



FHA SINGLE FAMILY ORIGINATION TRENDS

Credit Risk Report

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

FEBRUARY
2019

Table of Contents

Table 1. Distribution of New Endorsements by Loan Amount	2
Table 2. Distribution of New Endorsements by Loan-to-Value Range	3
Table 3. Average Loan-to-Value Ratios on New Endorsements by Loan Purpose	4
Table 4. Distribution of New Endorsements by Credit Score Range	5
Table 5. Average Borrower Credit Scores on New Endorsements by Loan Purpose	6
Table 6. Early Payment Delinquency Rates by Product Type	7
Table 7. Average Debt-to-Income Ratios on Purchase Endorsements by Credit Score	8
Table 8. Average Loan-to-Value Ratios on Purchase Endorsements by Credit Score	9

Table 1. Distribution of New Endorsements by Loan Amount (%)

Fiscal Year	Quarter	Initial Loan Amount (\$ thousands)								
		<50	50-99	100-149	150-199	200-249	250-399	400-499	500- 625.5	>625.5
2012	Oct-Dec	2.03	20.93	29.93	20.56	11.95	11.55	1.70	0.95	0.39
	Jan-Mar	1.99	20.67	29.91	20.30	11.96	12.03	1.80	1.02	0.31
	Apr-Jun	1.71	19.89	30.00	20.67	12.07	12.05	1.89	1.13	0.59
	Jul-Sep	1.66	19.28	29.83	20.89	12.30	12.53	1.91	1.05	0.55
2013	Oct-Dec	1.66	19.02	29.79	21.01	12.52	12.58	1.87	1.10	0.45
	Jan-Mar	1.56	18.43	28.96	21.11	12.75	13.32	2.17	1.19	0.51
	Apr-Jun	1.47	17.84	29.30	21.44	12.86	13.28	2.10	1.18	0.53
	Jul-Sep	1.39	17.35	28.96	21.66	12.92	13.80	2.28	1.15	0.49
2014	Oct-Dec	1.65	18.60	28.96	21.12	12.32	13.69	2.14	1.04	0.47
	Jan-Mar	1.72	18.43	29.01	21.14	12.39	13.67	2.20	1.05	0.39
	Apr-Jun	1.60	18.56	29.89	21.58	12.69	12.70	1.85	0.93	0.18
	Jul-Sep	1.41	17.03	29.13	22.17	13.55	13.58	1.96	1.00	0.17
2015	Oct-Dec	1.54	17.69	28.65	22.15	13.17	13.61	2.00	1.03	0.16
	Jan-Mar	1.57	17.03	27.60	22.06	13.68	14.50	2.21	1.19	0.17
	Apr-Jun	1.13	14.76	26.97	22.53	14.95	15.54	2.53	1.38	0.21
	Jul-Sep	1.05	13.40	25.82	22.91	15.61	16.68	2.70	1.58	0.24
2016	Oct-Dec	1.28	14.22	25.71	22.39	15.53	16.35	2.73	1.53	0.26
	Jan-Mar	1.27	13.45	25.12	22.67	15.64	17.13	2.84	1.62	0.26
	Apr-Jun	1.05	13.24	25.36	23.22	15.97	16.96	2.51	1.45	0.24
	Jul-Sep	0.94	11.92	24.08	23.50	16.74	18.33	2.76	1.49	0.24
2017	Oct-Dec	0.95	11.90	23.54	23.12	16.92	18.84	2.90	1.57	0.26
	Jan-Mar	1.00	11.79	23.10	22.72	17.17	19.39	2.94	1.59	0.30
	Apr-Jun	0.94	11.71	23.14	23.29	17.18	19.27	2.75	1.41	0.32
	Jul-Sep	0.82	10.87	22.27	23.44	17.59	20.24	2.94	1.51	0.32
2018	Oct-Dec	0.79	11.15	22.13	23.17	17.58	20.39	2.96	1.48	0.34
	Jan-Mar	0.72	10.74	21.70	22.76	17.81	21.11	3.09	1.63	0.44
	Apr-Jun	0.69	11.07	22.22	23.14	17.57	20.74	2.80	1.36	0.42
	Jul-Sep	0.64	10.50	21.50	23.12	18.10	21.44	2.84	1.40	0.46
2019	Oct-Dec	0.74	10.73	21.18	23.03	17.87	21.67	2.88	1.45	0.45
	Jan-Mar ^a	0.74	10.37	21.18	22.84	17.77	22.09	3.01	1.50	0.50

NOTES: Shares are based on loan counts. Excludes streamline refinancing.

^a Only includes data for January and February.

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

Table 2. Distribution of New Endorsements by Loan-to-Value Range (%)

Fiscal Year	Quarter	Loan-to-Value Range ^a			
		Less than or equal to 80 ^b	81–90	91–95	96–98 ^b
2012	Oct–Dec	5.85	12.02	9.33	72.80
	Jan–Mar	7.52	12.50	9.27	70.72
	Apr–Jun	7.67	11.34	8.96	72.04
	Jul–Sep	5.08	9.31	9.59	76.02
2013	Oct–Dec	5.17	9.99	10.14	74.70
	Jan–Mar	5.97	11.52	10.78	71.73
	Apr–Jun	5.64	10.27	9.75	74.35
	Jul–Sep	5.26	9.71	8.94	76.09
2014	Oct–Dec	5.58	9.95	9.00	75.47
	Jan–Mar	6.08	10.91	9.41	73.59
	Apr–Jun	5.63	9.61	9.04	75.72
	Jul–Sep	5.46	9.46	9.14	75.95
2015	Oct–Dec	6.70	10.79	8.93	73.57
	Jan–Mar	7.10	11.65	8.97	72.28
	Apr–Jun	6.14	11.59	8.76	73.52
	Jul–Sep	6.44	11.13	8.35	74.08
2016	Oct–Dec	7.54	12.57	8.26	71.62
	Jan–Mar	8.12	13.32	8.26	70.30
	Apr–Jun	6.83	11.77	7.72	73.69
	Jul–Sep	6.86	12.02	7.80	73.32
2017	Oct–Dec	8.06	13.98	7.73	70.23
	Jan–Mar	9.67	16.03	7.66	66.64
	Apr–Jun	8.02	13.83	7.57	70.58
	Jul–Sep	7.99	14.46	7.50	70.06
2018	Oct–Dec	8.83	16.41	7.42	67.34
	Jan–Mar	9.57	17.64	7.04	65.75
	Apr–Jun	7.87	14.44	6.88	70.81
	Jul–Sep	7.99	14.88	7.13	70.00
2019	Oct–Dec	9.31	16.80	7.06	66.83
	Jan–Mar ^c	9.42	17.50	7.08	66.00

NOTES: Shares are based on loan counts. Excludes streamline refinancing.

^a In accordance with statutory requirements for determining eligibility of loans for FHA insurance, HUD measures loan-to-value (LTV) ratio without including any financed mortgage insurance premium in the loan balance.

^b The statutory maximum LTV since October 1, 2008, is 96.5 percent. Prior to October 1, 2008, the statutory maximum was 97 percent, with higher allowances for borrowers financing loan closing costs into the mortgage balance. If there was such financing, then the statutory maximum was between 97 and 98.15 percent, depending on the geographic location and price of the property.

^c Only includes data for January and February.

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

Table 3. Average Loan-to-Value Ratios on New Endorsements by Loan Purpose (%)

Fiscal Year	Quarter	Loan Purpose			
		Home Purchase	Conventional Loan Refinance	FHA-to-FHA Refinance ^a	All ^a
2012	Oct–Dec	95.98	85.29	88.79	94.06
	Jan–Mar	96.01	83.44	88.37	93.41
	Apr–Jun	95.99	81.79	87.85	93.32
	Jul–Sep	95.96	83.74	87.73	94.43
2013	Oct–Dec	95.95	84.43	87.79	94.31
	Jan–Mar	95.93	84.59	87.53	93.95
	Apr–Jun	95.87	84.01	86.47	94.09
	Jul–Sep	95.77	82.88	85.39	94.26
2014	Oct–Dec	95.74	82.07	83.76	94.24
	Jan–Mar	95.73	82.19	83.36	93.98
	Apr–Jun	95.70	81.20	83.60	94.15
	Jul–Sep	95.66	80.68	83.15	94.21
2015	Oct–Dec	95.63	79.90	82.91	93.70
	Jan–Mar	95.72	79.95	84.61	93.53
	Apr–Jun	95.73	81.05	85.71	93.68
	Jul–Sep	95.67	80.09	83.45	93.66
2016	Oct–Dec	95.68	79.38	82.64	93.18
	Jan–Mar	95.65	78.92	82.33	92.90
	Apr–Jun	95.79	79.27	82.54	93.42
	Jul–Sep	95.72	79.11	82.25	93.42
2017	Oct–Dec	95.70	78.90	82.23	92.86
	Jan–Mar	95.78	78.64	81.35	92.21
	Apr–Jun	95.75	78.05	81.21	92.87
	Jul–Sep	95.65	77.97	81.24	92.79
2018	Oct–Dec	95.70	78.30	81.48	92.36
	Jan–Mar	95.72	78.25	81.40	92.04
	Apr–Jun	95.73	77.80	81.19	92.85
	Jul–Sep	95.64	77.48	80.88	92.76
2019	Oct–Dec	95.57	76.97	80.94	92.13
	Jan–Mar ^b	95.60	77.15	81.10	92.06

NOTE: In accordance with statutory requirements for determining eligibility of loans for FHA insurance, HUD measures loan-to-value (LTV) without including any mortgage insurance premium financed in the loan balance.

^a These include only fully-underwritten loans and exclude streamline refinancing.

^b Only includes data for January and February.

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

Table 4. Distribution of New Endorsements by Credit Score Range (%)

Fiscal Year	Quarter	Credit Score Range ^a				
		500–619	620–639	640–679	680–719	720–850
2012	Oct–Dec	4.13	7.99	31.22	23.80	32.86
	Jan–Mar	3.65	7.70	30.98	23.82	33.85
	Apr–Jun	3.27	7.19	32.23	24.15	33.15
	Jul–Sep	2.98	6.82	34.16	25.26	30.79
2013	Oct–Dec	2.80	6.36	35.10	25.94	29.81
	Jan–Mar	2.48	5.88	35.90	26.56	29.18
	Apr–Jun	2.02	5.65	38.20	27.33	26.79
	Jul–Sep	2.10	6.24	40.43	27.69	23.54
2014	Oct–Dec	2.64	7.66	42.37	27.23	20.10
	Jan–Mar	3.28	9.11	41.97	26.61	19.04
	Apr–Jun	3.81	10.43	42.05	26.32	17.38
	Jul–Sep	4.61	11.16	41.33	25.93	16.98
2015	Oct–Dec	5.93	12.30	40.40	25.38	15.98
	Jan–Mar	5.78	12.36	39.98	25.64	16.24
	Apr–Jun	5.30	11.58	38.04	26.46	18.63
	Jul–Sep	5.43	11.39	36.88	26.61	19.70
2016	Oct–Dec	5.96	11.85	36.65	26.08	19.46
	Jan–Mar	6.18	11.98	36.43	26.36	19.05
	Apr–Jun	6.01	12.79	37.25	25.66	18.28
	Jul–Sep	5.93	12.71	37.04	25.93	18.39
2017	Oct–Dec	6.56	12.88	36.60	25.77	18.20
	Jan–Mar	7.45	12.85	36.21	25.36	18.14
	Apr–Jun	8.32	13.73	36.47	24.37	17.11
	Jul–Sep	9.31	13.90	36.18	23.93	16.69
2018	Oct–Dec	10.31	14.42	36.36	23.21	15.71
	Jan–Mar	11.44	14.51	36.41	22.77	14.88
	Apr–Jun	11.62	15.30	37.38	22.13	13.57
	Jul–Sep	12.14	15.37	37.25	21.74	13.50
2019	Oct–Dec	13.31	15.41	36.63	21.13	13.51
	Jan–Mar ^b	14.02	15.78	36.58	20.59	13.04

NOTES: Shares are based on loan counts. Excludes streamline refinancing.

^a Credit scores are cobranded between the three major credit repositories (Equifax, Experian, TransUnion) and Fair Isaac Corporation (FICO). Values can range from 300 to 850. FHA policy permits credit scores of 580 and above, except for loans with equity positions of 10 percent or more, which may have credit scores as low as 500. They are grouped here according to the “decision” score used for loan underwriting. The decision score represents the weakest borrower on a loan application when there are multiple applicants. Streamline refinance loans do not require full underwriting; therefore, they are not represented here.

^b Only includes data for January and February.

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

Table 5. Average Borrower Credit Scores on New Endorsements by Loan Purpose

Fiscal Year	Quarter	Loan Purpose			
		Home Purchase	Conventional Loan Refinance	FHA-to-FHA Refinance ^a	All ^a
2012	Oct–Dec	695	702	705	697
	Jan–Mar	695	707	708	698
	Apr–Jun	695	711	709	698
	Jul–Sep	695	698	704	696
2013	Oct–Dec	694	696	703	695
	Jan–Mar	694	697	703	695
	Apr–Jun	692	694	699	693
	Jul–Sep	690	685	690	689
2014	Oct–Dec	686	677	679	685
	Jan–Mar	684	674	675	682
	Apr–Jun	681	672	673	680
	Jul–Sep	680	671	671	679
2015	Oct–Dec	678	669	669	676
	Jan–Mar	678	673	675	677
	Apr–Jun	681	678	679	680
	Jul–Sep	682	677	674	681
2016	Oct–Dec	682	676	673	681
	Jan–Mar	681	676	672	680
	Apr–Jun	679	677	673	679
	Jul–Sep	680	677	673	679
2017	Oct–Dec	679	677	673	678
	Jan–Mar	679	675	669	678
	Apr–Jun	676	672	666	675
	Jul–Sep	676	670	664	674
2018	Oct–Dec	674	668	663	672
	Jan–Mar	672	666	661	670
	Apr–Jun	670	664	660	668
	Jul–Sep	669	663	658	668
2019	Oct–Dec	668	662	657	667
	Jan–Mar ^b	667	659	655	665

NOTE: Credit scores are cobranded between the three major credit repositories (Equifax, Experian, TransUnion) and Fair Isaac Corporation (FICO). Values can range from 300 to 850. FHA policy permits credit scores of 580 and above, except for loans with equity positions of 10 percent or more, which may have credit scores as low as 500. They are grouped here according to the “decision” score used for loan underwriting. The decision score represents the weakest borrower on a loan application when there are multiple applicants. Streamline refinance loans do not require full underwriting; therefore, they are not represented here.

^a These include only fully-underwritten loans and exclude streamline refinancing

^b Only includes data for January and February.

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

Table 6. Early Payment Delinquency Rates by Product Type (%)

Loan Origination Month	Percentage of New Loan Originations			
	Home Purchase Loans	Fully Underwritten Refinance	Streamline Refinance	All Loans
Aug 2015	0.45	0.29	0.47	0.43
Sep	0.34	0.16	0.40	0.32
Oct	0.32	0.23	0.31	0.31
Nov	0.30	0.20	0.32	0.29
Dec	0.33	0.25	0.26	0.31
Jan 2016	0.32	0.14	0.23	0.29
Feb	0.39	0.19	0.25	0.33
Mar	0.40	0.22	0.32	0.36
Apr	0.41	0.26	0.33	0.37
May	0.49	0.20	0.45	0.45
Jun	0.47	0.27	0.46	0.44
Jul	0.50	0.29	0.44	0.46
Aug	0.46	0.24	0.46	0.44
Sep	0.38	0.18	0.28	0.33
Oct	0.30	0.11	0.31	0.28
Nov	0.32	0.14	0.28	0.29
Dec	0.32	0.14	0.25	0.28
Jan 2017	0.40	0.14	0.26	0.33
Feb	0.41	0.17	0.33	0.35
Mar	0.42	0.23	0.37	0.38
Apr	0.59	0.21	0.41	0.51
May	1.07	0.51	0.90	0.97
Jun	1.69	1.01	1.23	1.56
Jul	1.65	1.32	1.52	1.59
Aug	1.51	1.15	1.47	1.45
Sep	1.13	0.84	1.08	1.08
Oct	0.50	0.38	0.61	0.49
Nov	0.46	0.25	0.47	0.42
Dec	0.46	0.21	0.48	0.41
Jan 2018	0.53	0.24	0.41	0.46
Feb	0.52	0.18	0.43	0.43
Mar	0.65	0.27	0.62	0.56
Apr	0.78	0.37	0.50	0.70
May	0.79	0.42	0.83	0.73
Jun	0.95	0.44	1.23	0.87
Jul	0.95	0.42	0.64	0.86

NOTE: Early payment delinquencies are defined as loans which have had a 90-day delinquency within the first six months of required mortgage payments. The first payment-due month is the second month after loan closing. Thus, these rates indicate the percentage of loans experiencing a 90-day delinquency within 7 months of loan closing.
 SOURCE: U.S. Department of HUD/FHA, March 2019.

Table 7. Average Debt-to-Income Ratios on Purchase Endorsements by Credit Score (%)

Fiscal Year	Quarter	Loan Count	Credit Score Range ^a					All
			500–619	620–639	640–679	680–719	720–850	
2012	Oct–Dec	176,168	37.95	40.01	40.95	41.04	40.37	40.58
	Jan–Mar	166,168	37.88	39.74	40.96	40.87	40.17	40.47
	Apr–Jun	193,558	37.63	39.43	40.67	40.60	39.95	40.23
	Jul–Sep	197,970	37.23	39.06	40.42	40.43	39.97	40.10
2013	Oct–Dec	177,852	37.24	38.62	40.17	40.29	39.78	39.91
	Jan–Mar	157,439	37.63	38.74	40.19	40.25	39.88	39.97
	Apr–Jun	181,297	36.77	38.46	39.94	40.06	39.85	39.81
	Jul–Sep	185,827	35.34	38.75	40.41	40.75	40.73	40.38
2014	Oct–Dec	152,965	35.40	39.24	40.73	41.05	41.26	40.70
	Jan–Mar	119,833	35.70	39.69	40.83	41.02	41.20	40.72
	Apr–Jun	148,017	35.77	39.42	40.57	40.63	40.95	40.38
	Jul–Sep	174,183	35.79	39.76	40.80	40.86	41.21	40.57
2015	Oct–Dec	154,806	36.18	40.24	40.93	41.07	41.36	40.71
	Jan–Mar	132,529	36.16	40.14	40.80	40.80	41.07	40.52
	Apr–Jun	198,802	35.87	39.67	40.42	40.27	40.52	40.08
	Jul–Sep	267,250	36.15	40.20	40.79	40.77	40.84	40.50
2016	Oct–Dec	210,550	36.20	40.66	41.09	41.02	41.04	40.75
	Jan–Mar	187,069	36.46	40.99	41.29	41.10	41.10	40.90
	Apr–Jun	225,133	36.28	40.76	41.22	40.93	40.89	40.75
	Jul–Sep	256,761	36.39	41.07	41.30	41.23	41.17	40.96
2017	Oct–Dec	220,353	37.64	41.29	41.59	41.45	41.49	41.25
	Jan–Mar	195,485	39.77	42.03	42.33	42.15	42.12	42.04
	Apr–Jun	230,476	40.08	41.98	42.31	42.19	42.22	42.05
	Jul–Sep	235,765	40.39	42.23	42.60	42.60	42.47	42.35
2018	Oct–Dec	195,513	40.94	42.51	42.85	42.84	42.62	42.59
	Jan–Mar	166,641	41.27	43.04	43.32	43.31	42.94	43.02
	Apr–Jun	202,746	41.35	43.02	43.55	43.65	43.34	43.23
	Jul–Sep	211,380	41.75	43.30	43.69	43.99	43.62	43.47
2019	Oct–Dec	179,590	42.04	43.73	44.05	44.42	43.98	43.83
	Jan–Mar ^b	103,245	42.22	43.91	44.24	44.69	44.20	44.02

^a Credit scores are cobranded between the three major credit repositories (Equifax, Experian, TransUnion) and Fair Isaac Corporation (FICO). Values can range from 300 to 850. FHA policy permits credit scores of 580 and above, except for loans with equity positions of 10 percent or more, which may have credit scores as low as 500. They are grouped here according to the “decision” score used for loan underwriting. The decision score represents the weakest borrower on a loan application when there are multiple applicants.

^b Only includes data for January and February.

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

Table 8. Average Loan-to-Value Ratios on Purchase Endorsements by Credit Score (%)

Fiscal Year	Quarter	Loan Count	Credit Score Range ^a					All
			500–619	620–639	640–679	680–719	720–850	
2012	Oct–Dec	176,168	94.72	95.82	96.09	96.06	96.04	95.98
	Jan–Mar	166,168	94.85	95.85	96.00	96.11	96.14	96.01
	Apr–Jun	193,558	94.95	95.84	96.06	96.01	96.05	95.99
	Jul–Sep	197,970	94.86	95.79	95.99	96.03	96.02	95.96
2013	Oct–Dec	177,852	94.56	95.60	95.93	96.01	96.14	95.95
	Jan–Mar	157,439	94.44	95.53	95.92	95.95	96.12	95.93
	Apr–Jun	181,297	94.58	95.59	95.87	95.80	96.11	95.87
	Jul–Sep	185,827	94.07	95.44	95.80	95.73	95.97	95.77
2014	Oct–Dec	152,965	93.95	95.42	95.79	95.64	96.10	95.74
	Jan–Mar	119,833	93.94	95.42	95.78	95.70	96.05	95.73
	Apr–Jun	148,017	94.02	95.49	95.83	95.55	96.06	95.70
	Jul–Sep	174,183	93.88	95.52	95.81	95.51	96.02	95.66
2015	Oct–Dec	154,806	94.09	95.52	95.76	95.46	96.13	95.63
	Jan–Mar	132,529	94.07	95.58	95.84	95.65	96.18	95.72
	Apr–Jun	198,802	94.40	95.63	95.86	95.61	96.04	95.73
	Jul–Sep	267,250	94.28	95.51	95.84	95.53	95.98	95.67
2016	Oct–Dec	210,550	94.05	95.53	95.81	95.59	96.06	95.68
	Jan–Mar	187,069	94.28	95.47	95.77	95.58	96.00	95.65
	Apr–Jun	225,133	94.56	95.67	95.89	95.71	96.13	95.79
	Jul–Sep	256,761	94.22	95.63	95.87	95.61	96.07	95.72
2017	Oct–Dec	220,353	94.23	95.63	95.83	95.62	96.09	95.70
	Jan–Mar	195,485	94.10	95.61	95.94	95.69	96.26	95.78
	Apr–Jun	230,476	94.21	95.77	95.89	95.76	96.10	95.75
	Jul–Sep	235,765	94.13	95.63	95.82	95.69	95.98	95.65
2018	Oct–Dec	195,513	93.85	95.67	95.89	95.80	96.18	95.70
	Jan–Mar	166,641	93.83	95.73	95.92	95.91	96.19	95.72
	Apr–Jun	202,746	94.09	95.76	95.93	95.86	96.16	95.73
	Jul–Sep	211,380	93.82	95.68	95.90	95.85	96.01	95.64
2019	Oct–Dec	179,590	93.61	95.62	95.81	95.85	96.06	95.57
	Jan–Mar ^b	103,245	93.73	95.63	95.86	95.84	96.22	95.60

^a Credit scores are cobranded between the three major credit repositories (Equifax, Experian, TransUnion) and Fair Isaac Corporation (FICO). Values can range from 300 to 850. FHA policy permits credit scores of 580 and above, except for loans with equity positions of 10 percent or more, which may have credit scores as low as 500. They are grouped here according to the “decision” score used for loan underwriting. The decision score represents the weakest borrower on a loan application when there are multiple applicants.

^b Only includes data for January and February.

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