



Leading Tennessee Home

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THDA MORTGAGE PROGRAM REPORT

Fiscal Year 2010

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Fiscal Year Overview

Since its inception, Tennessee Housing Development Agency (THDA) has helped over 104,000 families become homeowners. During fiscal year 2010, THDA provided 3,448 loans, totaling over \$366 million, to first-time homebuyers through the agency's available mortgage programs. More loans were generated in the first half of the fiscal year than the second half (1,813 and 1,635 loans, respectively).

The THDA mortgage programs are generally for first-time homebuyers, those who have not owned their principle residence within the last three years, persons who wish to purchase a home in one of the 58 federally targeted counties and veterans¹.

THDA offers four mortgage programs; Great Rate (GR), Great Advantage (GA), Great Start (GS) and New Start (NS). The Great Rate Program is a below market rate mortgage program for low- to moderate-income families. The Great Advantage Program offers a slightly higher interest rate loan and offers down payment and closing cost assistance of 2%. The Great Start program offers a loan at a slightly higher interest rate but offers assistance with down payment and closing costs of 4%. The New Start loans, delivered through non-profits for very low-income families, are designed to promote the construction of new houses, and they have a zero percent interest rate². The Great Advantage, the Great Start and the New Start programs all require homebuyer education.

THDA implemented a new second mortgage program in the early 2009, THDA Stimulus Loan Program, for down payment and closing cost assistance. This program complemented THDA's existing Homeownership Choices incorporating the housing tax credit³. In order to be eligible for the second mortgage program, THDA must be providing funding for the first mortgage through the Great Rate or the Great Advantage programs for the borrower(s) to purchase the home. The Stimulus Second Mortgage loans were available for the qualified purchases with a binding sales contract in place on or before April 30, 2010 and closed by September 30, 2010. In fiscal year 2010, 967 Stimulus Second Mortgage loans were closed, 687 of which were the Great Rate with the second mortgage and 280 loans were the Great Advantage with the second mortgage.

The Preserve Loan Program was another program developed by THDA to help low- and moderate-income homeowners make necessary home repairs in Middle Tennessee and Madison County in West Tennessee. The Preserve Loan Program offers a 4% interest rate on home repair loans. In the fiscal year 2010, THDA made two Preserve loans.

THDA Mortgage Program Highlights for FY 2010

During the fiscal year 2010, as seen in Table 1, THDA closed more loans (3,448) and funded more mortgages totaling \$366,857,696 in comparison to the previous fiscal year, a 70% increase from 2009. The low fixed interest rates, down payment assistance, and the first time homebuyer tax credit were the factors in THDA's increasing loan production in the fiscal year 2010. Most of the loan production, almost 53%, took place in the first half of the fiscal year.

¹ Starting February 28, 2007, THDA implemented the veteran exemption. With that exemption, veterans and their spouses do not have to meet the three year requirement (i.e. be a first-time homebuyer) to be eligible for THDA's mortgage programs. The definition of veteran is found at 38 U.S.C. and, generally, includes anyone (a) who has served in the military and has been released under conditions other than dishonorable or (b) who has re-enlisted, but could have been discharged or released under conditions other than dishonorable. A current, active member of the military in the first tour of duty is not eligible for this exemption. During the fiscal year 2010 there was no loan made with the veteran exemption.

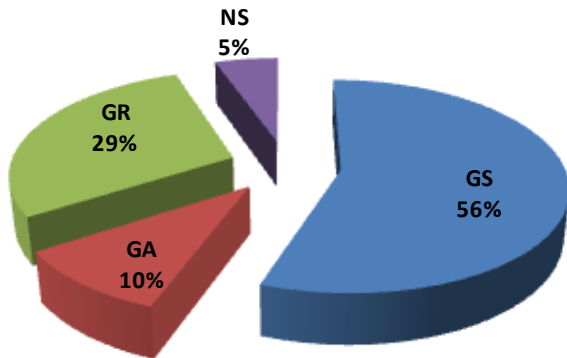
² Effective January 23, 2006, the New Start Program became a two-tiered program. Tier I is still a 0% loan program for very low income (60% or less of the state median income) people. Tier II allows the borrower to have a slightly higher income (70% of the state median income) than Tier I, and in exchange the borrower pays a low fixed interest rate (half of the interest rate on the Great Rate program). In the 2010 fiscal year, 19 of the New Start loans were Tier II.

³ The First Time Homebuyer Credit is authorized in Section 3011 of the Housing and Economic Recovery Act (HERA) of 2008, as amended by Section 1006 of the American Recovery and Reinvestment Act (ARRA) of 2009. The Worker, Homeownership and Business Assistance Act of 2009, signed into law on Nov. 6, 2009, extended and expanded the first-time homebuyer credit allowed by previous Acts.

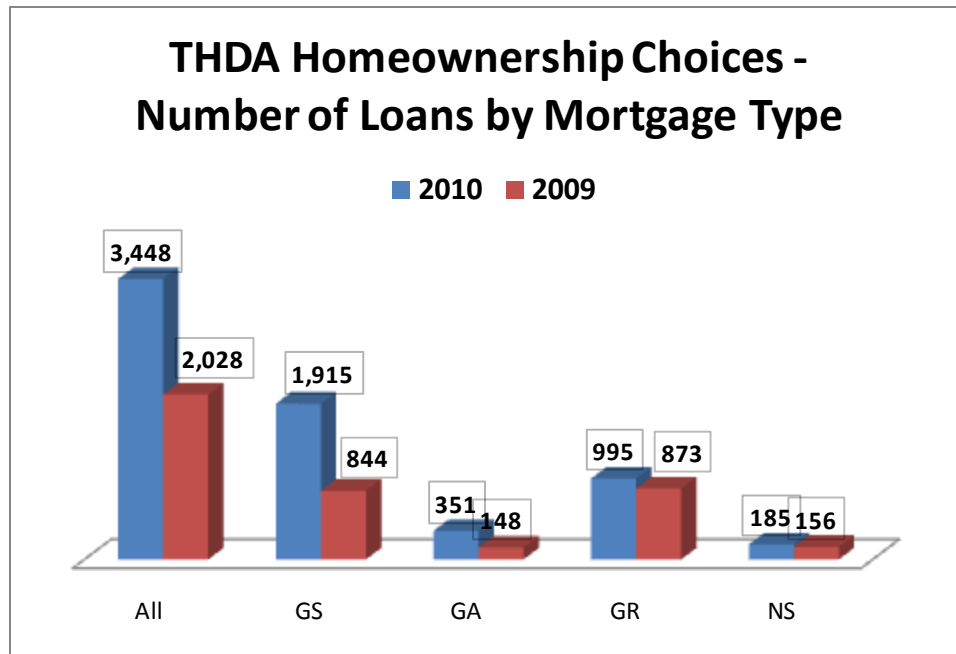
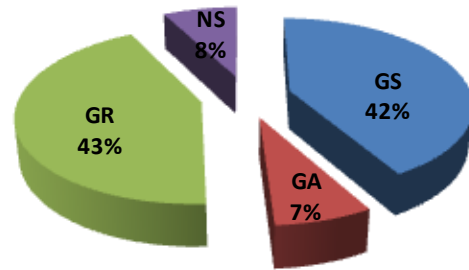
The Great Start and the Great Advantage programs substantially increased in volume from the last year (127% and 137%, respectively). Our borrowers were able to take advantage of down payment/closing cost assistance while still enjoying low fixed interest rates combined with Stimulus Second Mortgages.

The Great Start loans represented 56% of all loans closed in fiscal year 2010. Although the Great Rate Loans increased by 14% from the previous fiscal year, its share in the total number of loans declined from 43% to 29%.

Distribution of THDA Loans by Homeownership Choices, 2010



Distribution of THDA Loans by Homeownership Choices, 2009



Nine-hundred-sixty-seven Stimulus Second Mortgage loans closed during the fiscal year 2010. The Stimulus Second Mortgage loans were available only for the Great Rate and the Great Advantage Loans. Almost 70% of those 967 Stimulus Second Mortgage loans were in the Great Rate Loan program⁴.

In fiscal year 2010, the number of un-served counties declined from 13 to 11. THDA did not make any loans in Benton, Chester, Decatur, Fentress, Grundy, Hancock, Henry, Lake, Moore, Perry, and Wayne counties.

⁴ Once the closings are completed after September 30, 2010, we will have a more detailed examination of Stimulus Second Mortgages.

Property Characteristics (see Table 2)

The average sales price for all properties was \$110,118, and this was a 2.3% increase from the fiscal year 2009. The average sales price increased in all loan programs, except the Great Advantage program. On average, the New Start and the Great Start homes became 6% more expensive compared to the previous fiscal year.

The Great Advantage homes were more likely to be new (11%) as compared to the Great Start and the Great Rate homes (9.1% and 8.5%, respectively). By program definition, all New Start homes were new constructions.

In all programs, the average home size was 1,385 square feet, larger than the previous fiscal year square footage of 1,350. Homes in the Great Advantage program were the largest. In terms of year built, homes in the different programs did not vary much, and they were not significantly different than last fiscal year.

Homebuyer Characteristics (see Table 3)

The borrowers' average annual income for all programs was \$41,215, 2% higher than in fiscal year 2009. While the borrowers in the Great Rate and the New Start Programs have higher average incomes than in fiscal year 2009 (1.6% and 6.7%, respectively) the Great Start and the Great Advantage borrowers reported lower incomes on average than the last fiscal year (-0.5% and -2.9%, respectively). The borrowers in the Great Advantage program had the highest average income, with \$42,469, in fiscal year 2010.

Overall borrowers in different programs were not significantly different from each other: most borrowers were males less than 35 years old; average household size was 2; most borrowers were white. Overall there were very few Hispanic borrowers (0.4% of all loans), and this was even lower than the last fiscal year. The New Start borrowers, however, were quite different than the borrowers in the other programs: older (on average 39 years old) and mostly female (70%). Average household size was 3. The New Start borrowers were far more likely to be single women with children (43.2%), than the Great Start (14%), the Great Advantage (16.2%) or the Great Rate (10.4%) borrowers. While the New Start program had a greater percentage of African-American borrowers than the other programs (39.5%), it had no Hispanic borrowers.

Loan Characteristics (see Table 4)

In the fiscal year 2010, 95% of borrowers had a down payment. All Great Start and Great Advantage loans receive down payment/closing cost assistance as part of the loan program. Compared to fiscal year 2009, borrowers in fiscal year 2010 experienced different results with regards to their principal, interest, tax and insurance (PITI) payments. The average PITI payment this year was \$724, a decline of 3.6% over the previous fiscal year. The PITI as a percent of income also declined from 23.1% in fiscal year 2009 to 22.1% in fiscal year 2010.

In fiscal years 2009 and 2010, the share of FHA insured loans increased while conventionally insured loans declined. In fiscal year 2009, FHA insured loans increased to 75% while conventionally insured loans declined to 3.7% of all THDA loans. The similar trend continued in the fiscal year 2010 and the share of FHA loans increased to almost 90% of all loans, while there were no conventionally insured loans. In fiscal year 2010, 5.9% of all THDA loans were conventionally un-insured, while 3.8% were insured by Rural Economic and Community Development (RECD), and 0.7% were insured by the Veterans Administration.

The number of borrowers whose payments were considered “not affordable” declined, from 16.2% of all loans in the fiscal year 2009 to 12.5% in the fiscal year 2010, while the number of borrowers paying less than 20% of their income for PITI increased to 37.6% from 31.8% of all borrowers in the fiscal year 2010.

The lenders were the primary source of information to the borrowers regarding THDA loans. Fifty-one percent of our borrowers learned about our programs from their lenders. Ninety-nine percent of all borrowers were first time homebuyers, and 12.8% of loans were for the homes in the targeted areas. There were no veteran exempt loans.

Geographic Distribution (see Table 5a)

Looking geographically at loan distributions statewide, Middle Tennessee was the dominant of the three grand divisions. Fifty-four percent of the THDA loans in the fiscal year 2010 were made in Middle Tennessee. The loans made in the suburban areas increased from 50.6% in fiscal year 2009 to 54.9% in fiscal year 2010. For the central city areas, the loan proportions declined from 34.3% in fiscal year 2009 to 33.2% in fiscal year 2010. The rural areas also lost in terms of the percentage of loans made, 11.9% in fiscal year 2010, down from 15.1% in fiscal year 2009.

The Nashville-Murfreesboro MSA received the largest share of the THDA loans in fiscal year 2010, 43.5% of the total loans. This was substantially higher than in fiscal year 2009, 38.3%. The Memphis MSA’s share slightly declined, 14.9% of the total loans, as compared to 15.5% in the previous year. In the Memphis MSA, THDA generated a substantial amount of Great Start loans. Three-hundred-sixty-eight out of 501 total loans (72%) made to the Memphis MSA were Great Start loans in fiscal year 2010.

Table 1. THDA Mortgages by Program and Fiscal Year, 2000-2010

	All Programs*	Great Start	Great Advantage***	Great Rate	New Start
Total # of Loans					
2009-2010	3,448	1,915	351	995	185
2008-2009	2,028	844	148	873	156
2007-2008	3,954	668	224	2,957	105
2006-2007	3,999	799	204	2,905	91
2005-2006	2,787	945		1,791	50
2004-2005	2,070	781		1,251	38
2003-2004	3,040	1,049		1,470	33
2002-2003	1,839	728		1,076	35
2001-2002	2,879	714		2,118	47
2000-2001**	1,616	105*		1,511	
Total Loan \$	ALL*	GS	GA***	GR	NS
2009-2010	\$366,857,696	\$204,678,897	\$38,925,074	\$107,855,833	\$15,378,115
2008-2009	\$208,429,659	\$85,357,716	\$16,617,532	\$93,377,941	\$12,223,235
2007-2008	\$433,254,673	\$67,837,369	\$24,460,864	\$332,959,353	\$7,997,087
2006-2007	\$428,862,557	\$82,965,263	\$22,875,111	\$316,874,930	\$6,147,253
2005-2006	\$284,106,642	\$95,972,750		\$185,179,785	\$2,919,607
2004-2005	\$198,105,426	\$73,322,219		\$122,861,164	\$1,922,043
2003-2004	\$280,869,464	\$94,308,465		\$138,028,271	\$1,583,970
2002-2003	\$151,998,135	\$59,409,182		\$90,959,154	\$1,629,799
2001-2002	\$229,026,488	\$55,304,341		\$171,593,987	\$2,128,160
2000-2001**	\$116,602,221	\$7,708,862 *		\$108,893,359	
Avg. Loan \$	ALL*	GS	GA***	GR	NS
2009-2010	\$106,397	\$106,882	\$110,898	\$108,398	\$83,125
2008-2009	\$102,776	\$101,135	\$112,281	\$106,962	\$78,354
2007-2008	\$109,574	\$101,553	\$109,200	\$112,600	\$76,163
2006-2007	\$107,242	\$103,836	\$112,133	\$109,079	\$67,552
2005-2006	\$101,940	\$101,558		\$103,395	\$58,392
2004-2005	\$98,241	\$95,009		\$101,184	\$67,806
2003-2004	\$92,391	\$89,903		\$93,897	\$47,999
2002-2003	\$82,653	\$81,606		\$84,535	\$46,566
2001-2002	\$79,551	\$77,457		\$81,017	\$45,280
2000-2001**	\$72,155	\$73,418		\$72,067	

* All programs totals include one (1) Disaster Loan made during 2006, seven (7) Great Save loans made in 2008, and 2 Preserve Loans made in 2009 in addition to loans in Great Rate, Great Advantage, Great Start, and New Start programs.

** The Great Start program was suspended for the majority of this year.

*** Great Advantage Program started in October 2006.

Table 2. Property Characteristics – Fiscal Year 2010

	All Programs (GS-GA-GR-NS)	Great Start	Great Advantage	Great Rate	New Start
NEW/EXISTING HOMES	ALL	GS	GA	GR	NS
NEW					
Average Price	\$127,343	\$136,359	\$137,965	\$127,684	\$115,707
Median Price	\$126,000	\$132,950	\$137,600	\$126,000	\$120,000
Number of Homes	484	175	39	85	185
EXISTING					
Average Price	\$107,305	\$106,016	\$109,251	\$109,339	NA
Median Price	\$106,000	\$105,000	\$109,700	\$109,500	NA
Number of Homes	2,964	1,740	312	910	0
% of Homes New	14.0%	9.1%	11.1%	8.5%	100.0%
% of Homes Existing	86.0%	90.9%	88.9%	91.5%	0.0%
SALES PRICE	ALL	GS	GA	GR	NS
<i>Mean</i>	\$110,118	\$108,789	\$112,817	\$110,906	\$115,707
<i>Median</i>	\$109,900	\$107,000	\$111,900	\$110,000	\$120,000
less than \$60,000	4.0%	4.5%	3.4%	3.6%	1.1%
\$60,000-\$69,999	5.3%	6.2%	4.3%	4.6%	2.7%
\$70,000-\$79,999	8.0%	8.8%	5.4%	8.2%	4.3%
\$80,000-\$89,999	11.2%	11.6%	12.8%	9.9%	10.8%
\$90,000-\$99,999	10.9%	11.1%	6.8%	12.1%	10.3%
\$100,000-\$109,999	11.1%	10.7%	13.7%	10.5%	14.6%
\$110,000-\$119,999	12.2%	12.0%	13.4%	13.4%	5.4%
\$120,000-\$129,999	12.3%	11.5%	13.4%	11.6%	21.6%
\$130,000-\$139,999	9.0%	8.3%	9.4%	10.1%	10.3%
\$140,000-\$149,999	6.6%	5.8%	7.7%	6.3%	13.0%
\$150,000-\$159,999	3.6%	3.6%	2.6%	4.6%	0.5%
Over \$160,000	5.8%	6.0%	7.1%	5.1%	5.4%
SQUARE FEET	ALL	GS	GA	GR	NS
<i>Mean</i>	1,385	1,396	1,421	1,390	1,182
<i>Median</i>	1,311	1,318	1,344	1,324	1,140
less than 1,000	8.9%	9.1%	8.8%	7.5%	14.6%
1,000-1,250	31.9%	31.3%	24.8%	31.8%	53.0%
1,251-1,500	29.1%	28.3%	33.6%	29.5%	27.0%
1,501-1,750	15.4%	15.5%	16.8%	16.9%	4.9%
more than 1,750	14.6%	15.8%	16.0%	14.3%	0.5%
YEAR BUILT	ALL	GS	GA	GR	NS
<i>Mean (year built)</i>	1985	1982	1986	1984	2009
<i>Median (year built)</i>	1991	1988	1993	1991	2010
before 1940	3.2%	3.9%	2.3%	2.8%	0.0%
1940s	5.1%	5.5%	5.7%	5.2%	0.0%
1950s	9.1%	10.2%	7.1%	9.5%	0.0%
1960s	8.4%	9.2%	8.8%	8.4%	0.0%
1970s	10.6%	11.3%	10.3%	11.3%	0.0%
1980s	11.1%	12.1%	12.8%	10.8%	0.0%
1990s	16.5%	17.0%	16.2%	18.6%	0.0%
2000-2009	29.8%	25.7%	30.8%	30.4%	68.1%
2010	6.0%	5.1%	6.0%	3.0%	31.9%

Table 3. Homebuyer Characteristics – Fiscal Year 2010

	All Programs	Great Start	Great Advantage	Great Rate	New Start
AGE					
<i>Mean</i>	34	33	35	33	39
<i>Median</i>	30	30	30	29	36
less than 25	19.0%	18.9%	17.9%	21.6%	9.2%
25-29	28.9%	29.2%	27.6%	30.3%	20.0%
30-34	16.8%	17.7%	14.5%	15.7%	18.9%
35-39	10.6%	10.8%	12.3%	9.5%	11.9%
40-44	7.2%	7.2%	6.3%	7.3%	8.6%
45 and over	17.5%	16.3%	21.4%	15.6%	31.4%
FIRST-TIME BUYER					
	ALL	GS	GA	GR	NS
Yes	99.4%	99.4%	100.0%	99.6%	98.4%
No	0.6%	0.6%	0.0%	0.4%	1.6%
GENDER					
	ALL	GS	GA	GR	NS
Female	47.8%	48.0%	52.1%	41.9%	69.7%
Male	52.2%	52.0%	47.9%	58.1%	30.3%
HOUSEHOLD SIZE					
	ALL	GS	GA	GR	NS
<i>Mean</i>	2	2	2	2	3
<i>Median</i>	2	2	2	2	2
1 Person	45.8%	46.3%	47.0%	47.7%	27.0%
2 Person	26.5%	26.5%	23.4%	27.5%	27.0%
3 Person	15.2%	15.0%	18.2%	13.2%	22.2%
4 Person	7.9%	7.9%	6.8%	7.9%	10.3%
5+ Person	4.6%	4.2%	4.6%	3.6%	13.5%
HOUSEHOLD COMP.					
	ALL	GS	GA	GR	NS
Female (single)	26.5%	27.2%	27.4%	25.8%	21.6%
Female with child(ren)	14.8%	14.0%	16.2%	10.4%	43.2%
Male (single)	26.4%	26.5%	25.1%	29.2%	11.4%
Male with child(ren)	4.0%	4.6%	1.1%	4.1%	2.7%
Married couple	11.9%	11.6%	11.4%	13.9%	6.5%
Married with child(ren)	16.4%	16.0%	18.5%	16.6%	14.1%
Other	0.1%	0.1%	0.3%	0.0%	0.5%
INCOME					
	ALL	GS	GA	GR	NS
<i>Mean</i>	\$41,215	\$42,434	\$42,469	\$41,683	\$23,619
<i>Median</i>	\$40,868	\$42,122	\$41,834	\$41,111	\$24,489
less than \$10,000	0.3%	0.0%	0.0%	0.1%	4.3%
\$10,000-\$14,999	1.3%	0.9%	0.3%	0.8%	10.3%
\$15,000-\$19,999	2.3%	1.6%	1.1%	1.7%	14.6%
\$20,000-\$24,999	5.7%	4.9%	4.8%	4.5%	21.1%
\$25,000-\$29,999	10.6%	9.3%	9.7%	9.7%	30.8%
\$30,000-\$34,999	13.5%	12.2%	14.0%	15.4%	15.1%
\$35,000-\$39,999	14.2%	15.0%	15.1%	14.2%	3.8%
\$40,000-\$44,999	13.7%	14.4%	15.7%	14.4%	0.0%
\$45,000-\$49,999	12.5%	13.8%	11.1%	13.0%	0.0%
\$50,000 and over	26.0%	27.9%	28.2%	26.2%	0.0%
RACE/ETHNICITY					
	ALL	GS	GA	GR	NS
White	74.3%	71.9%	68.9%	84.4%	56.2%
African American	22.6%	24.7%	27.4%	13.7%	39.5%
Asian	0.4%	0.5%	0.6%	0.1%	1.6%
American Indian/ Alaskan Native	0.8%	0.7%	1.4%	0.8%	1.1%
Nat. Hawaiian/Pacific Islander	0.7%	0.7%	0.6%	0.6%	1.1%
Unknown	1.2%	1.6%	1.1%	0.4%	0.5%
Hispanic	0.4%	0.3%	1.1%	0.5%	0.0%

Table 4. Loan Characteristics – Fiscal Year 2010

DOWN PAYMENT	ALL	GS	GA	GR	NS
Yes	94.6%	99.2%	98.3%	86.6%	84.3%
No	5.4%	0.8%	1.7%	13.4%	15.7%
# of loans w/down payment	3,263	1,900	345	862	156
% of Acquisition Cost*					
Mean*	4.8%	3.6%	3.4%	4.5%	24.8%
Median*	3.5%	3.5%	3.5%	3.5%	25.0%
LOAN TYPE	ALL	GS	GA	GR	NS
Conventional Insured	0.0%	0.0%	0.0%	0.0%	0.0%
Conventional Uninsured	5.9%	0.1%	0.0%	1.8%	99.5%
FHA	89.6%	99.4%	98.0%	84.4%	0.5%
RD	3.8%	0.3%	1.1%	12.3%	0.0%
VA	0.7%	0.3%	0.9%	1.5%	0.0%
PITI	ALL	GS	GA	GR	NS
Mean	\$724	\$754	\$765	\$715	\$380
Median	\$719	\$743	\$758	\$711	\$385
less than \$300	1.4%	0.2%	0.3%	0.6%	18.9%
\$300-399	4.2%	2.3%	1.7%	3.0%	35.7%
\$400-499	9.2%	7.0%	5.1%	9.1%	39.5%
\$500-599	14.2%	14.7%	14.0%	14.9%	5.4%
\$600-699	17.3%	17.8%	16.0%	20.1%	0.5%
\$700-799	17.8%	17.2%	20.5%	21.2%	0.0%
\$800-899	16.7%	18.5%	20.5%	15.1%	0.0%
\$900 or more	19.2%	22.2%	21.9%	16.0%	0.0%
PITI % of INCOME	ALL	GS	GA	GR	NS
Mean	22.1%	22.4%	22.7%	21.6%	20.7%
Median	21.3%	21.6%	21.9%	21.0%	19.5%
less than 15%	8.7%	8.3%	6.6%	9.3%	12.4%
15-19%	28.9%	28.0%	27.9%	29.4%	37.8%
20-24%	31.8%	30.3%	32.2%	35.4%	27.0%
25-29%	18.1%	20.2%	18.8%	15.3%	10.8%
30% or more	12.5%	13.3%	14.5%	10.6%	11.9%
TARGETED AREA	ALL	GS	GA	GR	NS
Yes	12.8%	11.7%	10.0%	14.4%	21.6%
No	87.2%	88.3%	90.0%	85.6%	78.4%
MARKETING SOURCE	ALL	GS	GA	GR	NS
Builder	1.8%	0.6%	1.4%	0.7%	20.5%
Lender	51.4%	54.7%	55.0%	50.9%	14.1%
Newspaper	0.5%	0.0%	0.3%	0.0%	8.6%
Other	16.5%	13.8%	18.8%	14.3%	50.8%
Radio/tv.	0.1%	0.1%	0.0%	0.0%	1.6%
RE Agent	29.3%	30.2%	23.9%	34.2%	4.3%
Section 8 FSS Program	0.3%	0.5%	0.6%	0.0%	0.0%

*Mean and Median values for down payment as % of acquisition cost are calculated only for the loans with down payment. Those loans without down payment are excluded from calculations.

Table 5a. Geographic Distribution of Loans (# and %) by Program, Fiscal Year 2010

Percentage listed is within the program (column)

	All Programs (ALL)		Great Start (GS)		Great Advantage (GA)		Great Rate (GR)		New Start (NS)	
TENNESSEE										
Statewide	3448		1915	55.5%	351	10.2%	995	28.9%	185	5.4%
GRAND DIVISIONS	ALL		GS		GA		GR		NS	
East	962	27.9%	457	23.9%	57	16.2%	346	34.8%	101	54.6%
Middle	1,871	54.3%	1,042	54.4%	220	62.7%	540	54.3%	68	36.8%
West	615	17.8%	416	21.7%	74	21.1%	109	11.0%	16	8.6%
URBAN-RURAL	ALL		GS		GA		GR		NS	
Central City	1,145	33.2%	657	34.3%	128	36.47%	257	25.8%	103	55.7%
Suburb	1,892	54.9%	1057	55.2%	193	54.99%	577	58.0%	64	34.6%
Rural	411	11.9%	201	10.5%	30	8.55%	161	16.2%	18	9.7%
MSA	ALL		GS		GA		GR		NS	
Chattanooga	179	5.2%	80	4.2%	17	4.8%	61	6.1%	21	11.4%
Cleveland	111	3.2%	23	1.2%	3	0.9%	82	8.2%	3	1.6%
Johnson City	59	1.7%	38	2.0%	0	0.0%	3	0.3%	18	9.7%
Kingsport-Bristol	61	1.8%	30	1.6%	5	1.4%	7	0.7%	19	10.3%
Knoxville	398	11.5%	204	10.7%	28	8.0%	125	12.6%	41	22.2%
Morristown	39	1.1%	26	1.4%	1	0.3%	12	1.2%	0	0.0%
Clarksville	129	3.7%	87	4.5%	16	4.6%	26	2.6%	0	0.0%
Nashville	1501	43.5%	834	43.6%	182	51.9%	435	43.7%	49	26.5%
Jackson	45	1.3%	24	1.3%	3	0.9%	8	0.8%	10	5.4%
Memphis	515	14.9%	368	19.2%	66	18.8%	75	7.5%	6	3.2%
East Non-MSA	139	4.0%	60	3.1%	3	0.9%	61	6.1%	14	7.6%
Middle Non-MSA	217	6.3%	117	6.1%	22	6.3%	74	7.4%	4	2.2%
West Non-MSA	55	1.6%	24	1.3%	5	1.4%	26	2.6%	0	0.0%

Table 5b. Geographic Distribution of Loan Dollars by Program, Fiscal Year 2010

	All Programs	Great Start	Great Advantage	Great Rate	New Start
TENNESSEE					
Statewide	\$366,857,696	\$204,678,897	\$38,925,074	\$107,855,833	\$15,378,115
GRAND DIVISIONS					
East	\$92,454,981	\$43,475,190	\$5,677,409	\$34,443,563	\$8,851,542
Middle	\$216,857,845	\$122,405,267	\$25,870,325	\$63,095,805	\$5,473,948
West	\$57,544,870	\$38,798,440	\$7,377,340	\$10,316,465	\$1,052,625
URBAN-RURAL					
Central City	\$115,623,816	\$65,202,832	\$13,628,165	\$28,100,668	\$8,692,151
Suburb	\$212,126,681	\$120,066,516	\$22,037,054	\$64,590,306	\$5,420,305
Rural	\$39,107,199	\$19,409,549	\$3,259,855	\$15,164,859	\$1,265,659
MSA					
Chattanooga	\$16,491,697	\$7,497,152	\$1,537,300	\$6,128,028	\$1,329,217
Cleveland	\$10,176,947	\$1,890,706	\$275,852	\$7,815,675	\$194,714
Johnson City	\$5,492,286	\$3,506,222	\$0	\$276,814	\$1,709,250
Kingsport-Bristol	\$5,875,901	\$2,621,184	\$542,331	\$792,190	\$1,920,196
Knoxville	\$40,521,720	\$20,630,803	\$2,978,023	\$13,390,993	\$3,521,901
Morristown	\$3,344,088	\$2,210,749	\$75,562	\$1,057,777	\$0
Clarksville	\$12,874,537	\$8,447,203	\$1,782,181	\$2,645,153	\$0
Nashville	\$179,662,449	\$101,594,713	\$21,468,304	\$52,202,379	\$4,384,553
Jackson	\$3,889,569	\$2,150,305	\$264,666	\$697,973	\$776,625
Memphis	\$49,421,303	\$34,720,311	\$6,741,000	\$7,683,992	\$276,000
East Non-MSA	\$12,232,565	\$5,438,623	\$268,341	\$5,450,553	\$1,067,771
Middle Non-MSA	\$22,640,636	\$12,043,102	\$2,619,840	\$7,779,806	\$197,888
West Non-MSA	\$4,233,998	\$1,927,824	\$371,674	\$1,934,500	\$0

Table 6. Mortgages (# and %) by Program and County – Fiscal Year 2010

County	ALL		Great Start		Great Advantage		Great Rate		New Start	
	#	%	#	%	#	%	#	%	#	%
ANDERSON	30	0.9%	15	0.8%	1	0.3%	12	1.2%	2	1.1%
BEDFORD	13	0.4%	8	0.4%	0	0.0%	3	0.3%	2	1.1%
BENTON	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
BLEDSON	1	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
BLOUNT	77	2.2%	40	2.1%	4	1.1%	15	1.5%	18	9.7%
BRADLEY	105	3.0%	21	1.1%	3	0.9%	78	7.8%	3	1.6%
CAMPBELL	4	0.1%	2	0.1%	0	0.0%	2	0.2%	0	0.0%
CANNON	5	0.1%	4	0.2%	1	0.3%	0	0.0%	0	0.0%
CARROLL	2	0.1%	1	0.1%	0	0.0%	1	0.1%	0	0.0%
CARTER	12	0.3%	10	0.5%	0	0.0%	1	0.1%	1	0.5%
CHEATHAM	12	0.3%	10	0.5%	1	0.3%	1	0.1%	0	0.0%
CHESTER	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
CLAIBORNE	4	0.1%	0	0.0%	0	0.0%	0	0.0%	4	2.2%
CLAY	1	0.0%	1	0.1%	0	0.0%	0	0.0%	0	0.0%
COCKE	2	0.1%	2	0.1%	0	0.0%	0	0.0%	0	0.0%
COFFEE	7	0.2%	2	0.1%	0	0.0%	4	0.4%	1	0.5%
CROCKETT	2	0.1%	1	0.1%	0	0.0%	1	0.1%	0	0.0%
CUMBERLAND	33	1.0%	8	0.4%	0	0.0%	23	2.3%	1	0.5%
DAVIDSON	676	19.6%	391	20.4%	84	23.9%	170	17.1%	31	16.8%
DECATUR	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
DEKALB	3	0.1%	2	0.1%	1	0.3%	0	0.0%	0	0.0%
DICKSON	11	0.3%	6	0.3%	1	0.3%	3	0.3%	1	0.5%
DYER	12	0.3%	3	0.2%	0	0.0%	9	0.9%	0	0.0%
FAYETTE	10	0.3%	6	0.3%	1	0.3%	3	0.3%	0	0.0%
FENTRESS	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
FRANKLIN	4	0.1%	1	0.1%	0	0.0%	3	0.3%	0	0.0%
GIBSON	12	0.3%	8	0.4%	1	0.3%	3	0.3%	0	0.0%
GILES	1	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
GRAINGER	2	0.1%	1	0.1%	0	0.0%	1	0.1%	0	0.0%
GREENE	11	0.3%	9	0.5%	0	0.0%	1	0.1%	1	0.5%
GRUNDY	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
HAMBLLEN	23	0.7%	16	0.8%	1	0.3%	6	0.6%	0	0.0%
HAMILTON	154	4.5%	76	4.0%	17	4.8%	55	5.5%	6	3.2%

Table 6. Mortgages (# and %) by Program and County – Fiscal Year 2010 (continued)

County	ALL		Great Start		Great Advantage		Great Rate		New Start	
	#	%	#	%	#	%	#	%	#	%
HANCOCK	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
HARDEMAN	1	0.0%	0	0.0%	1	0.3%	0	0.0%	0	0.0%
HARDIN	2	0.1%	2	0.1%	0	0.0%	0	0.0%	0	0.0%
HAWKINS	10	0.3%	6	0.3%	1	0.3%	3	0.3%	0	0.0%
HAYWOOD	1	0.0%	1	0.1%	0	0.0%	0	0.0%	0	0.0%
HENDERSON	3	0.1%	0	0.0%	0	0.0%	3	0.3%	0	0.0%
HENRY	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
HICKMAN	7	0.2%	2	0.1%	1	0.3%	4	0.4%	0	0.0%
HOUSTON	1	0.0%	1	0.1%	0	0.0%	0	0.0%	0	0.0%
HUMPHREYS	3	0.1%	1	0.1%	0	0.0%	2	0.2%	0	0.0%
JACKSON	6	0.2%	3	0.2%	1	0.3%	2	0.2%	0	0.0%
JEFFERSON	14	0.4%	9	0.5%	0	0.0%	5	0.5%	0	0.0%
JOHNSON	3	0.1%	0	0.0%	0	0.0%	1	0.1%	2	1.1%
KNOX	272	7.9%	138	7.2%	21	6.0%	93	9.3%	20	10.8%
LAKE	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
LAUDERDALE	7	0.2%	4	0.2%	2	0.6%	1	0.1%	0	0.0%
LAWRENCE	2	0.1%	0	0.0%	1	0.3%	1	0.1%	0	0.0%
LEWIS	1	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
LINCOLN	2	0.1%	2	0.1%	0	0.0%	0	0.0%	0	0.0%
LOUDON	16	0.5%	10	0.5%	1	0.3%	4	0.4%	1	0.5%
MCMINN	14	0.4%	9	0.5%	0	0.0%	5	0.5%	0	0.0%
MCNAIRY	2	0.1%	1	0.1%	0	0.0%	1	0.1%	0	0.0%
MACON	2	0.1%	2	0.1%	0	0.0%	0	0.0%	0	0.0%
MADISON	45	1.3%	24	1.3%	3	0.9%	8	0.8%	10	5.4%
MARION	1	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
MARSHALL	9	0.3%	3	0.2%	3	0.9%	3	0.3%	0	0.0%
MAURY	91	2.6%	51	2.7%	16	4.6%	24	2.4%	0	0.0%
MEIGS	2	0.1%	0	0.0%	0	0.0%	2	0.2%	0	0.0%
MONROE	9	0.3%	8	0.4%	1	0.3%	0	0.0%	0	0.0%
MONTGOMERY	127	3.7%	86	4.5%	16	4.6%	25	2.5%	0	0.0%
MOORE	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
MORGAN	7	0.2%	4	0.2%	0	0.0%	3	0.3%	0	0.0%
OBION	8	0.2%	3	0.2%	0	0.0%	5	0.5%	0	0.0%

Table 6. Mortgages (# and %) by Program and County – Fiscal Year 2010 (continued)

County	ALL		Great Start		Great Advantage		Great Rate		New Start	
	#	%	#	%	#	%	#	%	#	%
OVERTON	7	0.2%	3	0.2%	0	0.0%	4	0.4%	0	0.0%
PERRY	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
PICKETT	1	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
POLK	6	0.2%	2	0.1%	0	0.0%	4	0.4%	0	0.0%
PUTNAM	51	1.5%	29	1.5%	0	0.0%	21	2.1%	1	0.5%
RHEA	21	0.6%	3	0.2%	1	0.3%	17	1.7%	0	0.0%
ROANE	6	0.2%	4	0.2%	0	0.0%	2	0.2%	0	0.0%
ROBERTSON	40	1.2%	20	1.0%	4	1.1%	16	1.6%	0	0.0%
RUTHERFORD	455	13.2%	231	12.1%	59	16.8%	159	16.0%	6	3.2%
SCOTT	7	0.2%	0	0.0%	0	0.0%	1	0.1%	6	3.2%
SEQUATCHIE	24	0.7%	4	0.2%	0	0.0%	5	0.5%	15	8.1%
SEVIER	15	0.4%	11	0.6%	1	0.3%	3	0.3%	0	0.0%
SHELBY	485	14.1%	349	18.2%	65	18.5%	65	6.5%	6	3.2%
SMITH	8	0.2%	3	0.2%	1	0.3%	4	0.4%	0	0.0%
STEWART	2	0.1%	1	0.1%	0	0.0%	1	0.1%	0	0.0%
SULLIVAN	51	1.5%	24	1.3%	4	1.1%	4	0.4%	19	10.3%
SUMNER	137	4.0%	83	4.3%	14	4.0%	38	3.8%	2	1.1%
TIPTON	20	0.6%	13	0.7%	0	0.0%	7	0.7%	0	0.0%
TROUSDALE	4	0.1%	2	0.1%	1	0.3%	1	0.1%	0	0.0%
UNICOI	4	0.1%	4	0.2%	0	0.0%	0	0.0%	0	0.0%
UNION	3	0.1%	1	0.1%	1	0.3%	1	0.1%	0	0.0%
VAN BUREN	1	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
WARREN	2	0.1%	2	0.1%	0	0.0%	0	0.0%	0	0.0%
WASHINGTON	43	1.2%	24	1.3%	0	0.0%	2	0.2%	17	9.2%
WAYNE	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
WEAKLEY	3	0.1%	0	0.0%	1	0.3%	2	0.2%	0	0.0%
WHITE	11	0.3%	8	0.4%	0	0.0%	3	0.3%	0	0.0%
WILLIAMSON	53	1.5%	30	1.6%	3	0.9%	11	1.1%	8	4.3%
WILSON	91	2.6%	50	2.6%	12	3.4%	28	2.8%	1	0.5%
STATEWIDE	3,448	100.0%	1,915	100.0%	351	100.0%	995	100.0%	185	100.0%

Counties without any THDA loans:

Benton, Chester, Decatur, Fentress, Grundy, Hancock, Henry, Lake, Moore, Perry, and Wayne

Table 7. Dollar Amount of Mortgages by Program and County – Fiscal Year 2010

County	ALL		Great Start		Great Advantage		Great Rate		New Start	
	\$	%	\$	%	\$	%	\$	%	\$	%
ANDERSON	\$2,786,363	0.8%	\$1,488,683	0.7%	\$67,750	0.2%	\$1,082,180	1.0%	\$147,750	1.0%
BEDFORD	\$1,112,887	0.3%	\$729,611	0.4%	\$0	0.0%	\$299,055	0.3%	\$84,221	0.5%
BENTON	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
BLEDSON	\$70,204	0.0%	\$0	0.0%	\$0	0.0%	\$70,204	0.1%	\$0	12.0%
BLOUNT	\$8,081,103	2.2%	\$4,226,007	2.1%	\$349,712	0.9%	\$1,655,983	1.5%	\$1,849,401	1.3%
BRADLEY	\$9,762,409	2.7%	\$1,722,615	0.8%	\$275,852	0.7%	\$7,569,228	7.0%	\$194,714	0.0%
CAMPBELL	\$319,840	0.1%	\$185,575	0.1%	\$0	0.0%	\$134,265	0.1%	\$0	0.0%
CANNON	\$490,495	0.1%	\$410,688	0.2%	\$79,807	0.2%	\$0	0.0%	\$0	0.0%
CARROLL	\$149,681	0.0%	\$88,804	0.0%	\$0	0.0%	\$60,877	0.1%	\$0	0.6%
CARTER	\$923,684	0.3%	\$762,369	0.4%	\$0	0.0%	\$73,565	0.1%	\$87,750	0.0%
CHEATHAM	\$1,348,425	0.4%	\$1,153,519	0.6%	\$86,899	0.2%	\$108,007	0.1%	\$0	0.0%
CHESTER	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	2.3%
CLAIBORNE	\$349,776	0.1%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$349,776	0.0%
CLAY	\$38,665	0.0%	\$38,665	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
COCKE	\$179,286	0.0%	\$179,286	0.1%	\$0	0.0%	\$0	0.0%	\$0	0.4%
COFFEE	\$627,221	0.2%	\$166,654	0.1%	\$0	0.0%	\$402,400	0.4%	\$58,167	0.0%
CROCKETT	\$215,183	0.1%	\$137,153	0.1%	\$0	0.0%	\$78,030	0.1%	\$0	0.7%
CUMBERLAND	\$3,024,857	0.8%	\$716,441	0.4%	\$0	0.0%	\$2,191,139	2.0%	\$110,000	18.6%
DAVIDSON	\$80,521,691	21.9%	\$47,030,911	23.0%	\$10,055,076	25.8%	\$20,580,404	19.1%	\$2,855,300	0.0%
DECATUR	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
DEKALB	\$253,326	0.1%	\$169,866	0.1%	\$83,460	0.2%	\$0	0.0%	\$0	0.6%
DICKSON	\$975,413	0.3%	\$517,199	0.3%	\$117,826	0.3%	\$241,388	0.2%	\$99,000	0.0%
DYER	\$973,963	0.3%	\$280,470	0.1%	\$0	0.0%	\$693,493	0.6%	\$0	0.0%
FAYETTE	\$1,134,303	0.3%	\$673,274	0.3%	\$100,644	0.3%	\$360,385	0.3%	\$0	0.0%
FENTRESS	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
FRANKLIN	\$375,822	0.1%	\$90,922	0.0%	\$0	0.0%	\$284,900	0.3%	\$0	0.0%
GIBSON	\$833,191	0.2%	\$580,996	0.3%	\$41,239	0.1%	\$210,956	0.2%	\$0	0.0%
GILES	\$70,056	0.0%	\$0	0.0%	\$0	0.0%	\$70,056	0.1%	\$0	0.0%
GRAINGER	\$134,769	0.0%	\$69,069	0.0%	\$0	0.0%	\$65,700	0.1%	\$0	0.7%
GREENE	\$975,170	0.3%	\$804,056	0.4%	\$0	0.0%	\$70,989	0.1%	\$100,125	0.0%
GRUNDY	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
HAMBLETON	\$1,961,397	0.5%	\$1,357,896	0.7%	\$75,562	0.2%	\$527,939	0.5%	\$0	2.8%
HAMILTON	\$14,737,833	4.0%	\$7,176,903	3.5%	\$1,537,300	3.9%	\$5,585,920	5.2%	\$437,710	0.0%

Table 7. Dollar Amount of Mortgages by Program and County – Fiscal Year 2010 (continued)

County	ALL		Great Start		Great Advantage		Great Rate		New Start	
	\$	%	\$	%	\$	%	\$	%	\$	%
HANCOCK	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
HARDEMAN	\$78,551	0.0%	\$0	0.0%	\$78,551	0.2%	\$0	0.0%	\$0	0.0%
HARDIN	\$157,454	0.0%	\$157,454	0.1%	\$0	0.0%	\$0	0.0%	\$0	0.0%
HAWKINS	\$919,558	0.3%	\$485,429	0.2%	\$107,025	0.3%	\$327,104	0.3%	\$0	0.0%
HAYWOOD	\$50,815	0.0%	\$50,815	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
HENDERSON	\$244,459	0.1%	\$0	0.0%	\$0	0.0%	\$244,459	0.2%	\$0	0.0%
HENRY	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
HICKMAN	\$488,733	0.1%	\$119,882	0.1%	\$83,460	0.2%	\$285,391	0.3%	\$0	0.0%
HOUSTON	\$67,983	0.0%	\$67,983	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
HUMPHREYS	\$220,924	0.1%	\$93,279	0.0%	\$0	0.0%	\$127,645	0.1%	\$0	0.0%
JACKSON	\$405,524	0.1%	\$243,736	0.1%	\$58,814	0.2%	\$102,974	0.1%	\$0	0.0%
JEFFERSON	\$1,247,922	0.3%	\$783,784	0.4%	\$0	0.0%	\$464,138	0.4%	\$0	1.2%
JOHNSON	\$265,559	0.1%	\$0	0.0%	\$0	0.0%	\$78,059	0.1%	\$187,500	9.4%
KNOX	\$27,815,927	7.6%	\$13,885,773	6.8%	\$2,371,253	6.1%	\$10,109,151	9.4%	\$1,449,750	0.0%
LAKE	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
LAUDERDALE	\$596,851	0.2%	\$332,769	0.2%	\$188,062	0.5%	\$76,020	0.1%	\$0	0.0%
LAWRENCE	\$194,701	0.1%	\$0	0.0%	\$115,764	0.3%	\$78,937	0.1%	\$0	0.0%
LEWIS	\$93,279	0.0%	\$0	0.0%	\$0	0.0%	\$93,279	0.1%	\$0	0.0%
LINCOLN	\$175,265	0.0%	\$175,265	0.1%	\$0	0.0%	\$0	0.0%	\$0	0.5%
LOUDON	\$1,588,738	0.4%	\$939,114	0.5%	\$107,908	0.3%	\$466,716	0.4%	\$75,000	0.0%
MCMINN	\$1,077,414	0.3%	\$676,420	0.3%	\$0	0.0%	\$400,994	0.4%	\$0	0.0%
MCNAIRY	\$190,598	0.1%	\$78,354	0.0%	\$0	0.0%	\$112,244	0.1%	\$0	0.0%
MACON	\$204,703	0.1%	\$204,703	0.1%	\$0	0.0%	\$0	0.0%	\$0	5.1%
MADISON	\$3,889,569	1.1%	\$2,150,305	1.1%	\$264,666	0.7%	\$697,973	0.6%	\$776,625	0.0%
MARION	\$73,641	0.0%	\$0	0.0%	\$0	0.0%	\$73,641	0.1%	\$0	0.0%
MARSHALL	\$989,541	0.3%	\$286,220	0.1%	\$385,781	1.0%	\$317,540	0.3%	\$0	0.0%
MAURY	\$11,118,535	3.0%	\$6,109,045	3.0%	\$1,976,021	5.1%	\$3,033,469	2.8%	\$0	0.0%
MEIGS	\$202,225	0.1%	\$0	0.0%	\$0	0.0%	\$202,225	0.2%	\$0	0.0%
MONROE	\$790,366	0.2%	\$721,634	0.4%	\$68,732	0.2%	\$0	0.0%	\$0	0.0%
MONTGOMERY	\$12,785,201	3.5%	\$8,371,227	4.1%	\$1,782,181	4.6%	\$2,631,793	2.4%	\$0	0.0%
MOORE	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
MORGAN	\$581,114	0.2%	\$346,111	0.2%	\$0	0.0%	\$235,003	0.2%	\$0	0.0%
OBION	\$520,247	0.1%	\$221,009	0.1%	\$0	0.0%	\$299,238	0.3%	\$0	0.0%

Table 7. Dollar Amount of Mortgages by Program and County – Fiscal Year 2010 (continued)

County	ALL		Great Start		Great Advantage		Great Rate		New Start	
	\$	%	\$	%	\$	%	\$	%	\$	%
OVERTON	\$603,634	0.2%	\$214,703	0.1%	\$0	0.0%	\$388,931	0.4%	\$0	0.0%
PERRY	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
PICKETT	\$103,912	0.0%	\$0	0.0%	\$0	0.0%	\$103,912	0.1%	\$0	0.0%
POLK	\$414,538	0.1%	\$168,091	0.1%	\$0	0.0%	\$246,447	0.2%	\$0	0.4%
PUTNAM	\$4,975,722	1.4%	\$2,805,700	1.4%	\$0	0.0%	\$2,114,522	2.0%	\$55,500	0.0%
RHEA	\$1,804,156	0.5%	\$265,318	0.1%	\$78,837	0.2%	\$1,460,001	1.4%	\$0	0.0%
ROANE	\$484,072	0.1%	\$332,590	0.2%	\$0	0.0%	\$151,482	0.1%	\$0	0.0%
ROBERTSON	\$5,124,631	1.4%	\$2,696,443	1.3%	\$455,035	1.2%	\$1,973,153	1.8%	\$0	2.7%
RUTHERFORD	\$53,012,244	14.5%	\$27,636,981	13.5%	\$6,625,940	17.0%	\$18,329,670	17.0%	\$419,653	2.1%
SCOTT	\$396,346	0.1%	\$0	0.0%	\$0	0.0%	\$75,976	0.1%	\$320,370	5.8%
SEQUATCHIE	\$1,680,223	0.5%	\$320,249	0.2%	\$0	0.0%	\$468,467	0.4%	\$891,507	0.0%
SEVIER	\$1,712,180	0.5%	\$1,211,192	0.6%	\$120,772	0.3%	\$380,216	0.4%	\$0	1.8%
SHELBY	\$46,530,316	12.7%	\$32,914,299	16.1%	\$6,640,356	17.1%	\$6,699,661	6.2%	\$276,000	0.0%
SMITH	\$708,221	0.2%	\$262,447	0.1%	\$68,732	0.2%	\$377,042	0.3%	\$0	0.0%
STEWART	\$89,336	0.0%	\$75,976	0.0%	\$0	0.0%	\$13,360	0.0%	\$0	12.5%
SULLIVAN	\$4,956,343	1.4%	\$2,135,755	1.0%	\$435,306	1.1%	\$465,086	0.4%	\$1,920,196	0.6%
SUMNER	\$16,942,854	4.6%	\$10,348,839	5.1%	\$1,818,645	4.7%	\$4,679,770	4.3%	\$95,600	0.0%
TIPTON	\$1,756,684	0.5%	\$1,132,738	0.6%	\$0	0.0%	\$623,946	0.6%	\$0	0.0%
TROUSDALE	\$398,055	0.1%	\$211,596	0.1%	\$68,732	0.2%	\$117,727	0.1%	\$0	0.0%
UNICOI	\$422,313	0.1%	\$422,313	0.2%	\$0	0.0%	\$0	0.0%	\$0	0.0%
UNION	\$249,589	0.1%	\$91,226	0.0%	\$81,400	0.2%	\$76,963	0.1%	\$0	0.0%
VAN BUREN	\$109,183	0.0%	\$0	0.0%	\$0	0.0%	\$109,183	0.1%	\$0	0.0%
WARREN	\$175,126	0.0%	\$175,126	0.1%	\$0	0.0%	\$0	0.0%	\$0	10.5%
WASHINGTON	\$4,146,289	1.1%	\$2,321,540	1.1%	\$0	0.0%	\$203,249	0.2%	\$1,621,500	0.0%
WAYNE	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
WEAKLEY	\$223,005	0.1%	\$0	0.0%	\$63,822	0.2%	\$159,183	0.1%	\$0	0.0%
WHITE	\$929,330	0.3%	\$676,327	0.3%	\$0	0.0%	\$253,003	0.2%	\$0	5.5%
WILLIAMSON	\$7,464,065	2.0%	\$4,473,271	2.2%	\$411,408	1.1%	\$1,726,886	1.6%	\$840,000	0.5%
WILSON	\$11,982,919	3.3%	\$6,528,234	3.2%	\$1,596,744	4.1%	\$3,782,941	3.5%	\$75,000	100.0%
STATEWIDE	\$366,857,696	100.0%	\$204,678,897	100.0%	\$38,925,074	100.0%	\$107,855,833	100.0%	\$15,378,115	

Counties without any THDA loans include:

Benton, Chester, Decatur, Fentress, Grundy, Hancock, Henry, Lake, Moore, Perry, and Wayne

Table 8. Selected Characteristics by County – Fiscal Year 2010

COUNTY	# Loans	Buyer Characteristics			Property Characteristics			PITI: % Income
		Age	HH Size	Income	Acquisition Price	Sq. Ft	Year Built	
----- AVERAGE VALUES -----								
ANDERSON	30	37	2	39,780	98,453	1,286	1960	21.0%
BEDFORD	13	34	2	34,634	91,300	1,312	1995	20.5%
BENTON	0	NA	NA	NA	NA	NA	NA	NA
BLEDSON	1	NA	2	NA	71,500	1,755	2001	NA
BLOUNT	77	32	2	36,712	114,536	1,247	1979	21.7%
BRADLEY	105	32	2	36,274	95,429	1,239	1972	20.7%
CAMPBELL	4	NA	2	NA	81,350	1,722	1976	NA
CANNON	5	NA	2	NA	100,058	1,390	1977	NA
CARROLL	2	NA	1	NA	76,000	1,717	1988	NA
CARTER	12	32	2	37,000	81,025	1,103	1965	19.1%
CHEATHAM	12	33	2	44,236	113,950	1,368	1990	21.6%
CHESTER	0	NA	NA	NA	NA	NA	NA	NA
CLAIBORNE	4	NA	2	NA	117,750	1,191	2009	NA
CLAY	1	NA	4	NA	40,000	1,869	1998	NA
COCKE	2	NA	3	NA	91,950	1,431	1985	NA
COFFEE	7	42	2	37,038	91,771	1,491	1976	19.0%
CROCKETT	2	NA	5	NA	107,750	1,946	1958	NA
CUMBERLAND	33	32	2	37,068	92,421	1,345	1991	19.8%
DAVIDSON	676	34	2	44,232	123,067	1,364	1983	22.9%
DECATUR	0	NA	NA	NA	NA	NA	NA	NA
DEKALB	3	NA	3	NA	86,000	1,178	1993	NA
DICKSON	11	39	2	36,657	92,786	1,374	1993	20.2%
DYER	12	33	1	34,413	79,533	1,346	1978	20.3%
FAYETTE	10	31	2	42,640	115,290	1,359	1999	23.9%
FENTRESS	0	NA	NA	NA	NA	NA	NA	NA
FRANKLIN	4	NA	3	NA	94,375	1,350	2005	NA
GIBSON	12	29	2	37,029	70,275	1,487	1967	16.6%
GILES	1	NA	1	NA	71,000	1,025	1989	NA
GRAINGER	2	NA	2	NA	67,850	1,313	2003	NA
GREENE	11	35	2	39,966	94,582	1,335	1994	18.0%
GRUNDY	0	NA	NA	NA	NA	NA	NA	NA
HAMBLEN	23	34	2	34,854	86,461	1,161	1975	20.6%
HAMILTON	154	34	2	39,180	98,638	1,287	1970	21.3%
HANCOCK	0	NA	NA	NA	NA	NA	NA	NA
HARDEMAN	1	NA	2	NA	80,000	1,614	1969	NA
HARDIN	2	NA	2	NA	80,000	1,241	1970	NA

* In the counties with 5 or less loans, the information about the age and the income of the borrower and also the PITI as percent of income is suppressed to protect the anonymity of the borrower.

Table 8. Selected Characteristics by County – Fiscal Year 2010 (Continued)

COUNTY	Buyer Characteristics				Property Characteristics			
	# Loans	Age	HH Size	Income	Acquisition Price	Sq. Ft	Year Built	PITI: % Income
		----- AVERAGE VALUES -----						
HAWKINS	10	45	2	33,810	94,910	1,187	1976	24.9%
HAYWOOD	1	NA	1	NA	51,500	1,480	1946	NA
HENDERSON	3	NA	1	NA	79,249	1,352	1992	NA
HENRY	0	NA	NA	NA	NA	NA	NA	NA
HICKMAN	7	56	1	26,276	71,000	1,462	1988	28.2%
HOUSTON	1	NA	1	NA	68,900	1,200	1968	NA
HUMPHREYS	3	NA	2	NA	75,000	1,185	1987	NA
JACKSON	6	39	2	34,521	67,717	1,430	1983	17.4%
JEFFERSON	14	38	2	37,073	90,986	1,630	1994	20.4%
JOHNSON	3	NA	2	NA	109,833	1,245	2005	NA
KNOX	272	31	2	39,088	106,300	1,246	1979	21.9%
LAKE	0	NA	NA	NA	NA	NA	NA	NA
LAUDERDALE	7	32	3	40,457	85,743	1,368	1995	18.2%
LAWRENCE	2	NA	5	NA	98,950	1,628	1969	NA
LEWIS	1	NA	2	NA	95,000	1,607	1995	NA
LINCOLN	2	NA	2	NA	89,250	1,208	2004	NA
LOUDON	16	31	2	37,322	102,421	1,434	1986	21.1%
MCMINN	14	39	2	36,540	78,300	1,554	1978	19.7%
MCNAIRY	2	NA	2	NA	94,900	1,455	1988	NA
MACON	2	NA	3	NA	103,950	1,217	2009	NA
MADISON	45	36	2	35,303	93,589	1,529	1987	20.4%
MARION	1	NA	1	NA	75,000	1,474	1981	NA
MARSHALL	9	39	2	40,569	104,759	1,426	2002	23.3%
MAURY	91	32	2	42,857	124,560	1,473	1995	24.0%
MEIGS	2	NA	4	NA	106,500	1,867	1988	NA
MONROE	9	29	2	39,193	90,533	1,339	1993	20.6%
MONTGOMERY	127	33	2	39,984	102,751	1,258	1988	21.9%
MOORE	0	NA	NA	NA	NA	NA	NA	NA
MORGAN	7	28	2	37,750	85,811	1,433	1996	19.6%
OBION	8	42	2	30,644	68,738	1,580	1977	18.4%
OVERTON	7	30	3	42,245	85,471	1,438	1998	16.9%
PERRY	0	NA	NA	NA	NA	NA	NA	NA
PICKETT	1	NA	2	NA	107,500	2,070	2003	NA
POLK	6	33	2	34,856	70,283	1,373	1988	17.0%
PUTNAM	51	34	2	38,790	100,958	1,414	1985	21.5%
RHEA	21	35	2	43,424	86,668	1,600	1988	16.1%

* In the counties with 5 or less loans, the information about the age and the income of the borrower and also the PITI as percent of income is suppressed to protect the anonymity of the borrower.

Table 8. Selected Characteristics by County – Fiscal Year 2010 (Continued)

COUNTY	# Loans	Buyer Characteristics			Property Characteristics			
		Age	HH Size	Income	Acquisition Price	Sq. Ft	Year Built	PITI: % Income
		----- AVERAGE VALUES -----						
ROANE	6	32	2	33,920	81,483	1,325	1981	23.6%
ROBERTSON	40	34	2	47,423	129,824	1,395	1996	22.9%
RUTHERFORD	455	33	2	43,551	119,373	1,400	1996	23.0%
SCOTT	7	40	2	18,438	77,120	1,001	2007	23.8%
SEQUATCHIE	24	51	2	24,814	86,200	1,070	2000	22.1%
SEVIER	15	39	2	40,129	116,438	1,384	1992	23.0%
SHELBY	485	35	2	41,557	98,037	1,570	1981	22.1%
SMITH	8	31	2	39,558	90,113	1,563	1979	18.0%
STEWART	2	NA	2	NA	60,500	1,128	1946	NA
SULLIVAN	51	36	2	32,636	111,775	1,359	1981	23.2%
SUMNER	137	32	2	45,990	126,996	1,426	1986	22.6%
TIPTON	20	33	2	39,080	89,242	1,406	1987	19.4%
TROUSDALE	4	NA	3	NA	101,350	1,431	1958	NA
UNICOI	4	NA	2	NA	107,100	1,465	1955	NA
UNION	3	NA	1	NA	83,152	1,275	1996	NA
VAN BUREN	1	NA	5	NA	107,000	1,512	1982	NA
WARREN	2	NA	2	NA	89,500	1,182	1969	NA
WASHINGTON	43	34	2	33,635	110,047	1,241	1985	21.6%
WAYNE	0	NA	NA	NA	NA	NA	NA	NA
WEAKLEY	3	NA	3	NA	73,667	1,199	1964	NA
WHITE	11	28	3	39,482	85,227	1,315	2001	18.5%
WILLIAMSON	53	33	2	46,909	152,788	1,412	1997	23.6%
WILSON	91	33	2	47,389	134,307	1,468	1988	22.7%
STATEWIDE	3,448	34	2	41,215	110,118	1,385	1985	22.1%

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