



# FHA SINGLE FAMILY LOAN PERFORMANCE TRENDS

## Credit Risk Report

Office of Risk Management and Regulatory Affairs,  
Office of Evaluation, Reporting & Analysis Division

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**Table 1. Delinquency Rates by Month**

Month	Active Insurance in Force (EOM)	Delinquency Rates <sup>a</sup> (%)			Exceptions <sup>b</sup> (%)		Serious Delinquency Rate <sup>c</sup> (%)
		30-day	60-day	90-day	In Foreclosure	In Bankruptcy	
<b>Non-Seasonally Adjusted</b>							
Feb 2018	8,007,772	4.84	1.66	3.09	1.16	0.81	5.06
Mar	8,007,182	4.16	1.40	2.68	1.15	0.84	4.66
Apr	8,012,065	4.26	1.37	2.56	1.13	0.85	4.54
May	8,015,714	4.27	1.37	2.40	1.12	0.83	4.35
Jun	8,024,523	4.87	1.47	2.35	1.09	0.84	4.28
Jul	8,031,487	4.59	1.48	2.22	1.02	0.83	4.08
Aug	8,037,609	4.67	1.51	2.19	1.06	0.86	4.11
Sep	8,048,639	5.51	1.66	2.22	1.04	0.86	4.11
Oct	8,062,967	5.06	1.64	2.17	1.01	0.88	4.06
Nov	8,077,125	5.02	1.63	2.20	1.00	0.86	4.06
Dec	8,086,151	5.17	1.71	2.22	0.99	0.87	4.08
Jan 2019	8,112,026	5.00	1.74	2.26	1.03	0.88	4.16
Feb	8,117,180	4.99	1.64	2.19	1.04	0.88	4.10
<b>Seasonally Adjusted</b>							
Feb 2018	8,007,772	5.00	1.69	3.00	1.13	0.81	4.95
Mar	8,007,182	4.82	1.62	2.76	1.12	0.85	4.73
Apr	8,012,065	4.64	1.57	2.67	1.13	0.85	4.65
May	8,015,714	4.44	1.50	2.48	1.13	0.84	4.45
Jun	8,024,523	4.88	1.53	2.44	1.09	0.83	4.36
Jul	8,031,487	4.70	1.51	2.37	1.03	0.83	4.24
Aug	8,037,609	4.55	1.47	2.28	1.06	0.86	4.20
Sep	8,048,639	5.27	1.57	2.23	1.07	0.86	4.16
Oct	8,062,967	4.76	1.52	2.14	1.04	0.88	4.06
Nov	8,077,125	4.57	1.45	2.05	1.02	0.86	3.94
Dec	8,086,151	4.60	1.49	2.03	0.99	0.87	3.89
Jan 2019	8,112,026	4.80	1.56	2.03	1.02	0.88	3.92
Feb	8,117,180	5.09	1.67	2.08	1.01	0.88	3.97

EOM = end of month.

<sup>a</sup> The 90-day category includes all loans that are at least 3 months delinquent excluding those loans in-foreclosure or in-bankruptcy processing. Included in the delinquency counts are loans under active consideration for loss mitigation foreclosure avoidance.

<sup>b</sup> Exceptions are counted separately from delinquencies, regardless of the length of the delinquency period.

<sup>c</sup> Serious delinquency rates are the sum of 90 day delinquencies, plus in-foreclosures and in-bankruptcies.

SOURCE: U.S. Department of HUD/FHA, March 2019.

**Table 2. New 90+ Day Delinquencies by Reason for Delinquency**

Fiscal Year and Quarter	New 90+ Day Delinquencies	Share by Reason for Delinquency (%)						
		Reduction of Income	Unemployed	Excessive Obligations	Death or Illness of Principal Borrower or Family	Marital Difficulties	No Contact	Other <sup>a</sup>
2014 Q2	93,183	34.72	8.05	19.65	11.79	4.31	10.69	10.79
2014 Q3	80,879	33.28	7.88	19.89	12.28	4.35	11.32	11.01
2014 Q4	101,848	32.50	7.51	20.91	12.58	4.42	11.45	10.63
2015 Q1	106,665	31.73	6.96	21.92	12.72	4.25	11.69	10.73
2015 Q2	82,864	32.23	7.12	21.59	12.57	4.19	11.45	10.86
2015 Q3	71,869	30.81	6.64	21.29	12.71	4.23	13.13	11.18
2015 Q4	88,262	30.53	6.59	22.16	12.73	4.00	12.20	11.79
2016 Q1	92,606	30.64	6.39	22.56	12.99	4.05	11.31	12.05
2016 Q2	78,978	30.19	6.68	22.78	12.83	3.93	11.87	11.73
2016 Q3	66,500	30.85	6.77	23.08	13.35	4.18	10.70	11.06
2016 Q4	85,289	31.75	7.04	23.87	13.11	4.01	9.61	10.60
2017 Q1	94,958	31.33	6.76	24.41	13.10	3.78	9.20	11.42
2017 Q2	75,376	31.50	6.93	24.28	13.25	3.85	9.81	10.39
2017 Q3	65,531	30.58	6.88	24.52	13.74	3.91	9.85	10.52
2017 Q4	87,286	31.14	6.91	25.00	13.06	3.73	9.14	11.04
2018 Q1	157,584	23.87	4.64	22.50	8.57	2.37	7.37	30.69
2018 Q2	88,660	28.38	6.33	24.49	11.77	3.20	8.99	16.85
2018 Q3	64,397	29.85	7.35	25.13	12.86	3.75	9.36	11.70
2018 Q4	84,222	29.75	7.61	25.50	13.18	3.65	9.71	10.61
2019 Q1	92,065	28.15	7.46	25.33	12.80	3.41	11.25	11.60
2019 Q2 - Jan	32,681	26.78	7.26	24.76	12.33	2.91	13.50	12.47
2019 Q2 - Feb	29,622	25.74	6.83	22.17	10.63	2.67	18.82	13.13

<sup>a</sup> Includes abandonment of property, distant employment transfer, neighborhood problems, property problems, inability to sell or rent property, military service, business failure, casualty loss, energy-environment cost, servicing problems, payment adjustment, payment dispute, transfer of ownership pending fraud and incarceration.

SOURCE: U.S. Department of HUD/FHA, March 2019.

**Table 3. Delinquency Rates by Loan and Property Characteristics**

	IIF Shares <sup>a</sup>	Rates in Percent of Active Loan Counts						Serious Delinquency Rate <sup>c</sup>
		All Past Due <sup>b</sup>	30 Day	60 Day	90+ Day	In Foreclosure	In Bankruptcy	
<b>Loan Purpose</b>								
All Active Loans	8,117,180	10.74	4.99	1.64	2.19	1.04	0.88	4.10
Purchase	69.32	11.58	5.35	1.83	2.44	1.05	0.90	4.39
Refinance	30.68	8.83	4.16	1.22	1.63	1.01	0.81	3.45
<b>Refinance</b>								
Refinance Loans	2,490,555	8.83	4.16	1.22	1.63	1.01	0.81	3.45
Conventional	35.61	9.75	4.48	1.30	1.81	1.27	0.89	3.96
No Cash-out	21.29	9.75	4.48	1.30	1.79	1.27	0.91	3.97
Cash-out	14.32	9.74	4.48	1.30	1.85	1.26	0.84	3.96
FHA	13.16	6.94	3.53	0.99	1.24	0.58	0.59	2.41
No Cash-out	6.50	7.25	3.55	1.02	1.33	0.67	0.68	2.69
Cash-out	6.66	6.64	3.52	0.97	1.15	0.49	0.50	2.15
Streamline	51.23	8.69	4.11	1.21	1.60	0.94	0.82	3.36
<b>Credit Score Range<sup>d</sup></b>								
Loans with Credit Scores	6,429,641	10.44	4.87	1.60	2.16	0.98	0.83	3.97
< 500	0.10	35.33	13.11	4.56	8.24	5.08	4.33	17.66
500-579	1.88	28.88	11.64	4.32	6.35	3.45	3.11	12.91
580-619	7.75	20.59	9.18	3.26	4.38	2.06	1.72	8.16
620-659	31.05	15.01	6.95	2.37	3.18	1.30	1.20	5.68
660-719	39.43	7.58	3.71	1.13	1.50	0.70	0.55	2.74
720-850	19.79	3.13	1.55	0.42	0.59	0.37	0.20	1.16
<b>Fiscal Year Cohort</b>								
All Cohorts	8,117,180	10.74	4.99	1.64	2.19	1.04	0.88	4.10
pre-2004	6.66	16.75	7.62	2.74	3.34	1.60	1.44	6.39
2004	1.75	17.07	7.73	2.79	3.39	1.65	1.52	6.55
2005	1.31	18.98	8.53	3.02	3.76	1.89	1.77	7.42
2006	1.03	21.36	8.80	3.34	4.52	2.64	2.05	9.21
2007	0.98	24.96	9.64	3.58	5.48	3.56	2.70	11.74
2008	2.30	25.29	9.93	3.57	5.38	3.81	2.61	11.79
2009	5.00	17.08	7.29	2.44	3.32	2.36	1.66	7.34
2010	6.41	12.56	5.70	1.83	2.36	1.48	1.19	5.03
2011	5.17	10.65	4.87	1.56	2.09	1.12	1.00	4.21
2012	6.38	8.96	4.13	1.32	1.77	0.86	0.88	3.51
2013	8.89	7.62	3.52	1.11	1.47	0.73	0.79	2.99
2014	4.29	12.56	5.51	1.88	2.57	1.31	1.29	5.16
2015	8.13	10.76	4.83	1.63	2.33	1.00	0.97	4.30
2016	11.73	9.56	4.51	1.44	2.13	0.79	0.69	3.61
2017	13.47	8.69	4.26	1.37	2.06	0.59	0.41	3.06
2018	12.07	6.44	3.80	1.14	1.12	0.24	0.13	1.49
2019	4.47	2.01	1.62	0.29	0.09	0.00	0.00	0.10

**Table 3. Delinquency Rates by Loan and Property Characteristics**

	IIF Shares <sup>a</sup>	Rates in Percent of Active Loan Counts						Seriously Delinquency Rate <sup>c</sup>
		All Past Due <sup>b</sup>	30 Day	60 Day	90+ Day	In Foreclosure	In Bankruptcy	
<b>Loan Amount at Origination (\$ thousands)</b>								
All Loan Amounts	8,117,180	10.74	4.99	1.64	2.19	1.04	0.88	4.10
< 50	2.74	12.87	5.87	1.97	2.36	1.69	0.97	5.02
50-99	21.75	12.09	5.51	1.85	2.33	1.33	1.06	4.72
100-149	27.24	11.17	5.15	1.71	2.25	1.03	1.02	4.30
150-199	20.27	10.24	4.86	1.57	2.11	0.89	0.82	3.81
200-249	12.36	9.50	4.52	1.44	2.03	0.83	0.69	3.55
250-399	12.95	9.54	4.49	1.47	2.10	0.88	0.61	3.59
400-499	1.65	8.75	3.95	1.34	2.03	0.92	0.51	3.46
> 499	1.05	7.85	3.42	1.12	1.93	1.01	0.37	3.31
<b>Property Type</b>								
All Property Types	8,117,180	10.74	4.99	1.64	2.19	1.04	0.88	4.10
Detached	86.50	10.79	5.06	1.66	2.19	0.99	0.89	4.07
Manufactured Housing	3.26	12.19	5.35	1.76	2.39	1.64	1.04	5.08
2-4 Units	2.13	9.56	3.77	1.27	2.01	1.96	0.56	4.53
Condo	3.01	8.17	3.53	1.16	1.80	1.02	0.67	3.48
Townhouse	5.10	10.93	4.87	1.73	2.36	1.17	0.80	4.32
<b>Purchase Loan Type</b>								
All Purchase Loans	5,626,137	11.58	5.35	1.83	2.44	1.05	0.90	4.39
Repeat	17.44	9.33	4.58	1.41	1.80	0.82	0.72	3.35
First-time	82.56	12.05	5.52	1.92	2.57	1.10	0.94	4.61
<b>Down Payment Assistance (DPA) Type</b>								
All Sources of Funds	8,117,180	10.74	4.99	1.64	2.19	1.04	0.88	4.10
Government	6.94	12.55	5.45	2.03	2.91	1.05	1.11	5.07
Relative	16.19	13.08	6.12	2.12	2.80	1.12	0.92	4.84
Other	2.10	18.65	8.03	3.03	3.95	1.70	1.94	7.59
Seller Funded	0.57	29.24	11.29	4.19	6.53	3.67	3.56	13.76
No DPA	74.20	9.69	4.56	1.44	1.91	0.98	0.79	3.68

IIF = insurance in force.

<sup>a</sup> For each subpanel, the loan shares add to 100%. However, in some of the subpanels, the total loans in the analysis do not add to 100% of IIF. For example, the IIF shares for refinance loans add to 100% of refinance loans. Streamline refinance loans are not included in the Credit Score Range analysis; the IIF shares in that panel, add to 100% of fully-underwritten loans.

<sup>b</sup> Includes all loans 30 or more days past due, including those in bankruptcy or foreclosure.

<sup>c</sup> Includes all loans 90 days past due plus all in-bankruptcy and in-foreclosure cases.

<sup>d</sup> Credit score reporting began in May 2004 but was not mandatory until July 2008. Streamline Refinance loans do not require credit score reporting.

SOURCE: U.S. Department of HUD/FHA, March 2019.

**Table 4. Monthly Foreclosure Statistics and Trends**

Fiscal Year	Month	Insurance in Force	Foreclosure Starts	In Foreclosure <sup>a</sup>	Foreclosure Claims <sup>b</sup>	Foreclosure Starts: 6-month MA <sup>c</sup>	Annualized Foreclosure Rate <sup>d</sup> %
2016	Feb	7,809,458	11,492	138,663	8,182	11,242	1.25
	Mar	7,809,260	11,797	130,951	8,141	11,350	1.24
	Apr	7,810,381	10,123	130,532	7,276	11,127	1.11
	May	7,813,695	8,896	127,348	6,472	10,870	0.99
	Jun	7,814,304	9,218	126,941	6,647	10,431	1.02
	Jul	7,824,682	8,944	124,462	5,401	10,078	0.83
	Aug	7,834,822	10,446	121,608	7,416	9,904	1.13
	Sep	7,838,495	9,873	117,703	6,329	9,583	0.96
2017	Oct	7,840,261	10,152	115,282	6,505	9,588	0.99
	Nov	7,839,269	9,807	114,139	6,004	9,740	0.92
	Dec	7,842,834	10,161	114,447	5,757	9,897	0.88
	Jan	7,877,094	10,824	116,076	5,533	10,211	0.84
	Feb	7,891,926	10,888	115,469	4,975	10,284	0.75
	Mar	7,904,390	11,775	116,236	6,346	10,601	0.96
	Apr	7,917,975	9,082	114,284	5,517	10,423	0.83
	May	7,934,510	9,530	112,048	5,979	10,377	0.90
	Jun	7,950,029	8,775	108,632	6,288	10,146	0.95
	Jul	7,962,527	8,113	103,183	5,825	9,694	0.87
	Aug	7,973,604	9,468	103,830	6,801	9,457	1.02
Sep	7,982,070	8,009	94,946	5,786	8,830	0.87	
2018	Oct	7,986,663	8,746	94,012	6,008	8,774	0.90
	Nov	7,988,634	8,484	92,810	5,524	8,599	0.83
	Dec	7,989,699	8,842	93,261	4,756	8,610	0.71
	Jan	8,005,645	9,868	91,506	5,067	8,903	0.76
	Feb	8,007,772	9,936	92,797	5,023	8,981	0.75
	Mar	8,007,182	10,227	92,153	5,710	9,351	0.85
	Apr	8,012,065	9,676	90,663	5,408	9,506	0.81
	May	8,015,714	10,257	89,409	5,805	9,801	0.87
	Jun	8,024,523	9,094	87,390	5,443	9,843	0.81
	Jul	8,031,487	8,363	82,258	4,887	9,592	0.73
	Aug	8,037,609	9,798	85,106	5,210	9,569	0.78
Sep	8,048,639	7,803	83,334	4,155	9,165	0.62	
2019	Oct	8,062,967	10,313	81,407	5,553	9,271	0.82
	Nov	8,077,125	9,275	80,980	4,508	9,108	0.67
	Dec	8,086,151	9,535	80,094	4,109	9,181	0.61
	Jan	8,112,026	11,604	83,174	4,478	9,721	0.66
	Feb	8,117,180	11,147	84,258	4,355	9,946	0.64

<sup>a</sup> Numbers of loans are in some stage of foreclosure processing at the end of each month.

<sup>b</sup> This is the number of claims paid by HUD. These are nearly all for completed foreclosure actions.

<sup>c</sup> The six-month moving average of foreclosure starts is presented here to smooth out variations in actual starts each month.

<sup>d</sup> An annualized foreclosure rate takes the monthly foreclosure claim rate and transforms that into its annual equivalency. That is, if the same foreclosure claim rate continued for 12 straight months, then the figure is the final annual foreclosure rate result as a percentage of beginning insurance-in-force.

SOURCE: U.S. Department of HUD/FHA, March 2019.

**Table 5. REO Recovery Rates**

Disposition State <sup>b</sup>	Dispositions	Recovery Rates (%)			Percentage Point Change	
		January 2019	December 2018	January 2018	From Previous Month	From Previous Year
US	1,284	50.6	51.4	42.7	-0.8	7.8
TX	99	69.7	65.9	61.6	3.8	8.1
IL	88	26.7	25.5	22.5	1.2	4.2
NJ	77	24.7	26.0	16.2	-1.3	8.6
OH	76	41.3	45.9	28.6	-4.6	12.7
OK	59	44.5	56.8	42.9	-12.3	1.7
MO	58	51.5	57.7	44.4	-6.2	7.1
PA	57	52.6	41.9	28.7	10.7	23.9
FL	56	68.7	73.4	50.6	-4.7	18.0
PR	49	47.4	53.0	45.3	-5.6	2.1
VA	45	57.8	67.9	53.9	-10.1	3.9
CT	43	43.0	31.4	32.3	11.6	10.7
GA	42	74.1	64.0	54.4	10.1	19.6
MD	42	51.8	54.1	39.2	-2.3	12.6
MI	39	42.8	42.3	28.1	0.4	14.7
KS	37	47.6	44.9	50.5	2.7	-2.9
KY	37	52.5	45.0	40.4	7.6	12.1
AL	35	61.1	60.8	50.9	0.3	10.2
LA	33	46.1	50.4	45.3	-4.3	0.7
IN	29	55.8	37.5	39.0	18.3	16.8
NC	28	50.0	55.0	49.2	-5.0	0.8
MS	25	55.2	64.9	52.3	-9.7	2.9
SC	24	53.9	59.2	59.4	-5.3	-5.6
AR	23	39.1	51.2	47.2	-12.0	-8.1
NY	21	27.2	32.3	23.0	-5.1	4.2
TN	17	70.8	66.7	57.2	4.1	13.6
MN	14	64.5	47.2	67.6	17.3	-3.1
IA	12	44.8	30.3	30.1	14.6	14.8
NM	12	67.5	50.5	48.0	17.0	19.5
WA	11	49.9	112.8	74.7	-62.9	-24.8
WV	11	32.5	44.4	29.3	-11.9	3.1
WI	10	21.2	52.9	26.3	-31.7	-5.1
CA	7	80.1	79.5	83.6	0.6	-3.4
CO	7	82.9	99.9	84.6	-17.0	-1.7
SD	7	69.1	54.6	48.7	14.5	20.5
AZ	6	61.6	90.5	56.3	-28.9	5.3
MA	6	49.6	64.7	45.4	-15.0	4.3
NE	6	89.1	60.1	53.7	29.0	35.4
WY	6	64.0	68.3	50.4	-4.3	13.6
ND	5	57.0	33.6	38.8	23.4	18.2



**Table 5. REO Recovery Rates**

Disposition State <sup>b</sup>	Dispositions	Recovery Rates (%)			Percentage Point Change	
		January 2019	December 2018	January 2018	From Previous Month	From Previous Year
OR	5	90.4	79.7	66.8	10.7	23.6
AK	3	53.2	62.3	82.2	-9.1	-29.0
DE	3	60.0	92.5	52.3	-32.6	7.7
ME	3	92.6	74.9	38.4	17.7	54.2
MT	3	84.8	49.8	50.7	35.0	34.0
NH	3	47.5	48.5	72.5	-1.0	-24.9
NV	3	97.6	93.4	77.4	4.2	20.2
RI	1	72.3	46.1	64.7	26.1	7.6
VT	1	140.0	0.3	25.0	139.7	115.0
ID	0	na	90.4	72.9	na	na
UT	0	na	80.6	68.0	na	na
VI	0	na	2.1	na	na	na

na = not applicable

<sup>a</sup> Rates are percentages of unpaid loan balance at time of default.

<sup>b</sup> State records are sorted by number of dispositions in the most recent month (largest to smallest).

SOURCE: U.S. Department of HUD/FHA, March 2019.

**Table 6. REO Components of Loss by Property Disposition Month**

Disposition Month	2019	2018											
	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan
<b>Loss Components as Percent of Defaulted Loan Balance</b>													
Claim Expenses <sup>a</sup> (%)	19.54	19.05	19.72	19.34	19.28	19.73	19.78	20.45	19.58	19.91	20.40	20.14	20.63
Holding Costs <sup>b</sup> (%)	4.96	5.11	5.13	5.00	5.12	4.92	4.72	4.90	4.92	4.88	4.79	4.45	4.70
Loss on Collateral <sup>c</sup> (%)	27.24	26.50	26.84	27.05	26.01	25.69	25.55	26.93	26.15	27.51	27.93	29.37	29.45
Sales Expense (%)	4.65	4.69	4.71	4.62	4.76	4.80	4.65	4.62	4.50	4.51	4.57	4.58	4.33
Program Discounts <sup>d</sup> (%)	0.30	0.25	0.24	0.22	0.40	0.33	0.25	0.29	0.12	0.14	0.25	0.29	0.26
Net Loss Rate <sup>e</sup> (%)	49.41	48.59	48.36	47.58	47.51	48.21	49.98	51.69	50.86	53.81	55.46	57.16	57.26
<b>Average Amount</b>													
Average Dollar Loss (\$)	57,971	58,251	56,887	56,948	57,228	57,855	60,305	62,190	61,611	64,683	65,673	67,754	67,013
Average Unpaid Balance (\$)	117,324	119,889	117,627	119,699	120,451	120,009	120,660	120,307	121,137	120,206	118,417	118,536	117,042
<b>Occurrence Counts</b>													
Number of Dispositions	1,284	1,344	1,554	1,704	1,468	1,936	1,800	1,901	2,219	2,186	2,461	2,380	2,296
Number of Discounts	8	6	8	9	10	12	12	10	6	7	13	16	7
<b>Stage</b>													
<b>Average Time in Months</b>													
Delinquency <sup>f</sup>	11.6	11.0	10.6	11.6	11.7	11.3	12.0	12.2	12.0	11.3	12.2	12.5	12.3
Foreclosure <sup>g</sup>	12.4	13.3	13.8	13.2	13.1	14.1	13.4	13.5	13.3	13.5	13.7	13.1	13.1
Deed Transfer <sup>h</sup>	13.1	13.7	13.5	13.5	13.2	13.6	14.0	13.7	13.3	13.5	14.4	13.4	13.2
REO	4.4	4.4	4.2	4.1	4.3	4.1	4.0	4.2	4.1	4.3	4.3	4.3	4.3
All Stages	41.4	42.3	42.0	42.5	42.3	43.0	43.3	43.5	42.6	42.5	44.5	43.2	42.9

<sup>a</sup> Includes interest on principal.

<sup>b</sup> Management, maintenance, repairs, administration, and security, net of rent and other income.

<sup>c</sup> Value when foreclosed (UPB) minus value received in REO; does not include Streamline refinances.

<sup>d</sup> Rate over all dispositions; effect is greater in the cases where a discount actually is given.

<sup>e</sup> Profit (loss) divided by Unpaid Principal Balance (UPB). The listed cost categories are not exhaustive, and they will not sum to the loss rate

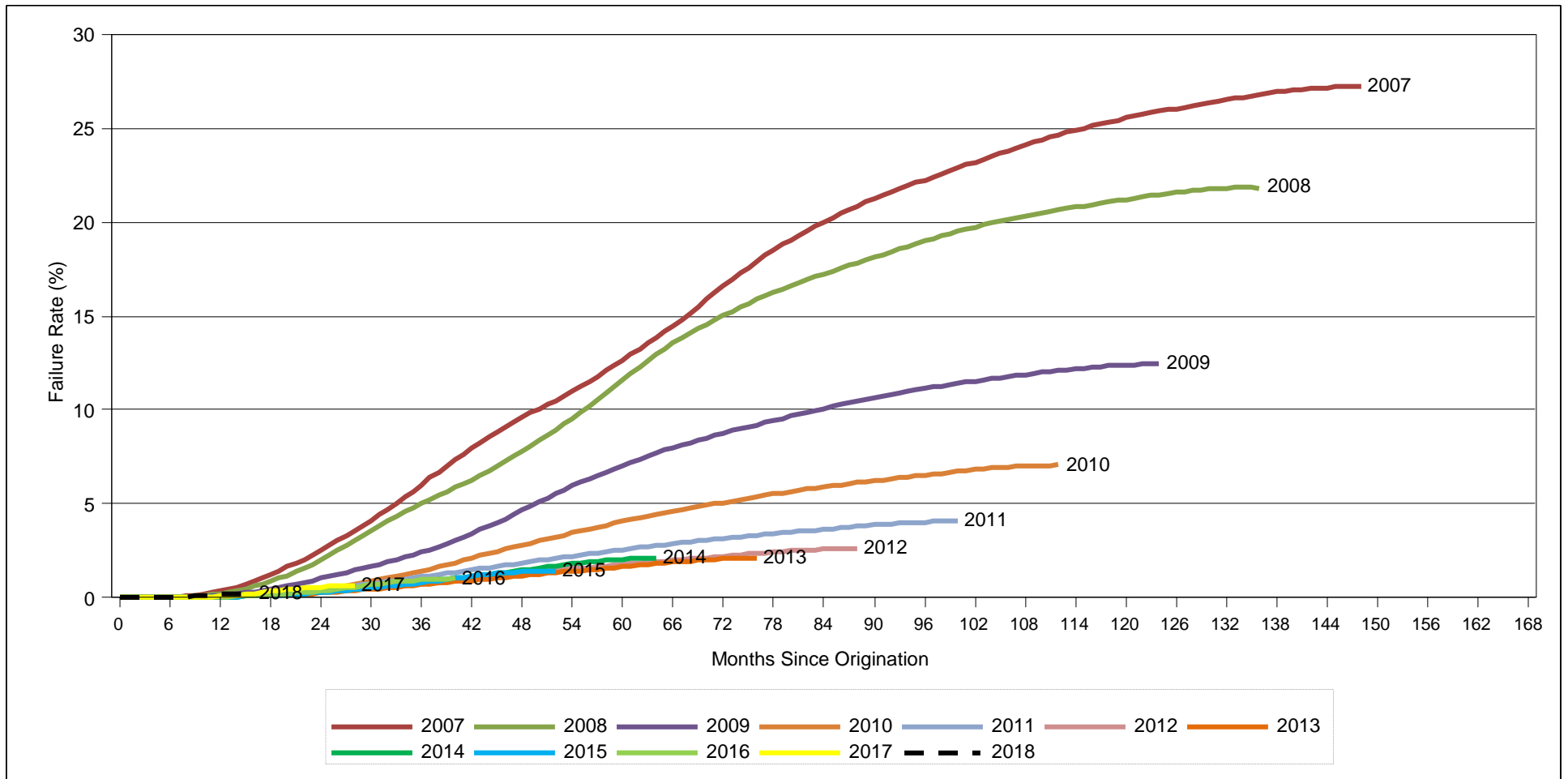
<sup>f</sup> First missed payment to date foreclosure initiated.

<sup>g</sup> Initiation of foreclosure proceedings to auction date.

<sup>h</sup> Auction date to HUD acquisition date.

SOURCE: U.S. Department of HUD/FHA, March 2019.

Figure 1. Failure Rate by Fiscal Year



NOTES: A loan that is in foreclosure processing or has gone to claim is deemed to be a 'failure' for this illustration. The failure rate is the sum of Cumulative Claim Rate and Cumulative Active Foreclosure Rate divided by Total Loans.

SOURCE: U.S. Department of HUD/FHA, March 2019.