



OFFICE OF HOUSING

OFFICE OF ASSET SALES

OFFICE OF FINANCE AND BUDGET

Report to the Commissioner on Post Sale Report March 2026 Report

**HUD-HELD VACANT AND NON VACANT LOAN SALES FOR
HOME EQUITY CONVERSION MORTGAGES**

**Department of Housing and Urban Development
Federal Housing Administration**

BACKGROUND

HUD-held Vacant Loan Sales (HVLS) for home equity conversion mortgages (HECMs) were introduced in 2016. These sales maximize recoveries to the Federal Housing Administration (FHA) insurance fund on behalf of taxpayers through competitive auctions. HVLS transactions are comprised of a portfolio of defaulted, formerly FHA-insured, single-family reverse mortgage loans owned by HUD. The loans are first liens secured by 1 to 4 unit, residential properties with the following attributes:

- ❖ The last surviving borrower is deceased;
- ❖ No borrower is survived by a non-borrowing spouse;
- ❖ The property securing the mortgage loan is vacant; and
- ❖ The heirs of the estate have not paid off the debt.

The HVLS sold loans were assigned to HUD from prior servicers, who are able to assign the loans to HUD when the loan balance reaches 98% of Maximum Claim Amount (MCA). MCA is equal to the lesser of the loan's appraised value or the maximum FHA lending limit at origination. HUD takes over servicing when the loans are assigned.

HUD can foreclose on these vacant properties but that is usually lengthy and costly to the U.S. taxpayers. Selling these defaulted mortgages through a competitive auction generates savings for FHA by avoiding holding, foreclosure, and sales expenses that would be incurred with a disposition through the REO conveyance program.

In December 2024, HUD introduced HUD-held Non Vacant Loan Sales (HNVLS), which have the same attributes as the HVLS sales with the exception that the underlying collateralized properties were reported to be occupied.

The HVLS and HNVLS settled portfolios are summarized below. This report includes post-sale reporting data due 12/15/2025, on fourteen transactions, HVLS 2017-1 through HNVLS 2025-1.

Per sale requirements, Purchasers must ensure that the loans are serviced in accordance with the Conveyance, Assignment and Assumption Agreement (CAA) and all applicable state and federal laws and regulations.

The information contained herein is based upon data reported by Purchasers.

EXHIBIT 1: THE HVLS/HNVLS PORTFOLIO

Sale Name	Sale Date	Settled Loan Count	Updated Loan Balance/LB(MM)	Repurchased Loan Count	Net Loan Count (Settled – Repurchased)	Number of Pools
HVLS 2017-1	11/30/2016	1,644	\$333.4	77	1,567	5
HVLS 2017-2	6/21/2017	864	\$171.7	59	805	5
HVLS 2018-1	4/11/2018	566	\$120.2	55	511	4
HVLS 2019-1	12/12/2018	964	\$201.4	44	920	8
HVLS 2019-2	7/24/2019	1,473	\$329.5	98	1,375	10
HVLS 2020-1	6/24/2020	638	\$146.6	11	627	10
HVLS 2022-1	12/1/2021	1,605	\$398.6	23	1,582	17
HVLS 2022-2 Part 1	6/8/2022	699	\$190.9	12	687	7
HVLS 2022-2 Part 2	7/27/2022	682	\$139.5	15	667	13
HVLS 2023-1	5/23/2023	1,145	\$301.1	31	1,114	14
HVLS 2024-1	12/5/2023	1,488	\$372.6	34	1,454	13
HVLS 2024-2	5/7/2024	1,186	\$326.1	19	1,167	14
HVLS 2025-1	10/16/2024	2,610	\$726.3	84	2,526	22
HNVLS 2025-1	12/11/2024	758	\$310.9	39	719	11
HVLS 2025-2	8/6/2025	1,528	\$440.8	0	1,528	20
HVLS 2025-3	9/24/2025	1,857	\$540.4	0	1,857	23
HVLS 2026-1	12/9/2025	1,000	\$302.8	0	1,000	22
HVLS/HNVLS Total		20,707	\$5,352.7	601	20,106	218

The table above includes settled loans only, including 601 loans reported by the Purchasers as Repurchased.

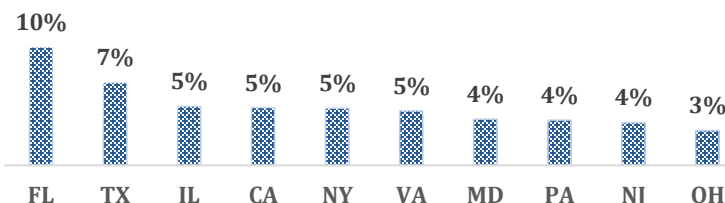
The table above includes HVLS 2025-2, HVLS 2025-3 and [HVLS 2026-1](#); however, post-sale reporting for this sale is not yet due. This also applies to Exhibit 2.

PROGRAM HIGHLIGHTS

- ❖ HVLS 2019-1, HVLS 2019-2 and HVLS 2020-1 featured carve-out pools which allowed nonprofits to self-select up to 10% of loans from the larger Regional pools offered for sale to all qualified bidders.
- ❖ In HVLS 2022-1, following a directive to increase supply to owner-occupants and mission-driven entities, the percentage of loans nonprofits could self-select was increased to 50% of the loans from the Regional pools offered for sale. Nonprofit organizations successfully won 50% of the notes eligible for carve-out bidding from each Regional pool.
- ❖ In HVLS 2022-2 bids were submitted for the first time on an individual loan basis for all the loans offered for sale in order to maximize recoveries.
 - For Part 1, loans were only offered to qualified nonprofit bidders up to 50% of the loan count.
 - For Part 2, remaining loans not awarded to nonprofits were offered to all qualified bidders.
- ❖ HVLS 2023-1 – HNVLS 2025-1 bids were submitted on an individual loan basis for all the loans offered for sale.
 - Nonprofits with a housing mission (Priority Bidders) were offered priority award up to 50% of the loan count.
 - Remaining loans were awarded to all qualified bidders.
- ❖ On December 11, 2024, HUD offered the first non vacant HECM sale, HNVLS 2025-1. Loans included in HNVLS 2025-1 are secured by properties that are occupied and where the borrowers are deceased and no borrower is survived by a non-borrower spouse.
- ❖ For HVLS 2025-2, HVLS 2025-3 and HVLS 2026-1, bids were submitted on an individual loan basis for all the loans offered for sale and the loans were awarded to qualified bidders.
 - HVLS 2025-3 was held on September 24, 2025 and included initial sale population 1,874 loans.
 - HVLS 2026-1 was held on December 9, 2025 and included an initial sale population of 1,061 loans.

GEOGRAPHIC DISTRIBUTION

Top 10 States for HVLS/HNVLS Properties



The HVLS and HNVLS loans sold were secured by properties in all 50 states, the District of Columbia and Puerto Rico. Approximately 53% of the loans sold were from the top 10 states.

HUD's pooling strategies have helped increase the volume of loans sold to nonprofits:

- Prior to 2019, the total loans sold to nonprofits was 4%.
- For HVLS 2019-1 and 2019-2, a total of 19% of the loans were sold to nonprofits.
- For HVLS 2020-1 and 2022-1, 26% and 50%, respectively, of the loans were sold to nonprofits.
- In HVLS 2022-2 Parts 1 and 2 combined, approximately 63% of the loans offered were sold to nonprofits.
- In HVLS 2023-1 and HVLS 2024-1, 41% and 34% of the loans offered were sold to Priority Bidders.
- In HVLS 2025-1 and HNVLS 2025-1, 53% and 23% of the loans offered were sold to Priority Bidders.
- In HVLS 2025-2, HVLS 2025-3 and HVLS 2026-1, no Priority Bidding was offered.

Nonprofits have purchased 27% of the total HVLS loans sold since the inception of the program. (Note the data above reflects loan counts at settlement including Repurchases).

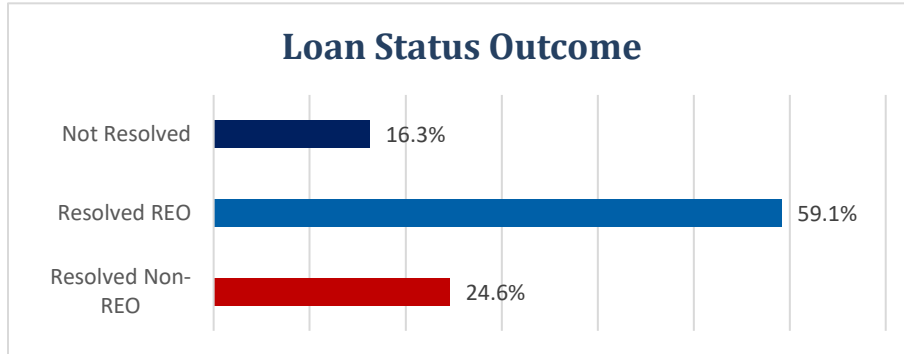
EXHIBIT 2: THE HVLS/HNVLS PURCHASERS

Purchaser	Settled Loan Count	% of Loan Count	Updated Loan Balance /LB (MM)	Repurchased Loans	Net Loan Count (Settled – Repurchased)
GITSIT Solutions, LLC	5,630	27.2%	\$ 1,313.9	74	5,556
Rushmore Loan Management Services LLC	2,613	12.6%	\$ 558.6	198	2,415
VWH Capital Management, LP/ VRMTG ACQ, LLC	1,052	5.1%	\$ 215.9	77	975
Hogar Hispano, Inc.	843	4.1%	\$ 195.9	17	826
Headlands Foundation	740	3.6%	\$ 235.7	17	723
Home Preservation Partnership, LLC	724	3.5%	\$ 227.1	16	708
Waterfall Victoria Master Fund Ltd	701	3.4%	\$ 188.0	13	688
Seattle Bank, LLC	620	3.0%	\$ 145.4	29	591
RMH 2023-1 LLC	556	2.7%	\$ 178.1	17	539
The Corona Group	543	2.6%	\$ 125.5	44	499
LLACG Community Investment Fund	507	2.4%	\$ 134.0	10	497
Upland Mortgage Acquisition Company II, LLC	503	2.4%	\$ 102.6	9	494
RCAF Loan Acquisition, LP	405	2.0%	\$ 122.9	0	405
LB-Flat Series VI Trust	398	1.9%	\$ 168.6	10	388
Artimus V, LLC	357	1.7%	\$ 62.4	10	347
CFS15 Grantor Trust	350	1.7%	\$ 102.3	0	350
AAMG FC Properties, LLC	320	1.5%	\$ 96.7	5	315
Anders Capital Group	308	1.5%	\$ 79.1	7	301
Western Run Capital Management, LLC	244	1.2%	\$ 61.7	3	241
American Built Communities. Inc.	200	1.0%	\$ 61.3	0	200
Springboard CDFI	184	0.9%	\$ 59.0	0	184
Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc.	170	0.8%	\$ 78.3	4	166
Hogar Hispano, Inc. - One	169	0.8%	\$ 37.4	6	163
RM ACQ, LLC (VRMTQ)	165	0.8%	\$ 37.1	5	160
Bayview Asset Management	162	0.8%	\$ 25.1	1	161
Restora, LLC	155	0.7%	\$ 40.1	0	155
WFL Homes LLC	147	0.7%	\$ 61.0	0	147
Beltway Capital, LLC	142	0.7%	\$ 47.7	1	141
American Built Communities, Inc. DBA American Built Communities, Inc. – West	140	0.7%	\$ 36.9	3	137
Oak Harbor Capital, LLC	129	0.6%	\$ 42.3	0	129
Restoration III Trust	108	0.5%	\$ 57.1	4	104

Purchaser	Settled Loan Count	% of Loan Count	Updated Loan Balance /LB (MM)	Repurchased Loans	Net Loan Count (Settled – Repurchased)
Insource East Properties, Inc	105	0.5%	\$ 37.1	0	105
SafeGuard Credit Counseling Services Inc.	104	0.5%	\$ 44.4	1	103
CAG National Fund	101	0.5%	\$ 27.3	2	99
The Headlands Foundation	94	0.5%	\$ 28.6	0	94
Residential Credit Opportunities Trust IX-B By: American Mortgage Investment Partners Management, LLC, not in its individual capacity but solely as Administrator	63	0.3%	\$ 24.7	0	63
Windstream Capital LLC	63	0.3%	\$ 20.1	0	63
HECMResi 2023-1 LLC	62	0.3%	\$ 17.9	2	60
Tikva 2024 LLC	59	0.3%	\$ 10.0	0	59
Siwell Inc	59	0.3%	\$ 30.5	6	53
Carrington Mortgage Services, LLC	57	0.3%	\$ 18.0	0	57
Residential Credit Opportunities Trust X-C By: American Mortgage Investment Partners Management, LLC, not in its individual capacity but solely as Administrator	57	0.3%	\$ 22.8	0	57
SafeGuard Misty Realty Group LLC	44	0.2%	\$ 15.1	0	44
Residential Credit Opportunities Trust IX-A by American Mortgage Investment Partners Management, LLC as Administrator	39	0.2%	\$ 17.2	1	38
The Ogunsola Foundation, Inc	39	0.2%	\$ 10.1	3	36
Southside NSP 2018-1 REO LLC	34	0.2%	\$ 4.9	0	34
American Built Communities, Inc. DBA ABC-EAST	30	0.1%	\$ 4.4	0	30
FLC-SP Structured LLC	30	0.1%	\$ 12.1	0	30
NCP SSNS I LLC	29	0.1%	\$ 8.3	0	29
American Built Communities, Inc - North	25	0.1%	\$ 3.0	1	24
National Faith Homebuyers	24	0.1%	\$ 5.4	2	22
LL Funds Administrative Agent, LLC	22	0.1%	\$ 5.1	0	22
HHI Community Investment Fund	22	0.1%	\$ 6.3	1	21
Residential Credit Opportunities Trust X-A by American Mortgage Investment Partners Management, LLC as Administrator	21	0.1%	\$ 7.9	1	20
WDRB VII, LLC	20	0.1%	\$ 8.2	0	20
ARK	20	0.1%	\$ 3.5	0	20
RDMO SSNS I LLC	19	0.1%	\$ 4.2	0	19
Home Independence LLC	19	0.1%	\$ 3.8	0	19
CCFM-Acquisitions LLC	16	0.1%	\$ 6.1	0	16

Purchaser	Settled Loan Count	% of Loan Count	Updated Loan Balance /LB (MM)	Repurchased Loans	Net Loan Count (Settled – Repurchased)
Odessa Housing Finance Corporation	16	0.1%	\$ 6.5	0	16
Buzz Buys	15	0.1%	\$ 4.1	0	15
HECMResi 2025-1 LLC	13	0.1%	\$ 7.6	0	13
Residential Credit Opportunities Trust XI-A By: American Mortgage Investment Partners Management, LLC, not in its individual capacity but solely as Administrator	13	0.1%	\$ 4.0	0	13
In His Mercy, Inc.	12	0.1%	\$ 2.2	0	12
Marigold, Iris and Yarrow Financial, LLC	10	0.0%	\$ 3.2	1	9
Mustique Holdings	10	0.0%	\$ 2.2	0	10
721 E 61 LA, LLC	9	0.0%	\$ 2.9	0	9
NEPREO, Inc.	7	0.0%	\$ 4.4	0	7
PCN 2023-1 LLC	7	0.0%	\$ 1.3	0	7
Phalanx Capital Series	7	0.0%	\$ 1.5	0	7
Propel Housing, Inc.	6	0.0%	\$ 2.1	0	6
NAAC 2022-2 LLC	6	0.0%	\$.9	0	6
Firelight Capital	5	0.0%	\$ 1.6	0	5
Land Quest Enterprise, LLC	5	0.0%	\$ 1.9	0	5
Fairworth 365, LLC	4	0.0%	\$ 1.8	0	4
HVLS/HNVLS Total	20,707	100%	\$ 5,352.7	601	20,106

LOAN STATUS OUTCOMES SUMMARY



Where post-sale reporting has been received, 59% of the loans were resolved through foreclosure or deed in lieu becoming Purchaser held Real Estate Owned (REO), 24.6% of loans were resolved through non-REO outcomes and 16.3% of the loans have not yet been resolved. Since the borrowers are deceased, the primary resolution method for Purchasers is REO; with 54% obtained through foreclosure and 5% obtained through deed in lieu.

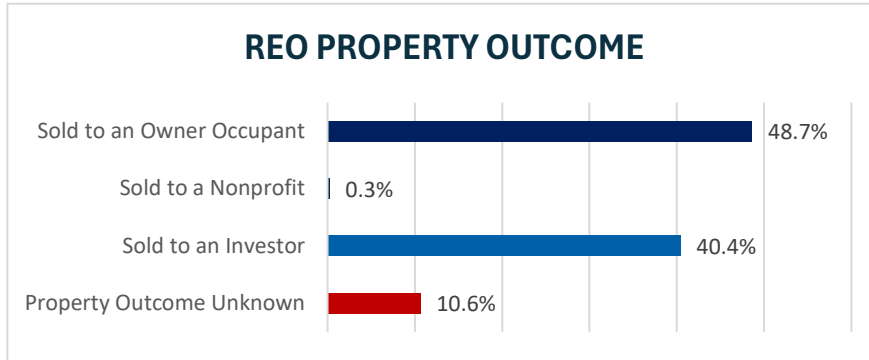
EXHIBIT 3: LOAN STATUS OUTCOMES BY SALE

Category	Count					% of Loans Sold				
	2017-1	2017-2	2018-1	2019-1	2019-2	2017-1	2017-2	2018-1	2019-1	2019-2
RESOLVED										
Resolved Non-REO										
Paid-in-Full	59	29	4	6	14	3.8%	3.6%	0.8%	0.7%	1.0%
Short Payoff	0	1	2	12	4	0.0%	0.1%	0.4%	1.3%	0.3%
Short Sale	443	131	14	75	119	28.3%	16.3%	2.7%	8.2%	8.7%
Loans Sold at Foreclosure to a Third Party	0	40	162	15	144	0.0%	5.0%	31.7%	1.6%	10.5%
Charge-Offs	36	0	1	9	11	2.3%	0.0%	0.2%	1.0%	0.8%
Total Resolved Non-REO	538	201	183	117	292	34.3%	25.0%	35.8%	12.7%	21.2%
Resolved REO										
Foreclosure	1,003	586	266	721	964	64.0%	72.8%	52.1%	78.4%	70.1%
Deed in Lieu	0	11	28	63	32	0.0%	1.4%	5.5%	6.8%	2.3%
Total Resolved REO	1,003	597	294	784	996	64.0%	74.2%	57.5%	85.2%	72.4%
Total Resolved	1,541	798	477	901	1,288	98.3%	99.1%	93.3%	97.9%	93.7%
NOT RESOLVED										
Total Not Resolved (In Delinquent Servicing)	26	7	34	19	87	1.7%	0.9%	6.7%	2.1%	6.3%
Number of Loans Sold	1,567	805	511	920	1,375	100.0%	100.0%	100.0%	100.0%	100.0%

Category	Count					% of Loans Sold				
	2020-1	2022-1	2022-2 Part 1	2022-2 Part 2	2023-1	2020-1	2022-1	2022-2 Part 1	2022-2 Part 2	2023-1
RESOLVED										
Resolved Non-REO										
Paid-in-Full	8	33	24	32	19	1.3%	2.1%	3.5%	4.8%	1.7%
Short Payoff	6	13	0	9	2	1.0%	0.8%	0.0%	1.3%	0.2%
Short Sale	39	131	12	79	73	6.2%	8.3%	1.7%	11.8%	6.6%
Loans Sold at Foreclosure to a Third Party	134	163	144	139	241	21.4%	10.3%	21.0%	20.8%	21.6%
Charge-Offs	0	9	0	0	0	0.0%	0.6%	0.0%	0.0%	0.0%
Total Resolved Non-REO	187	349	180	259	335	29.8%	22.1%	26.2%	38.8%	30.1%
Resolved REO										
Foreclosure	277	937	469	254	582	44.2%	59.2%	68.3%	38.1%	52.2%
Deed in Lieu	72	83	25	40	108	11.5%	5.2%	3.6%	6.0%	9.7%
Total Resolved REO	349	1,020	494	294	690	55.7%	64.5%	71.9%	44.1%	61.9%
Total Resolved	536	1,369	674	553	1,025	85.5%	86.5%	98.1%	82.9%	92.0%
NOT RESOLVED										
Total Not Resolved (In Delinquent Servicing)	91	213	13	114	89	14.5%	13.5%	1.9%	17.1%	8.0%
Number of Loans Sold	627	1,582	687	667	1,114	100.0%	100.0%	100.0%	100.0%	100.0%

Category	Count				% of Loans Sold			
	2024-1	2024-2	2025-1	HNVLs 2025-1	2024-1	2024-2	2025-1	HNVLs 2025-1
RESOLVED								
Resolved Non-REO								
Paid-in-Full	23	15	26	22	1.6%	1.3%	1.0%	3.1%
Short Payoff	5	8	12	7	0.3%	0.7%	0.5%	1.0%
Short Sale	119	99	166	6	8.2%	8.5%	6.6%	0.8%
Loans Sold at Foreclosure to a Third Party	218	204	276	18	15.0%	17.5%	10.9%	2.5%
Charge-Offs	0	0	0	1	0.0%	0.0%	0.0%	0.0%
Total Resolved Non-REO	365	326	480	54	25.1%	27.9%	19.0%	7.5%
Resolved REO								
Foreclosure	861	527	963	147	59.2%	45.2%	38.1%	20.4%
Deed in Lieu	104	65	92	17	7.2%	5.6%	3.6%	2.4%
Total Resolved REO	965	592	1,055	164	66.4%	50.7%	41.8%	22.8%
Total Resolved	1,330	918	1,535	218	91.5%	78.7%	60.8%	30.3%
NOT RESOLVED								
Total Not Resolved (In Delinquent Servicing)	124	249	991	501	8.5%	21.3%	39.2%	69.7%
Number of Loans Sold	1,454	1,167	2,526	719	100.0%	100.0%	100.0%	100.0%

REO PROPERTY OUTCOMES SUMMARY



For loans that enter a Purchaser’s REO inventory through foreclosure or deed in lieu and are sold, Purchasers are required to report on the Property Outcome. The Property Outcome identifies the new owner of the property. Out of the 7,891 properties in the REO sold inventory, 48.7% were sold to Owner Occupants, .3% were sold to Nonprofits, 40.4% were sold to Investors, and 10.6% have Property Outcome Unknown.

EXHIBIT 4: REO PROPERTY OUTCOMES BY SALE

	2017-1	2017-2	2018-1	2019-1	2019-2	2020-1	2022-1	2022-2 Part 1	2022-2 Part 2	2023-1	2024-1	2024-2	2025-1	HNVL 2025-1	Total	Percentage Total
REO PROPERTY OUTCOMES																
Sold to an Owner Occupant	594	202	66	244	418	110	464	258	173	381	411	250	263	6	3,840	48.7%
Sold to a Nonprofit	1	2	0	0	1	0	10	4	2	0	0	0	0	0	20	0.3%
Sold to a Unit of Local Government	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0.0%
Gifted to Land Bank, ULG or Nonprofit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
Gift	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
Sold to an Investor	378	244	53	405	351	119	510	197	81	217	255	138	209	33	3,190	40.4%
Property Outcome Unknown	18	145	172	128	211	104	0	1	1	17	15	0	26	2	840	10.6%
Total REO Property Outcomes	991	593	291	777	981	333	984	460	257	616	681	388	498	41	7,891	100.0%

Exhibit 5: Glossary of Terms

Term	Definition
Paid-in-Full	The full amount of the debt is paid to the Purchaser. This includes a pay off at foreclosure sale when a third party bids more for the property than the amount of the outstanding debt or when the estate elects to pay off the debt to preserve the property.
Short Payoff	A portion of the remaining principal balance is paid off, the remainder of which is written off by the Purchaser.
Short Sale	The underlying property is sold to a third party, allowing foreclosure proceedings to be avoided.
Loans Sold at Foreclosure to a Third Party	Purchaser at foreclosure auction was a third party.
Charge-Offs	The Purchaser has written off the mortgage as uncollectible or bad debt.
Foreclosure	The servicer undergoes legal proceedings to take control of the property which serves as security for the mortgage. This includes instances where the property is sold at the foreclosure sale.
Deed in Lieu	The property is willingly conveyed to the new servicer in lieu of undergoing foreclosure proceedings.
Total Not Resolved (In Delinquent Servicing)	Loans that the Purchaser continues to actively service.
Sold to an Owner Occupant	Sold to Owner Occupant
Sold to a Nonprofit	Sold to a Nonprofit Organization
Sold to a Unit of Local Government	Sold to a unit of federal, state, or local government agency
Gifted to Land Bank, ULG or Nonprofit	Property was gifted to Land Bank or unit of federal, state, or local government.
Gift	Property was gifted to another entity.
Sold to an Investor	Sold to a third party that is neither a non-owner occupant, nonprofit organization, nor unit of federal, state or local government.

HVLS/HNVLS LIBRARY APPENDICES

The HVLS/HNVLS Library Appendices, dated March 2026, has been prepared as a separate series of data tables that accompany this Report. The HVLS/HNVLS Library Appendices contain sale and pool level data on each HVLS/HNVLS transaction where available. It includes data on status outcomes, Purchasers and geographic information on the loans sold in each transaction. The HVLS/HNVLS Library Appendices are attached as a separate document.