.06%	0.00%	0.00%	0.00%	0.99%	0.00%	0.00%
GENDER	ALL	GS	GA	GR	GC	GC+	NS
Female	44.83%	46.67%	0.00%	100.00%	37.62%	44.20%	64.29%
Male	55.17%	53.33%	100.00%	0.00%	62.38%	55.80%	35.71%
HOUSEHOLD SIZE	ALL	GS	GA	GR	GC	GC+	NS
<i>Mean</i>	2	2	1	2	2	2	3
<i>Median</i>	2	2	1	2	2	2	3
1 Person	32.66%	26.67%	100.00%	0.00%	30.69%	34.07%	10.71%
2 Person	27.58%	40.00%	0.00%	100.00%	32.67%	27.57%	19.05%
3 Person	19.26%	13.33%	0.00%	0.00%	13.86%	18.91%	33.33%
4 Person	12.88%	6.67%	0.00%	0.00%	13.86%	12.74%	15.48%
5+ Person	7.62%	13.33%	0.00%	0.00%	8.91%	6.71%	21.43%
HOUSEHOLD COMP.	ALL	GS	GA	GR	GC	GC+	NS
Female (single)	19.31%	26.67%	0.00%	0.00%	14.85%	19.99%	11.90%
Female with child(ren)	14.71%	20.00%	0.00%	100.00%	8.91%	13.41%	42.86%
Male (single)	18.78%	13.33%	100.00%	0.00%	24.75%	19.25%	3.57%
Male with child(ren)	5.67%	0.00%	0.00%	0.00%	3.96%	5.90%	4.76%
Single Parent	2.13%	0.00%	0.00%	0.00%	0.99%	2.21%	2.38%
Married Couple	38.33%	40.00%	0.00%	0.00%	45.54%	38.43%	28.57%
Other	1.06%	0.00%	0.00%	0.00%	0.99%	0.80%	5.95%

Table 3. Homebuyer Characteristics – 2014, Continued

INCOME	ALL	GS	GA	GR	GC	GC+	NS
<i>Mean</i>	50,781	58,191	39,228	25,443	44,882	52,410	28,067
<i>Median</i>	50,688	60,596	39,228	25,443	44,668	52,642	28,022
less than \$15,000	0.35%	0.00%	0.00%	0.00%	0.00%	0.13%	4.76%
\$15,000-\$19,999	0.89%	0.00%	0.00%	0.00%	1.98%	0.40%	8.33%
\$20,000-\$24,999	2.48%	6.67%	0.00%	0.00%	3.96%	1.54%	16.67%
\$25,000-\$29,999	5.49%	0.00%	0.00%	100.00%	7.92%	3.96%	29.76%
\$30,000-\$34,999	7.62%	0.00%	0.00%	0.00%	7.92%	6.98%	20.24%
\$35,000-\$39,999	10.45%	6.67%	100.00%	0.00%	16.83%	9.59%	17.86%
\$40,000-\$44,999	10.45%	0.00%	0.00%	0.00%	13.86%	10.80%	2.38%
\$45,000-\$49,999	10.99%	33.33%	0.00%	0.00%	13.86%	11.20%	0.00%
\$50,000-\$54,999	11.16%	0.00%	0.00%	0.00%	10.89%	11.94%	0.00%
\$55,000-\$59,999	10.69%	0.00%	0.00%	0.00%	7.92%	11.60%	0.00%
\$60,000-\$64,999	10.04%	26.67%	0.00%	0.00%	5.94%	10.73%	0.00%
\$65,000-\$69,999	7.50%	6.67%	0.00%	0.00%	2.97%	8.25%	0.00%
\$70,000-\$74,999	5.97%	6.67%	0.00%	0.00%	3.96%	6.44%	0.00%
More than \$75,000	5.91%	13.33%	0.00%	0.00%	1.98%	6.44%	0.00%
RACE/ETHNICITY	ALL	GS	GA	GR	GC	GC+	NS
White	73.54%	80.00%	100.00%	0.00%	78.22%	74.31%	53.57%
African American	24.04%	20.00%	0.00%	100.00%	18.81%	23.14%	46.43%
Asian	1.30%	0.00%	0.00%	0.00%	0.99%	1.41%	0.00%
American Indian/Alaskan Native	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Nat. Hawaiian/Pacific Islander	0.18%	0.00%	0.00%	0.00%	0.99%	0.13%	0.00%
Multi-Racial	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Unknown/Other	0.95%	0.00%	0.00%	0.00%	0.99%	1.01%	0.00%
Hispanic	4.61%	6.67%	0.00%	0.00%	6.93%	4.56%	2.38%

Table 4. Loan Characteristics – 2014

DOWN PAYMENT	ALL	GS	GA	GR	GC	GC+	NS
Yes	97.11%	100.00%	0.00%	100.00%	59.41%	99.53%	100.00%
No	2.89%	0.00%	100.00%	0.00%	40.59%	0.47%	0.00%
# of loans with down payment	1,645	15	0	1	60	1,484	85
% of Acquisition Cost ⁵							
Mean	5.29%	3.55%	NA	15.00%	13.28%	3.65%	28.77%
Median	3.50%	3.50%	NA	15.00%	5.00%	3.50%	25.00%
LOAN TYPE	ALL	GS	GA	GR	GC	GC+	NS
Conventional	6.02%	0.00%	0.00%	0.00%	16.83%	0.07%	100.00%
FHA	90.61%	100.00%	0.00%	100.00%	40.59%	99.06%	0.00%
RD	1.48%	0.00%	0.00%	0.00%	22.77%	0.13%	0.00%
VA	1.89%	0.00%	100.00%	0.00%	19.80%	0.74%	0.00%
PITI	ALL	GS	GA	GR	GC	GC+	NS
Mean	\$727	\$771	\$801	\$365	\$627	\$751	\$417
Median	\$708	\$714	\$801	\$365	\$644	\$724	\$429
less than \$300	0.83%	0.00%	0.00%	0.00%	0.99%	0.47%	7.14%
\$300-399	3.37%	0.00%	0.00%	100.00%	6.93%	1.88%	25.00%
\$400-499	10.75%	20.00%	0.00%	0.00%	18.81%	7.11%	64.29%
\$500-599	13.11%	13.33%	0.00%	0.00%	20.79%	13.21%	2.38%
\$600-699	19.55%	13.33%	0.00%	0.00%	14.85%	20.99%	1.19%
\$700-799	18.84%	6.67%	0.00%	0.00%	23.76%	19.72%	0.00%
\$800-899	14.94%	6.67%	100.00%	0.00%	6.93%	16.36%	0.00%
\$900 or more	18.61%	40.00%	0.00%	0.00%	6.93%	20.25%	0.00%
PITI % of INCOME	ALL	GS	GA	GR	GC	GC+	NS
Mean	18.10%	17.07%	24.50%	17.22%	17.78%	18.02%	20.07%
Median	17.36%	16.29%	24.50%	17.22%	16.85%	17.36%	17.76%
less than 15%	26.17%	40.00%	0.00%	0.00%	31.68%	26.09%	19.05%
15-19%	39.10%	26.67%	0.00%	100.00%	33.66%	39.17%	46.43%
20-24%	22.98%	20.00%	0.00%	0.00%	21.78%	22.80%	28.57%
25-29%	8.86%	0.00%	100.00%	0.00%	9.90%	9.12%	3.57%
30% or more	2.89%	13.33%	0.00%	0.00%	2.97%	2.82%	2.38%
TARGETED AREA⁶	ALL	GS	GA	GR	GC	GC+	NS
Yes	11.10%	33.33%	0.00%	0.00%	26.73%	9.52%	16.67%
No	88.90%	66.67%	100.00%	100.00%	73.27%	90.48%	83.33%

⁵ Down payment as percent of acquisition cost is calculated only for the loans with a down payment.

⁶ Even though the first-time homeownership requirement is waived for someone who purchases a home in a targeted area, only one THDA borrower was not a first-time homebuyer.

Table 5a. Geographic Distribution of Loans (Number and Percent) by Program, 2014

Percentage listed is within the program (column)

TENNESSEE	ALL		GS		GA		GR		GC		GC+		NS	
Statewide	1695		15	0.9%	1	0.1%	1	0.1%	101	6.0%	1492	88.0%	85	5.0%
GRAND DIVISIONS	ALL		GS		GA		GR		GC		GC+		NS	
East	474	28.0%	3	20.0%	0	0.0%	0	0.0%	44	43.6%	383	25.7%	44	51.8%
Middle	989	58.3%	8	53.3%	1	100.0%	1	100.0%	49	48.5%	894	59.9%	36	42.4%
West	232	13.7%	4	26.7%	0	0.0%	0	0.0%	8	7.9%	215	14.4%	5	5.9%
URBAN-RURAL	ALL		GS		GA		GR		GC		GC+		NS	
Central City	547	32.3%	3	20.0%	0	0.0%	0	0.0%	22	21.8%	489	32.8%	33	38.8%
Suburb	1,050	61.9%	10	66.7%	1	100.0%	1	100.0%	55	54.5%	941	63.1%	42	49.4%
Rural	98	5.8%	2	13.3%	0	0.0%	0	0.0%	24	23.8%	62	4.2%	10	11.8%
MSA	ALL		GS		GA		GR		GC		GC+		NS	
Chattanooga	122	7.2%	1	6.7%	0	0.0%	0	0.0%	4	4.0%	113	7.6%	4	4.7%
Cleveland	51	3.0%	0	0.0%	0	0.0%	0	0.0%	2	2.0%	46	3.1%	3	3.5%
Johnson City	15	0.9%	1	6.7%	0	0.0%	0	0.0%	1	1.0%	10	0.7%	3	3.5%
Kingsport-Bristol	22	1.3%	0	0.0%	0	0.0%	0	0.0%	2	2.0%	15	1.0%	5	5.9%
Knoxville	192	11.3%	1	6.7%	0	0.0%	0	0.0%	19	18.8%	152	10.2%	20	23.5%
Morristown	19	1.1%	0	0.0%	0	0.0%	0	0.0%	5	5.0%	13	0.9%	1	1.2%
Clarksville	71	4.2%	0	0.0%	0	0.0%	0	0.0%	2	2.0%	69	4.6%	0	0.0%
Nashville	888	52.4%	8	53.3%	1	100.0%	1	100.0%	35	34.7%	809	54.2%	34	40.0%
Jackson	19	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	19	1.3%	0	0.0%
Memphis	198	11.7%	2	13.3%	0	0.0%	0	0.0%	7	6.9%	184	12.3%	5	5.9%
East TN Non-MSA	53	3.1%	0	0.0%	0	0.0%	0	0.0%	11	10.9%	34	2.3%	8	9.4%
Middle TN Non-MSA	30	1.8%	0	0.0%	0	0.0%	0	0.0%	12	11.9%	16	1.1%	2	2.4%
West TN Non-MSA	15	0.9%	2	13.3%	0	0.0%	0	0.0%	1	1.0%	12	0.8%	0	0.0%

Table 5b. Geographic Distribution of Loan Dollars by Program, 2014

TENNESSEE	ALL	GS	GA	GR	GC	GC+	NS
Statewide	\$197,764,465	\$1,745,206	\$148,015	\$52,757	\$10,094,799	\$178,372,098	\$7,351,590
GRAND DIV.	ALL	GS	GA	GR	GC	GC+	NS
East	\$47,007,864	\$257,744	\$0	\$0	\$4,051,425	\$39,144,163	\$3,554,532
Middle	\$126,529,234	\$1,019,645	\$148,015	\$52,757	\$5,556,930	\$116,345,504	\$3,406,383
West	\$24,227,367	\$467,817	\$0	\$0	\$486,444	\$22,882,431	\$390,675
URBAN-RURAL	ALL	GS	GA	GR	GC	GC+	NS
Central City	\$60,988,231	\$280,327	\$0	\$0	\$1,901,484	\$56,094,043	\$2,712,377
Suburb	\$128,385,957	\$1,334,780	\$148,015	\$52,757	\$5,909,348	\$116,993,243	\$3,947,814
Rural	\$8,390,277	\$130,099	\$0	\$0	\$2,283,967	\$5,284,812	\$691,399
MSA	ALL	GS	GA	GR	GC	GC+	NS
Chattanooga	\$13,377,391	\$95,733	\$0	\$0	\$350,493	\$12,575,665	\$355,500
Cleveland	\$4,740,268	\$0	\$0	\$0	\$159,506	\$4,388,379	\$192,383
Johnson City	\$1,372,210	\$68,732	\$0	\$0	\$82,500	\$916,978	\$304,000
Kingsport-Bristol	\$2,024,728	\$0	\$0	\$0	\$231,872	\$1,383,537	\$409,319
Knoxville	\$19,374,080	\$93,279	\$0	\$0	\$1,746,888	\$15,870,107	\$1,663,806
Morristown	\$1,721,516	\$0	\$0	\$0	\$506,481	\$1,137,035	\$78,000
Clarksville	\$7,917,026	\$0	\$0	\$0	\$206,853	\$7,710,173	\$0
Nashville	\$115,842,548	\$1,019,645	\$148,015	\$52,757	\$4,189,795	\$107,165,828	\$3,266,508
Jackson	\$1,790,828	\$0	\$0	\$0	\$0	\$1,790,828	\$0
Memphis	\$21,213,593	\$337,718	\$0	\$0	\$336,444	\$20,148,756	\$390,675
East Non-MSA	\$4,397,671	\$0	\$0	\$0	\$973,685	\$2,872,462	\$551,524
Middle Non-MSA	\$2,769,660	\$0	\$0	\$0	\$1,160,282	\$1,469,503	\$139,875
West Non-MSA	\$1,222,946	\$130,099	\$0	\$0	\$150,000	\$942,847	\$0

Table 6. Number of Mortgages by Program and County – 2014

COUNTY	ALL		GS		GA		GR		GC		GC+		NS	
ANDERSON	15	0.9%	0	0.0%	0	0.0%	0	0.0%	2	2.0%	13	0.9%	0	0.0%
BEDFORD	4	0.2%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	2	0.1%	1	1.2%
BENTON	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
BLEDSON	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
BLOUNT	26	1.5%	0	0.0%	0	0.0%	0	0.0%	2	2.0%	18	1.2%	6	7.1%
BRADLEY	46	2.7%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	42	2.8%	3	3.6%
CAMPBELL	2	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	0	0.0%
CANNON	4	0.2%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	3	0.2%	0	0.0%
CARROLL	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
CARTER	1	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
CHEATHAM	6	0.4%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	5	0.3%	0	0.0%
CHESTER	1	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
CLAIBORNE	2	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	0	0.0%
CLAY	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
COCKE	6	0.4%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	5	0.3%	0	0.0%
COFFEE	3	0.2%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	2	0.1%	0	0.0%
CROCKETT	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
CUMBERLAND	8	0.5%	0	0.0%	0	0.0%	0	0.0%	4	4.0%	1	0.1%	3	3.6%
DAVIDSON	446	26.3%	2	13.3%	0	0.0%	0	0.0%	20	19.8%	401	26.9%	23	27.4%
DECATUR	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
DEKALB	2	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	0	0.0%
DICKSON	7	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.3%	2	2.4%
DYER	2	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	0	0.0%
FAYETTE	3	0.2%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	2	0.1%	0	0.0%
FENTRESS	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
FRANKLIN	1	0.1%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	0	0.0%	0	0.0%
GIBSON	3	0.2%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	2	0.1%	0	0.0%
GILES	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
GRAINGER	3	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	1	1.2%
GREENE	9	0.5%	0	0.0%	0	0.0%	0	0.0%	3	3.0%	6	0.4%	0	0.0%
GRUNDY	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
HAMBLEN	12	0.7%	0	0.0%	0	0.0%	0	0.0%	2	2.0%	9	0.6%	1	1.2%
HAMILTON	120	7.1%	1	6.7%	0	0.0%	0	0.0%	4	4.0%	111	7.4%	4	4.8%
HANCOCK	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
HARDEMAN	1	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
HARDIN	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
HAWKINS	4	0.2%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	3	0.2%	0	0.0%
HAYWOOD	3	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.2%	0	0.0%
HENDERSON	1	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
HENRY	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Table 6. Number of Mortgages by Program and County – 2014, Continued

COUNTY	ALL		GS		GA		GR		GC		GC+		NS	
HICKMAN	3	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.2%	0	0.0%
HOUSTON	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
HUMPHREYS	1	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
JACKSON	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
JEFFERSON	7	0.4%	0	0.0%	0	0.0%	0	0.0%	3	3.0%	4	0.3%	0	0.0%
JOHNSON	2	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	2.4%
KNOX	122	7.2%	1	6.7%	0	0.0%	0	0.0%	5	5.0%	108	7.2%	8	9.5%
LAKE	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
LAUDERDALE	4	0.2%	1	6.7%	0	0.0%	0	0.0%	0	0.0%	3	0.2%	0	0.0%
LAWRENCE	1	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
LEWIS	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
LINCOLN	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
LOUDON	13	0.8%	0	0.0%	0	0.0%	0	0.0%	5	5.0%	5	0.3%	3	3.6%
MACON	1	0.1%	1	6.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
MADISON	18	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	18	1.2%	0	0.0%
MARION	2	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	0	0.0%
MARSHALL	3	0.2%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	2	0.1%	0	0.0%
MAURY	34	2.0%	1	6.7%	0	0.0%	0	0.0%	2	2.0%	28	1.9%	3	3.6%
MCMINN	5	0.3%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	4	0.3%	0	0.0%
MCNAIRY	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
MEIGS	4	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.3%	0	0.0%
MONROE	4	0.2%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	3	0.2%	0	0.0%
MONTGOMERY	71	4.2%	0	0.0%	0	0.0%	0	0.0%	2	2.0%	69	4.6%	0	0.0%
MOORE	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
MORGAN	2	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	2.4%
OBION	1	0.1%	1	6.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
OVERTON	1	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
PERRY	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
PICKETT	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
POLK	5	0.3%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	4	0.3%	0	0.0%
PUTNAM	5	0.3%	0	0.0%	0	0.0%	0	0.0%	4	4.0%	0	0.0%	1	1.2%
RHEA	2	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	0	0.0%
ROANE	8	0.5%	0	0.0%	0	0.0%	0	0.0%	4	4.0%	4	0.3%	0	0.0%
ROBERTSON	21	1.2%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	20	1.3%	0	0.0%
RUTHERFORD	234	13.8%	2	13.3%	0	0.0%	0	0.0%	8	7.9%	224	15.0%	0	0.0%
SCOTT	4	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	3	3.6%
SEQUATCHIE	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
SEVIER	7	0.4%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	6	0.4%	0	0.0%
SHELBY	186	11.0%	2	13.3%	0	0.0%	0	0.0%	5	5.0%	174	11.7%	5	6.0%
SMITH	1	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%

Table 6. Mortgages (Number and Percent) by Program and County – 2014, Continued

COUNTY	ALL		GS		GA		GR		GC		GC+		NS	
STEWART	3	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.2%	0	0.0%
SULLIVAN	18	1.1%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	12	0.8%	5	6.0%
SUMNER	67	4.0%	0	0.0%	1	100.0%	1	100.0%	1	1.0%	62	4.2%	2	2.4%
TIPTON	9	0.5%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	8	0.5%	0	0.0%
TROUSDALE	2	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	0	0.0%
UNICOI	1	0.1%	1	6.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
UNION	1	0.1%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	0	0.0%	0	0.0%
VAN BUREN	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
WARREN	2	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	0	0.0%
WASHINGTON	13	0.8%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	9	0.6%	3	3.6%
WAYNE	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
WEAKLEY	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
WHITE	4	0.2%	0	0.0%	0	0.0%	0	0.0%	4	4.0%	0	0.0%	0	0.0%
WILLIAMSON	31	1.8%	1	6.7%	0	0.0%	0	0.0%	0	0.0%	27	1.8%	3	3.6%
WILSON	31	1.8%	1	6.7%	0	0.0%	0	0.0%	1	1.0%	28	1.9%	1	1.2%

Table 7. Dollar Amount of Mortgages by Program and County – 2014

COUNTY	ALL	GS	GA	GR	GC	GC+	NS
ANDERSON	\$1,461,593	\$0	\$0	\$0	\$118,228	\$1,343,365	\$0
BEDFORD	\$369,813	\$0	\$0	\$0	\$100,000	\$201,188	\$68,625
BENTON	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BLEDSON	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BLOUNT	\$2,663,462	\$0	\$0	\$0	\$219,720	\$1,923,140	\$520,602
BRADLEY	\$4,366,770	\$0	\$0	\$0	\$122,244	\$4,052,143	\$192,383
CAMPBELL	\$196,278	\$0	\$0	\$0	\$0	\$196,278	\$0
CANNON	\$322,617	\$0	\$0	\$0	\$118,877	\$203,740	\$0
CARROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CARTER	\$88,270	\$0	\$0	\$0	\$0	\$88,270	\$0
CHEATHAM	\$830,542	\$0	\$0	\$0	\$154,081	\$676,461	\$0
CHESTER	\$57,931	\$0	\$0	\$0	\$0	\$57,931	\$0
CLAIBORNE	\$163,974	\$0	\$0	\$0	\$0	\$163,974	\$0
CLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0
COCKE	\$404,094	\$0	\$0	\$0	\$62,742	\$341,352	\$0
COFFEE	\$298,818	\$0	\$0	\$0	\$155,268	\$143,550	\$0
CROCKETT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMBERLAND	\$642,990	\$0	\$0	\$0	\$290,727	\$79,263	\$273,000
DAVIDSON	\$57,498,247	\$243,408	\$0	\$0	\$2,152,660	\$52,953,996	\$2,148,183
DECATUR	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEKALB	\$240,561	\$0	\$0	\$0	\$0	\$240,561	\$0
DICKSON	\$734,626	\$0	\$0	\$0	\$0	\$525,601	\$209,025
DYER	\$126,270	\$0	\$0	\$0	\$0	\$126,270	\$0
FAYETTE	\$392,536	\$0	\$0	\$0	\$70,483	\$322,053	\$0
FENTRESS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FRANKLIN	\$62,840	\$0	\$0	\$0	\$62,840	\$0	\$0
GIBSON	\$296,301	\$0	\$0	\$0	\$150,000	\$146,301	\$0
GILES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GRAINGER	\$232,722	\$0	\$0	\$0	\$0	\$130,722	\$102,000
GREENE	\$769,998	\$0	\$0	\$0	\$278,666	\$491,332	\$0
GRUNDY	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HAMBLEN	\$1,153,626	\$0	\$0	\$0	\$246,036	\$829,590	\$78,000
HAMILTON	\$13,216,463	\$95,733	\$0	\$0	\$350,493	\$12,414,737	\$355,500
HANCOCK	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HARDEMAN	\$117,471	\$0	\$0	\$0	\$0	\$117,471	\$0
HARDIN	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HAWKINS	\$312,911	\$0	\$0	\$0	\$112,418	\$200,493	\$0
HAYWOOD	\$278,855	\$0	\$0	\$0	\$0	\$278,855	\$0
HENDERSON	\$84,442	\$0	\$0	\$0	\$0	\$84,442	\$0
HENRY	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HICKMAN	\$265,501	\$0	\$0	\$0	\$0	\$265,501	\$0
HOUSTON	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Table 7. Dollar Amount of Mortgages by Program and County – 2014, Continued

COUNTY	ALL	GS	GA	GR	GC	GC+	NS
HUMPHREYS	\$47,130	\$0	\$0	\$0	\$0	\$47,130	\$0
JACKSON	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JEFFERSON	\$567,890	\$0	\$0	\$0	\$260,445	\$307,445	\$0
JOHNSON	\$190,500	\$0	\$0	\$0	\$0	\$0	\$190,500
KNOX	\$12,561,081	\$93,279	\$0	\$0	\$512,130	\$11,329,472	\$626,200
LAKE	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LAUDERDALE	\$250,875	\$61,367	\$0	\$0	\$0	\$189,508	\$0
LAWRENCE	\$52,040	\$0	\$0	\$0	\$0	\$52,040	\$0
LEWIS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LINCOLN	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LOUDON	\$1,290,650	\$0	\$0	\$0	\$443,210	\$567,796	\$279,644
MACON	\$71,677	\$71,677	\$0	\$0	\$0	\$0	\$0
MADISON	\$1,732,897	\$0	\$0	\$0	\$0	\$1,732,897	\$0
MARION	\$160,928	\$0	\$0	\$0	\$0	\$160,928	\$0
MARSHALL	\$440,866	\$0	\$0	\$0	\$171,830	\$269,036	\$0
MAURY	\$4,009,057	\$76,587	\$0	\$0	\$303,380	\$3,310,340	\$318,750
MCMINN	\$349,216	\$0	\$0	\$0	\$71,428	\$277,788	\$0
MCNAIRY	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MEIGS	\$333,569	\$0	\$0	\$0	\$0	\$333,569	\$0
MONROE	\$399,782	\$0	\$0	\$0	\$117,000	\$282,782	\$0
MONTGOMERY	\$7,917,026	\$0	\$0	\$0	\$206,853	\$7,710,173	\$0
MOORE	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MORGAN	\$135,360	\$0	\$0	\$0	\$0	\$0	\$135,360
OBION	\$68,732	\$68,732	\$0	\$0	\$0	\$0	\$0
OVERTON	\$68,633	\$0	\$0	\$0	\$0	\$68,633	\$0
PERRY	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PICKETT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POLK	\$373,498	\$0	\$0	\$0	\$37,262	\$336,236	\$0
PUTNAM	\$506,736	\$0	\$0	\$0	\$435,486	\$0	\$71,250
RHEA	\$185,084	\$0	\$0	\$0	\$0	\$185,084	\$0
ROANE	\$735,892	\$0	\$0	\$0	\$356,558	\$379,334	\$0
ROBERTSON	\$2,726,314	\$0	\$0	\$0	\$133,816	\$2,592,498	\$0
RUTHERFORD	\$29,405,040	\$344,444	\$0	\$0	\$946,964	\$28,113,632	\$0
SCOTT	\$159,701	\$0	\$0	\$0	\$0	\$71,677	\$88,024
SEQUATCHIE	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SEVIER	\$798,763	\$0	\$0	\$0	\$153,122	\$645,641	\$0
SHELBY	\$19,996,752	\$337,718	\$0	\$0	\$190,881	\$19,077,478	\$390,675
SMITH	\$82,478	\$0	\$0	\$0	\$0	\$82,478	\$0
STEWART	\$341,518	\$0	\$0	\$0	\$0	\$341,518	\$0
SULLIVAN	\$1,711,817	\$0	\$0	\$0	\$119,454	\$1,183,044	\$409,319
SUMNER	\$9,468,001	\$0	\$148,015	\$52,757	\$176,739	\$8,925,490	\$165,000
TIPTON	\$824,305	\$0	\$0	\$0	\$75,080	\$749,225	\$0

Table 7. Dollar Amount of Mortgages by Program and County – 2014, Continued

COUNTY	ALL	GS	GA	GR	GC	GC+	NS
TROUSDALE	\$296,529	\$0	\$0	\$0	\$0	\$296,529	\$0
UNICOI	\$68,732	\$68,732	\$0	\$0	\$0	\$0	\$0
UNION	\$97,042	\$0	\$0	\$0	\$97,042	\$0	\$0
VAN BUREN	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WARREN	\$105,847	\$0	\$0	\$0	\$0	\$105,847	\$0
WASHINGTON	\$1,215,208	\$0	\$0	\$0	\$82,500	\$828,708	\$304,000
WAYNE	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WEAKLEY	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WHITE	\$234,858	\$0	\$0	\$0	\$234,858	\$0	\$0
WILLIAMSON	\$5,476,813	\$137,464	\$0	\$0	\$0	\$5,021,724	\$317,625
WILSON	\$4,655,106	\$146,065	\$0	\$0	\$203,278	\$4,197,838	\$107,925

Table 9. Selected Characteristics by County – 2014

COUNTY	# Loans	Service Index	Borrower Characteristics			Property Characteristics			
			Age*	HH Size	Income*	Price	Sq. Ft	Year Built	PITI: % Income*
----- AVERAGE VALUES -----									
ANDERSON	15	0.65	40	2	\$45,018	\$99,753	1,348	1969	17.6%
BEDFORD	4	0.35	37	4	NA	NA	1236	2007	NA
BENTON	0	0.00	NA	NA	NA	NA	NA	NA	NA
BLED SOE	0	0.00	NA	NA	NA	NA	NA	NA	NA
BLOUNT	26	0.75	36	3	\$45,204	\$116,493	1,383	1987	16.5%
BRADLEY	46	1.79	34	3	\$43,510	\$98,810	1,287	1980	16.5%
CAMPBELL	2	0.16	38	4	NA	NA	1,485	1985	NA
CANNON	4	0.79	30	2	NA	NA	1,339	1996	NA
CARROLL	0	0.00	NA	NA	NA	NA	NA	NA	NA
CARTER	1	0.05	42	4	NA	NA	2,220	2005	NA
CHEATHAM	6	0.60	30	3	\$58,774	\$139,990	1,517	1981	17.8%
CHESTER	1	0.23	34	4	NA	NA	1,191	1948	NA
CLAIBORNE	2	0.21	31	2	NA	NA	1,433	2000	NA
CLAY	0	0.00	NA	NA	NA	NA	NA	NA	NA
COCKE	6	0.50	31	2	\$40,310	\$68,633	1,417	1998	13.3%
COFFEE	3	0.20	51	3	NA	NA	1,632	1995	NA
CROCKETT	0	0.00	NA	NA	NA	NA	NA	NA	NA
CUMBERLAND	8	0.51	38	2	\$39,259	\$90,864	1,404	1994	14.1%
DAVIDSON	446	2.39	35	2	\$53,300	\$134,331	1,422	1986	18.8%
DECATUR	0	0.00	NA	NA	NA	NA	NA	NA	NA
DEKALB	2	0.38	39	2	NA	NA	1,681	1996	NA
DICKSON	7	0.45	33	3	\$54,038	\$116,286	1,466	1979	14.5%
DYER	2	0.19	36	4	NA	NA	1,350	2003	NA
FAYETTE	3	0.40	38	1	NA	NA	1,898	2006	NA
FENTRESS	0	0.00	NA	NA	NA	NA	NA	NA	NA
FRANKLIN	1	0.09	24	3	NA	NA	2,356	2003	NA
GIBSON	3	0.21	45	3	NA	NA	1,741	1991	NA
GILES	0	0.00	NA	NA	NA	NA	NA	NA	NA
GRAINGER	3	0.41	51	2	NA	NA	1,429	2007	NA
GREENE	9	0.45	33	3	\$48,240	\$85,785	1,589	2005	14.2%
GRUNDY	0	0.00	NA	NA	NA	NA	NA	NA	NA
HAMBLEN	12	0.74	40	3	\$47,378	\$99,783	1,426	1983	15.0%
HAMILTON	120	1.39	36	2	\$48,818	\$113,272	1,436	1972	18.0%
HANCOCK	0	0.00	NA	NA	NA	NA	NA	NA	NA
HARDEMAN	1	0.15	25	4	NA	NA	1,360	1993	NA
HARDIN	0	0.00	NA	NA	NA	NA	NA	NA	NA
HAWKINS	4	0.23	24	2	NA	NA	1,331	1999	NA
HAYWOOD	3	0.57	44	2	NA	NA	1,561	1983	NA
HENDERSON	1	0.13	25	3	NA	NA	1,156	1998	NA
HENRY	0	0.00	NA	NA	NA	NA	NA	NA	NA

Table 9. Selected Characteristics by County – 2014, Continued

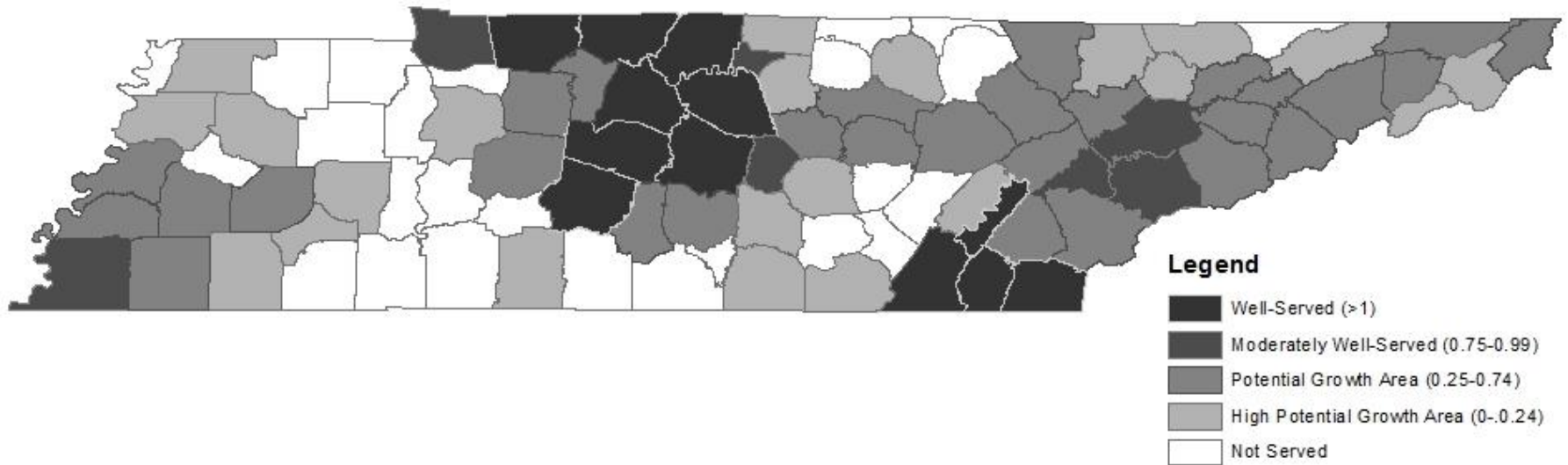
COUNTY	Borrower Characteristics					Property Characteristics			
	# Loans	Service Index	Age*	HH Size	Income*	Price*	Sq. Ft	Year Built	PITI: % Income*
----- AVERAGE VALUES -----									
HICKMAN	3	0.49	33	4	NA	NA	1,612	1995	NA
HOUSTON	0	0.00	NA	NA	NA	NA	NA	NA	NA
HUMPHREYS	1	0.19	24	2	NA	NA	1,248	2004	NA
JACKSON	0	0.00	NA	NA	NA	NA	NA	NA	NA
JEFFERSON	7	0.54	38	2	\$34,235	\$80,910	1,678	2001	18.7%
JOHNSON	2	0.35	46	2	NA	NA	1,102	2014	NA
KNOX	122	0.97	32	2	\$46,760	\$107,288	1,266	1978	17.4%
LAKE	0	0.00	NA	NA	NA	NA	NA	NA	NA
LAUDERDALE	4	0.57	35	5	NA	NA	1,393	1969	NA
LAWRENCE	1	0.09	40	2	NA	NA	2,042	1940	NA
LEWIS	0	0.00	NA	NA	NA	NA	NA	NA	NA
LINCOLN	0	0.00	NA	NA	NA	NA	NA	NA	NA
LOUDON	13	0.96	42	3	\$40,944	\$108,201	1,479	2001	17.3%
MACON	1	0.17	38	1	NA	NA	1,512	2000	NA
MADISON	18	0.72	42	3	\$46,239	\$98,200	1,772	1985	18.4%
MARION	2	0.23	27	4	NA	NA	1,426	1953	NA
MARSHALL	3	0.37	27	2	NA	NA	1,803	2006	NA
MAURY	34	1.68	33	3	\$51,297	\$123,059	1,456	1989	21.1%
MCMINN	5	0.34	37	3	NA	NA	1,512	1995	NA
MCNAIRY	0	0.00	NA	NA	NA	NA	NA	NA	NA
MEIGS	4	1.14	44	2	NA	NA	1,337	1990	NA
MONROE	4	0.32	41	3	NA	NA	1,870	2006	NA
MONTGOMERY	71	1.89	34	2	\$48,696	\$112,969	1,341	1990	18.2%
MOORE	0	0.00	NA	NA	NA	NA	NA	NA	NA
MORGAN	2	0.35	52	3	NA	NA	1,056	2014	NA
OBION	1	0.11	30	2	NA	NA	1,248	2008	NA
OVERTON	1	0.16	27	3	NA	NA	2,016	2001	NA
PERRY	0	0.00	NA	NA	NA	NA	NA	NA	NA
PICKETT	0	0.00	NA	NA	NA	NA	NA	NA	NA
POLK	5	1.00	40	4	NA	NA	1,629	1997	NA
PUTNAM	5	0.24	25	2	NA	NA	1,334	1997	NA
RHEA	2	0.24	37	4	NA	NA	1,638	1989	NA
ROANE	8	0.51	36	3	\$36,285	\$92,660	1,706	2006	19.4%
ROBERTSON	21	1.24	34	3	\$59,231	\$132,052	1,381	1989	16.7%
RUTHERFORD	234	3.77	33	2	\$54,881	\$128,040	1,425	1998	17.8%
SCOTT	4	0.57	46	3	NA	NA	1,108	2009	NA
SEQUATCHIE	0	0.00	NA	NA	NA	NA	NA	NA	NA
SEVIER	7	0.26	39	3	\$46,176	\$115,464	1,602	1999	17.8%
SHELBY	186	0.81	35	2	\$49,122	\$111,562	1,697	1982	19.3%
SMITH	1	0.20	34	4	NA	NA	1,387	1957	NA

Table 9. Selected Characteristics by County – 2014, Continued

COUNTY	# Loans	Service Index	Borrower Characteristics			Property Characteristics			PITI % Income*
			Age*	HH Size	Income*	Price*	Sq. Ft	Year Built	
-----AVERAGE VALUES-----									
STEWART	3	0.87	42	3	NA	NA	1,232	1988	NA
SULLIVAN	18	0.40	40	3	\$44,165	\$108,894	1,395	1989	15.6%
SUMNER	67	1.71	35	3	\$57,208	\$144,793	1,574	1988	18.8%
TIPTON	9	0.66	37	3	\$55,695	\$93,117	1,532	1991	15.0%
TROUSDALE	2	0.87	27	3	NA	NA	1,704	2011	NA
UNICOI	1	0.18	22	2	NA	NA	1,124	1940	NA
UNION	1	0.14	66	2	NA	NA	1,478	2014	NA
VAN BUREN	0	0.00	NA	NA	NA	NA	NA	NA	NA
WARREN	2	0.19	31	3	NA	NA	1,140	2003	NA
WASHINGTON	13	0.39	40	3	\$39,217	\$102,577	1,284	1981	17.7%
WAYNE	0	0.00	NA	NA	NA	NA	NA	NA	NA
WEAKLEY	0	0.00	NA	NA	NA	NA	NA	NA	NA
WHITE	4	0.55	43	3	NA	NA	1,243	1980	NA
WILLIAMSON	31	1.32	35	3	\$58,939	\$183,287	1,665	1999	20.9%
WILSON	31	1.26	34	3	\$61,448	\$153,801	1,604	1988	18.2%

*In the counties with 5 or less loans, the information about the borrower's age, the income of the borrower and the acquisition cost are suppressed to protect the anonymity of the borrowers.

Map 1: Service Index by County, 2014⁷



⁷ The service index is computed as a ratio derived from the distribution of all THDA loans and the distribution of eligible households in Tennessee, which are households whose median income fell between 30% and 100% of the state's median income. This calculation is different than the previous years because we included both the renter and owner households in eligible population. This is more accurate because first-time homebuyer requirement is waived for borrowers who are purchasing a home in a targeted area and the veterans. Therefore, the current homeowners are also part of eligible population. Comprehensive Housing Affordability Strategies (CHAS) data was utilized in the analysis. We used 2007-2011 CHAS data to determine the eligible households for all the counties.