

HECM Lenders (FHA Approved Only)

Industry Overview

HECMs Endorsed through February 2020

Next Release Date: Week 1 of April

Endorsement Growth Change

-13.6 %

Competition Growth

-9.3 %

Active Lender Change

-16

Figures above reflect change from prior month

PERFORMANCE

Rank/Region	03/19	04/19	05/19	06/19	07/19	08/19	09/19	10/19	11/19	12/19	01/20	02/20	Trend
1 Pacific/Hawaii	783	845	738	791	763	711	791	967	849	839	1,274	1,073	▼
2 Southeast/Caribbean	464	546	545	501	463	413	393	570	550	402	650	547	▼
3 Rocky Mountain	240	296	244	208	287	234	213	313	297	250	397	424	▲
4 Southwest	277	290	237	197	299	205	204	314	268	248	294	308	▲
5 Northwest/Alaska	187	224	182	212	244	198	223	288	229	217	375	307	▼
6 Midwest	167	173	213	162	213	174	183	235	197	151	253	195	▼
7 Mid-Atlantic	167	186	214	158	170	144	169	211	160	110	249	180	▼
8 New York/New Jersey	171	198	176	166	161	131	125	215	153	123	229	173	▼
9 New England	78	91	88	109	102	81	78	124	83	74	142	113	▼
10 Great Plains	39	52	60	42	52	50	41	59	56	47	56	66	▲
Total	2,573	2,901	2,697	2,546	2,754	2,341	2,420	3,296	2,842	2,461	3,919	3,386	▼

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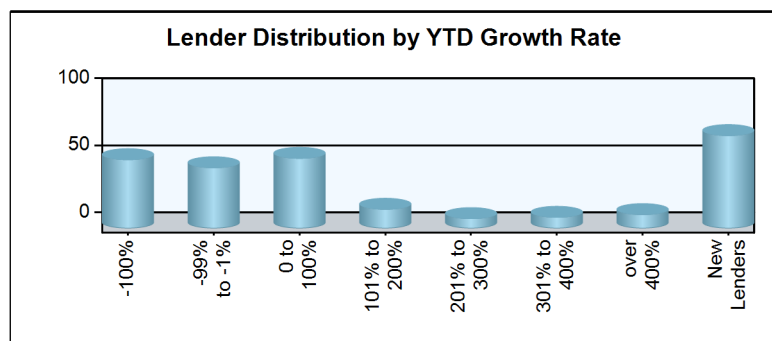
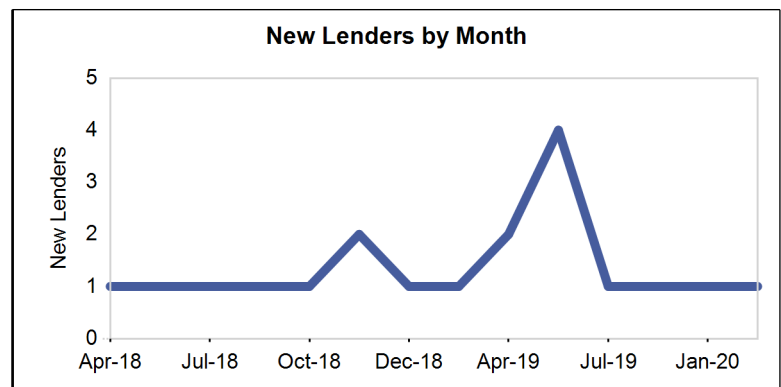
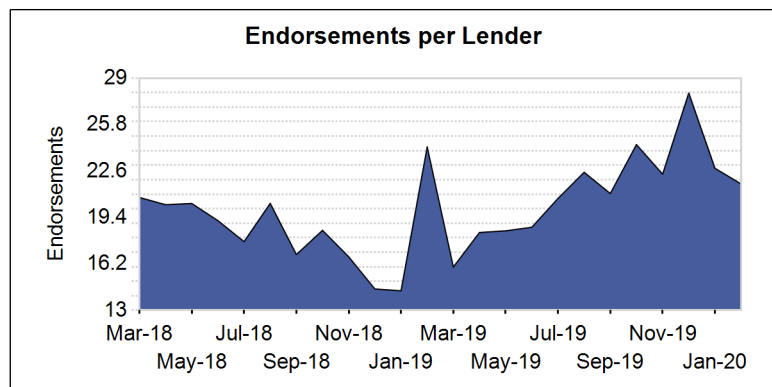
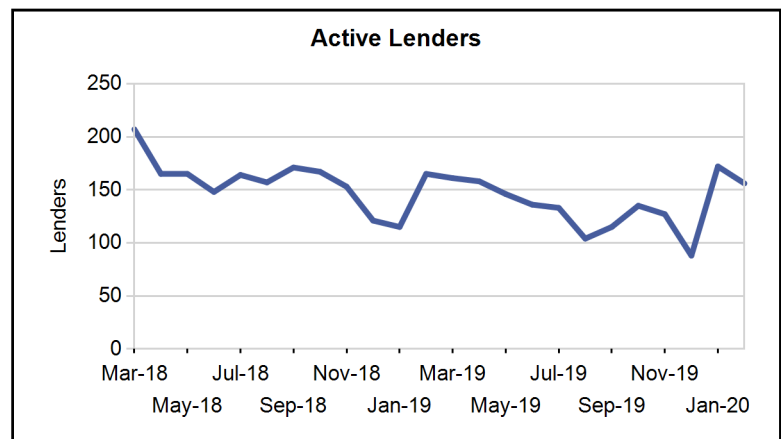
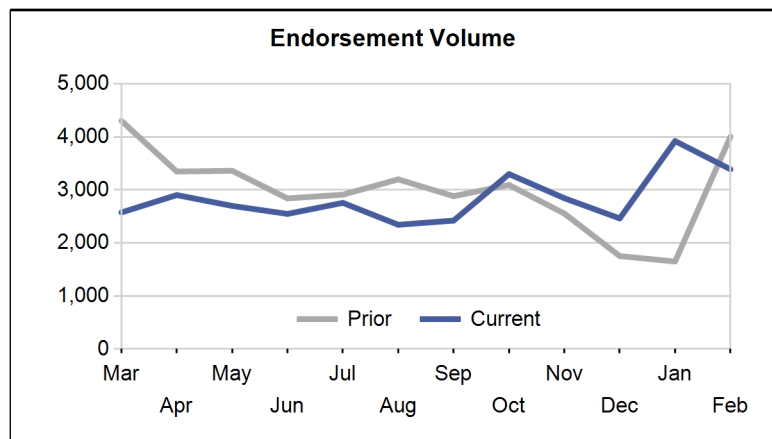
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Competition

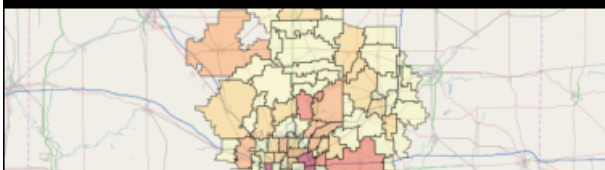
Top 10 Lenders


Rank / Lender	03/19	04/19	05/19	06/19	07/19	08/19	09/19	10/19	11/19	12/19	01/20	02/20	Total	Trend
1 AMERICAN ADVISORS GROUP	747	827	853	806	944	668	791	1,277	1,086	890	1,141	691	10,721	▼
2 REVERSE MORTGAGE FUNDING LLC	174	208	191	177	219	222	221	226	188	303	361	298	2,788	▼
3 ONE REVERSE MORTGAGE LLC	213	247	238	216	240	249	185	284	204	162	164	180	2,582	▲
4 FINANCE OF AMERICA REVERSE LLC	193	209	176	214	236	181	196	195	227	181	220	280	2,508	▲
5 LIBERTY HOME EQUITY SOLUTIONS INC	145	222	178	127	139	48	101	131	103	2	475	582	2,253	▲
6 SYNERGY ONE LENDING INC	135	162	178	145	177	180	164	217	197	204	197	177	2,133	▼
7 FAIRWAY INDEPENDENT MORTGAGE CORPORATION	79	89	70	98	112	98	99	103	76	48	93	150	1,115	▲
8 OPEN MORTGAGE LLC	47	40	27	30	45	66	52	108	78	88	187	85	853	▼
9 LONGBRIDGE FINANCIAL LLC	43	56	68	62	50	68	79	54	46	36	117	107	786	▼
10 HIGHTECHLENDING INC	57	52	35	59	28	76	39	65	49	71	66	34	631	▼
Top 10 SubTotal	1,833	2,112	2,014	1,934	2,190	1,856	1,927	2,660	2,254	1,985	3,021	2,584	26,370	▼
Industry Total	2,573	2,901	2,697	2,546	2,754	2,341	2,420	3,296	2,842	2,461	3,919	3,386	34,136	▼



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Market Performance

Market	YTD Volume 2020	YTD Volume 2019	Chg %	Active Lenders 2020	Active Lenders 2019	Chg %	Volume / Lender 2020	Volume / Lender 2019	Chg %
Great Plains									
KANSAS CITY	40	37	8.1 %	14	13	7.7 %	2.4	2.0	23.8 %
ST. LOUIS	28	26	7.7 %	13	10	30.0 %	1.7	1.8	-9.8 %
DES MOINES	22	18	22.2 %	8	5	60.0 %	2.1	2.1	-1.8 %
TOPEKA	17	9	88.9 %	5	4	25.0 %	2.5	2.3	13.0 %
OMAHA	15	16	-6.3 %	9	7	28.6 %	1.5	2.0	-22.6 %
Region Total	122	106	15.1 %	24	19	26.3 %	3.4	3.3	4.4 %
Mid-Atlantic									
PHILADELPHIA	129	115	12.2 %	23	20	15.0 %	3.9	4.0	-1.1 %
RICHMOND	114	98	16.3 %	21	20	5.0 %	3.4	3.4	1.7 %
WASH. D.C.	77	59	30.5 %	15	21	-28.6 %	3.3	2.3	41.3 %
BALTIMORE	46	63	-27.0 %	17	19	-10.5 %	1.9	2.9	-34.7 %
PITTSBURGH	28	39	-28.2 %	7	14	-50.0 %	2.6	2.5	7.5 %
WILMINGTON	23	16	43.8 %	7	8	-12.5 %	2.3	1.6	42.1 %
CHARLESTON	12	20	-40.0 %	5	6	-16.7 %	2.0	2.5	-20.0 %
Region Total	429	410	4.6 %	40	42	-4.8 %	6.8	6.6	1.9 %
Midwest									
CHICAGO	85	76	11.8 %	25	22	13.6 %	2.7	2.4	9.4 %
INDIANAPOLIS	68	42	61.9 %	14	12	16.7 %	3.3	2.4	34.3 %
MINN. ST. PAUL	55	55	0.0 %	13	16	-18.8 %	2.8	2.3	22.2 %
MILWAUKEE	47	48	-2.1 %	14	11	27.3 %	2.6	2.6	-1.4 %
DETROIT	45	47	-4.3 %	13	12	8.3 %	2.5	3.1	-18.9 %
COLUMBUS	44	45	-2.2 %	9	15	-40.0 %	3.2	2.4	32.7 %
GRAND RAPIDS	35	25	40.0 %	7	6	16.7 %	2.9	4.6	-36.7 %
CLEVELAND	33	37	-10.8 %	7	13	-46.2 %	3.5	2.0	78.2 %
SPRINGFIELD	18	17	5.9 %	5	6	-16.7 %	2.6	2.4	8.8 %
CINCINNATI	15	14	7.1 %	9	8	12.5 %	1.4	1.6	-14.3 %
FLINT	3	5	-40.0 %	3	3	0.0 %	1.0	2.0	-50.0 %
Region Total	448	411	9.0 %	45	43	4.7 %	7.1	6.3	13.2 %
New England									
BOSTON	138	78	76.9 %	16	13	23.1 %	5.1	3.9	29.4 %
HARTFORD	54	61	-11.5 %	16	16	0.0 %	2.6	2.9	-12.0 %
MANCHESTER	19	14	35.7 %	5	4	25.0 %	2.4	2.1	11.8 %
BANGOR	18	18	0.0 %	7	8	-12.5 %	2.2	1.8	23.8 %
PROVIDENCE	17	14	21.4 %	7	5	40.0 %	1.7	2.0	-14.9 %
BURLINGTON	9	5	80.0 %	4	5	-20.0 %	1.7	1.0	66.7 %
Region Total	255	190	34.2 %	25	25	0.0 %	6.4	5.3	19.4 %
New York/New Jersey									
NEW YORK	191	185	3.2 %	27	32	-15.6 %	4.9	4.0	20.9 %
NEWARK	95	69	37.7 %	25	22	13.6 %	2.7	2.3	14.9 %
CAMDEN	67	44	52.3 %	21	14	50.0 %	2.4	2.5	-3.3 %
ALBANY	31	32	-3.1 %	9	8	12.5 %	2.2	2.9	-24.6 %
BUFFALO	18	26	-30.8 %	5	6	-16.7 %	2.5	3.1	-19.4 %
Region Total	402	356	12.9 %	46	47	-2.1 %	5.8	5.2	11.5 %
Northwest/Alaska									
SEATTLE	269	170	58.2 %	40	30	33.3 %	4.5	3.6	22.9 %
PORTLAND	204	156	30.8 %	28	31	-9.7 %	4.7	3.5	35.5 %
BOISE	154	60	156.7 %	22	18	22.2 %	4.5	2.2	104.0 %
SPOKANE	50	28	78.6 %	14	13	7.7 %	2.8	1.7	66.4 %
ANCHORAGE	5	3	66.7 %	3	2	50.0 %	1.7	1.5	11.1 %
Region Total	682	417	63.5 %	50	45	11.1 %	8.7	6.0	45.8 %
Pacific/Hawaii									
LOS ANGELES	574	353	62.6 %	44	39	12.8 %	8.1	5.9	37.6 %

Market	YTD Volume 2020	YTD Volume 2019	Chg %	Active Lenders 2020	Active Lenders 2019	Chg %	Volume / Lender 2020	Volume / Lender 2019	Chg %
SANTA ANA	423	255	65.9 %	39	38	2.6 %	6.7	4.5	51.2 %
PHOENIX	360	251	43.4 %	38	38	0.0 %	6.1	4.5	36.5 %
SAN FRANCISCO	295	194	52.1 %	34	32	6.3 %	5.8	4.2	38.5 %
SACRAMENTO	222	144	54.2 %	24	31	-22.6 %	5.8	3.1	86.6 %
SAN DIEGO	177	125	41.6 %	29	29	0.0 %	4.1	2.9	43.0 %
LAS VEGAS	119	88	35.2 %	26	21	23.8 %	3.0	3.0	-1.6 %
FRESNO	81	56	44.6 %	20	16	25.0 %	3.2	2.6	23.4 %
RENO	47	29	62.1 %	15	13	15.4 %	2.1	2.0	8.6 %
TUCSON	36	21	71.4 %	13	10	30.0 %	2.0	1.6	22.6 %
HONOLULU	13	27	-51.9 %	9	8	12.5 %	1.2	1.9	-39.8 %
Region Total	2,347	1,543	52.1 %	89	86	3.5 %	16.9	11.5	46.8 %
Rocky Mountain									
DENVER	537	394	36.3 %	38	39	-2.6 %	8.7	6.0	45.7 %
SALT LAKE CITY	223	150	48.7 %	29	20	45.0 %	4.4	4.6	-5.5 %
HELENA	32	29	10.3 %	9	10	-10.0 %	2.3	2.1	8.8 %
CASPER	16	14	14.3 %	6	5	20.0 %	1.8	2.8	-36.6 %
SIOUX FALLS	9	7	28.6 %	3	3	0.0 %	2.3	2.3	-3.6 %
FARGO	4	5	-20.0 %	3	3	0.0 %	1.3	1.5	-16.7 %
Region Total	821	599	37.1 %	53	48	10.4 %	9.3	7.4	26.4 %
Southeast/Caribbean									
MIAMI	211	177	19.2 %	36	29	24.1 %	4.1	4.1	0.0 %
GREENSBORO	174	132	31.8 %	23	21	9.5 %	5.2	4.0	30.7 %
TAMPA	160	120	33.3 %	25	22	13.6 %	4.0	3.7	8.8 %
ATLANTA	129	135	-4.4 %	17	21	-19.0 %	5.0	4.2	18.9 %
ORLANDO	128	110	16.4 %	22	25	-12.0 %	4.1	3.2	28.1 %
COLUMBIA	96	81	18.5 %	20	23	-13.0 %	3.1	2.4	26.2 %
JACKSONVILLE	88	66	33.3 %	17	21	-19.0 %	3.4	2.6	30.9 %
BIRMINGHAM	60	49	22.4 %	13	15	-13.3 %	2.9	2.3	24.3 %
KNOXVILLE	56	49	14.3 %	11	14	-21.4 %	3.5	2.6	34.7 %
NASHVILLE	35	51	-31.4 %	13	13	0.0 %	1.7	2.7	-36.0 %
LOUISVILLE	25	27	-7.4 %	5	8	-37.5 %	3.5	2.1	68.3 %
JACKSON	17	17	0.0 %	4	8	-50.0 %	3.1	1.8	70.5 %
MEMPHIS	10	7	42.9 %	6	4	50.0 %	1.5	1.3	16.7 %
CARIBBEAN	8	8	0.0 %	3	2	50.0 %	1.5	2.0	-25.0 %
Region Total	1,197	1,029	16.3 %	65	64	1.6 %	11.6	11.1	5.3 %
Southwest									
DALLAS	111	116	-4.3 %	24	27	-11.1 %	3.1	2.7	13.8 %
HOUSTON	111	108	2.8 %	23	22	4.5 %	3.6	3.1	14.4 %
SAN ANTONIO	96	87	10.3 %	26	22	18.2 %	2.9	2.6	8.1 %
FT. WORTH	91	104	-12.5 %	19	22	-13.6 %	3.0	3.1	-0.8 %
NEW ORLEANS	47	47	0.0 %	13	13	0.0 %	2.2	2.4	-8.6 %
ALBUQUERQUE	37	34	8.8 %	11	12	-8.3 %	2.0	1.9	5.7 %
LITTLE ROCK	34	29	17.2 %	9	10	-10.0 %	2.8	1.8	57.4 %
OKLAHOMA CITY	25	24	4.2 %	6	7	-14.3 %	3.1	2.3	33.9 %
TULSA	20	15	33.3 %	9	6	50.0 %	1.8	2.5	-28.7 %
LUBBOCK	17	16	6.3 %	8	9	-11.1 %	2.1	1.8	16.5 %
SHREVEPORT	13	10	30.0 %	5	3	66.7 %	1.8	3.3	-47.0 %
Region Total	602	590	2.0 %	50	48	4.2 %	7.5	7.3	3.4 %
Grand Total	7,305	5,651	29.3 %	205	187	9.6 %	22.2	19.3	15.3 %

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Top 100 Lenders - Year to Date

Rank	Lender	Vol 2020	Vol 2019	Chg %	Mkt Share 2020	Mkt Share 2019	Chg %	Top State
1	AMERICAN ADVISORS GROUP	1832	1719	7 %	25.1 %	30.4 %	-18 %	CA
2	LIBERTY HOME EQUITY SOLU	1057	247	328 %	14.5 %	4.4 %	231 %	CA
3	REVERSE MORTGAGE FUNDING	659	375	76 %	9.0 %	6.6 %	36 %	CA
4	FINANCE OF AMERICA REVER	500	503	-1 %	6.8 %	8.9 %	-23 %	CA
5	SYNERGY ONE LENDING INC	374	317	18 %	5.1 %	5.6 %	-9 %	CA
6	ONE REVERSE MORTGAGE LLC	344	426	-19 %	4.7 %	7.5 %	-38 %	CA
7	OPEN MORTGAGE LLC	272	100	172 %	3.7 %	1.8 %	110 %	CA
8	FAIRWAY INDEPENDENT MORT	243	158	54 %	3.3 %	2.8 %	19 %	AZ
9	LONGBRIDGE FINANCIAL LLC	224	93	141 %	3.1 %	1.6 %	86 %	CA
10	HIGHTECHLENDING INC	100	147	-32 %	1.4 %	2.6 %	-47 %	CA
11	FINANCE OF AMERICA MORTG	97	15	547 %	1.3 %	0.3 %	400 %	CA
12	CHERRY CREEK MORTGAGE CO	96	98	-2 %	1.3 %	1.7 %	-24 %	CO
13	ALL REVERSE MORTGAGE INC	79	62	27 %	1.1 %	1.1 %	-1 %	CA
14	ADVISORS MORTGAGE GROUP	77	47	64 %	1.1 %	0.8 %	27 %	CA
15	HOMEBRIDGE FINANCIAL SER	52	13	300 %	0.7 %	0.2 %	209 %	CA
16	MONEY HOUSE INC	51	30	70 %	0.7 %	0.5 %	32 %	FL
17	NATIONWIDE EQUITIES CORP	47	36	31 %	0.6 %	0.6 %	1 %	CA
18	PLAZA HOME MORTGAGE INC	46	57	-19 %	0.6 %	1.0 %	-38 %	CA
19	MAGNOLIA BANK INC	41	13	215 %	0.6 %	0.2 %	144 %	TX
20	AMERICAN PACIFIC MORTGAG	41	37	11 %	0.6 %	0.7 %	-14 %	CA
21	MCM HOLDINGS INC	33	45	-27 %	0.5 %	0.8 %	-43 %	FL
22	THE FEDERAL SAVINGS BANK	32	5	540 %	0.4 %	0.1 %	395 %	FL
23	AMERICAN FINANCIAL NETWO	31	6	417 %	0.4 %	0.1 %	300 %	FL
24	BROKER SOLUTIONS INC	30	18	67 %	0.4 %	0.3 %	29 %	CA
25	GOODLIFE HOME LOANS	29	2	1,350 %	0.4 %	0.0 %	1,022 %	FL
26	UNIVERSAL LENDING CORPOR	26	15	73 %	0.4 %	0.3 %	34 %	CO
27	VIP MORTGAGE INC	25	26	-4 %	0.3 %	0.5 %	-26 %	AZ
28	SUN AMERICAN MORTGAGE CO	25	19	32 %	0.3 %	0.3 %	2 %	AZ
29	PREMIER MORTGAGE RESOURC	21	7	200 %	0.3 %	0.1 %	132 %	ID
30	MIDWEST LOAN SOLUTIONS I	19	0		0.3 %	0.0 %		CA
31	BANK OF ENGLAND	18	11	64 %	0.2 %	0.2 %	27 %	CO
32	LORND-HOME FINANCIAL SERV	17	16	6 %	0.2 %	0.3 %	-18 %	CA
33	MID AMERICA MORTGAGE INC	17	0		0.2 %	0.0 %		CA
34	AMERICA FIRST FEDERAL CR	16	11	45 %	0.2 %	0.2 %	13 %	UT
35	SUN WEST MORTGAGE CO INC	16	25	-36 %	0.2 %	0.4 %	-50 %	CA
36	CROSSCOUNTRY MORTGAGE	16	4	300 %	0.2 %	0.1 %	209 %	NY
37	JET DIRECT FUNDING CORP	15	13	15 %	0.2 %	0.2 %	-11 %	FL
38	INTERCONTINENTAL CAPITAL	15	10	50 %	0.2 %	0.2 %	16 %	NY
39	MORTGAGE MASTER SERVICE	15	7	114 %	0.2 %	0.1 %	66 %	WA
40	PARAMOUNT RESIDENTIAL MO	15	8	88 %	0.2 %	0.1 %	45 %	CA
41	ALPHA MORTGAGE CORPORATI	15	9	67 %	0.2 %	0.2 %	29 %	NC
42	HOME MORTGAGE ALLIANCE C	14	2	600 %	0.2 %	0.0 %	442 %	DC
43	SALEM FIVE MORTGAGE CO L	14	3	367 %	0.2 %	0.1 %	261 %	MA
44	SIMONICH CORPORATION	13	9	44 %	0.2 %	0.2 %	12 %	CA
45	TOTAL MEDIA MANAGEMENT L	13	14	-7 %	0.2 %	0.2 %	-28 %	AL
46	ACADEMY MORTGAGE CORPORA	12	15	-20 %	0.2 %	0.3 %	-38 %	UT
47	LEADER ONE FINANCIAL COR	12	2	500 %	0.2 %	0.0 %	364 %	CO
48	AMERICAN LIBERTY MORTGAG	11	7	57 %	0.2 %	0.1 %	22 %	CO
49	FIRST FEDERAL SAVINGS BA	11	1	1,000 %	0.2 %	0.0 %	751 %	ID
50	NATIONWIDE MORTGAGE BANK	11	4	175 %	0.2 %	0.1 %	113 %	NY

Rank	Lender	Vol 2020	Vol 2019	Chg %	Mkt Share 2020	Mkt Share 2019	Chg %	Top State
51	MOHAVE STATE BANK	11	9	22 %	0.2 %	0.2 %	-5 %	AZ
52	FAMILY FIRST FUNDING LLC	11	7	57 %	0.2 %	0.1 %	22 %	NJ
53	FIRST ALLIANCE HOME MORT	11	2	450 %	0.2 %	0.0 %	325 %	PA
54	EAST COAST CAPITAL CORP	10	1	900 %	0.1 %	0.0 %	674 %	MA
55	MANN MORTGAGE LLC	10	2	400 %	0.1 %	0.0 %	287 %	MT
56	BANK OF UTAH	10	4	150 %	0.1 %	0.1 %	93 %	UT
57	DIRECTORS MORTGAGE INC	10	4	150 %	0.1 %	0.1 %	93 %	OR
58	SUCCESS MORTGAGE PARTNER	10	8	25 %	0.1 %	0.1 %	-3 %	MI
59	PRIMARY RESIDENTIAL MORT	10	12	-17 %	0.1 %	0.2 %	-36 %	FL
60	SECURITYNATIONAL MORTGAG	9	2	350 %	0.1 %	0.0 %	248 %	UT
61	TOWNEBANK	9	9	0 %	0.1 %	0.2 %	-23 %	VA
62	PREMIUM SECURITY INC	9	0		0.1 %	0.0 %		CA
63	UNITED NORTHERN MORTGAGE	9	14	-36 %	0.1 %	0.2 %	-50 %	CA
64	CMG MORTGAGE INC	8	3	167 %	0.1 %	0.1 %	106 %	CA
65	GEORGETOWN MORTGAGE	8	5	60 %	0.1 %	0.1 %	24 %	TX
66	MOVEMENT MORTGAGE LLC	8	6	33 %	0.1 %	0.1 %	3 %	SC
67	ATLANTIC COAST MORTGAGE	8	4	100 %	0.1 %	0.1 %	55 %	DC
68	BAY EQUITY LLC	8	0		0.1 %	0.0 %		AZ
69	LOANDEPOTCOM	8	4	100 %	0.1 %	0.1 %	55 %	OR
70	EVERGREEN MONEYSOURCE MT	7	2	250 %	0.1 %	0.0 %	171 %	WA
71	BERKSHIRE BANK	7	4	75 %	0.1 %	0.1 %	35 %	MA
72	CORNERSTONE MORTGAGE COM	7	1	600 %	0.1 %	0.0 %	442 %	CO
73	QUONIC BANK FSB	7	32	-78 %	0.1 %	0.6 %	-83 %	NY
74	ALCOVA MORTGAGE LLC	7	0		0.1 %	0.0 %		VA
75	PACIFIC RESIDENTIAL MORT	7	11	-36 %	0.1 %	0.2 %	-51 %	OR
76	INDEPENDENT BANK	6	0		0.1 %	0.0 %		CO
77	MORIA DEVELOPMENT INC	6	4	50 %	0.1 %	0.1 %	16 %	CA
78	AMERICAS MORTGAGE RESOUR	6	6	0 %	0.1 %	0.1 %	-23 %	LA
79	JAMES B NUTTER AND COMPA	6	4	50 %	0.1 %	0.1 %	16 %	KS
80	SUMMIT FUNDING INC	6	0		0.1 %	0.0 %		CA
81	MEADOWBROOK FINANCIAL MO	6	11	-45 %	0.1 %	0.2 %	-58 %	NY
82	NORWICH COMMERCIAL GROUP	6	7	-14 %	0.1 %	0.1 %	-34 %	MA
83	ASSURANCE FINANCIAL GROU	6	0		0.1 %	0.0 %		LA
84	ROYAL PACIFIC FUNDING CO	5	2	150 %	0.1 %	0.0 %	93 %	CA
85	CALIBER HOME LOANS INC	5	8	-38 %	0.1 %	0.1 %	-52 %	CA
86	ABSOLUTE HOME MORTGAGE C	5	3	67 %	0.1 %	0.1 %	29 %	FL
87	SIERRA PACIFIC MORTGAGE	5	1	400 %	0.1 %	0.0 %	287 %	OR
88	GOLDENWEST FEDERAL CREDI	5	1	400 %	0.1 %	0.0 %	287 %	UT
89	SFMC LP	5	0		0.1 %	0.0 %		TX
90	EQUITY LOANS LLC	5	0		0.1 %	0.0 %		NJ
91	NEVADA MORTGAGE INC	5	1	400 %	0.1 %	0.0 %	287 %	NV
92	CARROLLTON MORTGAGE CO	5	6	-17 %	0.1 %	0.1 %	-36 %	CA
93	VISION ONE MORTGAGE	5	1	400 %	0.1 %	0.0 %	287 %	CA
94	SEFCU SERVICES LLC	5	0		0.1 %	0.0 %		NY
95	GOLDWATER BANK NA	4	7	-43 %	0.1 %	0.1 %	-56 %	CO
96	WALLICK & VOLK INC	4	1	300 %	0.1 %	0.0 %	209 %	WY
97	FLANAGAN STATE BANK	4	0		0.1 %	0.0 %		IL
98	US MORTGAGE CORPORATION	4	7	-43 %	0.1 %	0.1 %	-56 %	NY
99	HOMEOWNERS FINANCIAL GRO	4	1	300 %	0.1 %	0.0 %	209 %	AZ
100	MOUNTAIN AMERICA CREDIT	4	0		0.1 %	0.0 %		UT

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