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IMPAC MORTGAGE HOLDINGS INC

Form 8-K

February 28, 2003

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT
PURSUANT TO SECTION 13 or 15(d) OF THE
SECURITIES AND EXCHANGE ACT OF 1934

Date of Report (date of earliest event reported): February 28, 2003

IMPAC MORTGAGE HOLDINGS, INC.
(Exact Name of Registrant as Specified in its Charter)

Maryland	0-19861	33-0675505
(State or other jurisdiction of incorporation or organization)	(Commission File Number)	(I.R.S. Employer Identification No.)

1401 Dove Street Newport Beach, CA	92660
(Address of Principal Executive Offices)	(Zip Code)

Registrant's telephone number, including area code: (949) 475-3600

Item 9. Regulation FD

Impac Mortgage Holdings, Inc. ("IMH"), a real estate investment trust ("REIT"), is announcing the posting of its unaudited Monthly Fact Sheet, which will be available on the Company's web site at www.impaccompanies.com.

	For the Month End	
	1/31/03	12/31/02
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The REIT (in millions)		
Total Assets	\$ 6,867.0	\$ 6,551.0
Long Term Investment Operations		

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(in millions, except Average Size of Loan)

Collateralized Mortgage Obligations ("CMO") Collateral (a)	\$ 5,634.0	\$ 5,149.
Finance Receivables (b)	\$ 959.2	\$ 1,140.
Mortgage Loans Held For Investment ("LHFI") (c)	\$ 92.1	\$ 57.
Investment Securities Available for Sale (d)	\$ 25.4	\$ 26.
Total Mortgage Assets (a+b+c+d)	\$ 6,710.7	\$ 6,373.
Total Gross Loans Receivable (a+b+c)	\$ 6,685.3	\$ 6,347.
Gross Loans Receivable		
Percentage of Fixed	18%	1
Percentage of Adjustable	82%	8
Weighted Average Coupon	6.46%	6.5
Weighted Average Margin	3.00%	3.0
Weighted Average Loan to Value	81%	8
Average Size of Loan (in thousands)	\$ 215.9	\$ 211.
Credit Grade: "A, A-"	98%	9
Credit Grade: "B" and Below	2%	
Total Nonperforming Loans (90 days+, including real estate owned)	\$ 140.2	\$ 130.
Loan Delinquency Rate (60 days +)	3.14%	3.2
CMO Prepayment Amount	\$ 125.6	\$ 103.
Warehouse Lending Operations (in millions)		
Average Outstanding Finance Receivables with External Customers	\$ 587.3	\$ 585.
Average Finance Receivables	\$ 1,235.1	\$ 1,081.
Total Outstanding Warehouse Lines Approved to External Customers	\$ 666.5	\$ 665.
Mortgage Operations (in millions, except Master Servicing Portfolio)		
Total Loan Acquisitions and Originations	\$ 674.8	\$ 575.
Percentage of Fixed	53%	5
Percentage of Adjustable	47%	4
Master Servicing Portfolio (in billions)	\$ 9.1	\$ 8.
Weighted Average Coupon	7.17%	7.3
Loan Delinquency Rate (60+ days)	4.61%	4.7
Impac Direct Access System for Lending		
IDASLg2 Utilization(in millions)		
IDASLg2 Volume Submitted *	\$ 1,300.5	\$ 1,108.
Approval Rate	77%	7

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SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this Report to be signed on its behalf by the

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undersigned, hereunto duly authorized.

IMPAC MORTGAGE HOLDINGS, INC.

Date: February 28, 2003

By: /s/ Richard J. Johnson

Name: Richard J. Johnson
Title: Executive Vice President
and Chief Financial Officer