



FHA SINGLE FAMILY PRODUCTION REPORT

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

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Table 1. Single Family Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	8,118,034	1,217,938
Prepayments	(75,754)	(12,402)
Refinance with FHA	(11,751)	(2,490)
Full Payoff	(64,003)	(9,912)
Claims	(5,181)	(638)
Conveyance	(1,263)	(143)
Pre-foreclosure Sale	(293)	(49)
Note Sales	(4)	(0)
Third-Party Sales	(3,621)	(445)
Endorsements	78,284	16,631
Adjustment ^a	2,115	(2,152)
Insurance in-Force (Ending) ^b	8,117,498	1,219,378

NOTE: Does not include Home Equity Conversion Mortgages (HECM).

^a Reconciling adjustments represent late posting of previous period activity.

^b Details may not sum to total due to rounding.

SOURCE: US Department of HUD/FHA, May 2019.

Table 2. Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month

Performance Year	Month	1. Beginning Serious Delinquent Loan Inventory ^a	Portfolio Account Transitions (Counts)				6. Ending Serious Delinquent Loan Inventory	Adjustment ^d (Col 1 to Col 6 Last Month)	Cure Ratio(%) = Col 3/Col 2	
			2. Add Entering Default ^b	3. Subtract Cured ^c (Leaving Default Status)	4. Subtract Claims	5. Subtract Prepays (Previously Defaulted)				
2018	Apr	375,107	35,288	38,977	5,860	1,965	363,593	1,653	110.5	
	May	365,582	31,214	39,545	6,375	2,251	348,625	1,989	126.7	
	Jun	350,476	38,186	37,379	5,960	2,053	343,270	1,851	97.9	
	Jul	344,828	35,260	45,166	5,434	2,128	327,360	1,558	128.1	
	Aug	329,093	45,889	36,983	5,673	2,171	330,155	1,733	80.6	
	Sep	331,234	42,150	35,976	4,535	1,704	331,169	1,079	85.4	
	Oct	333,205	40,020	37,831	6,109	2,064	327,221	2,036	94.5	
	Nov	328,735	40,817	34,839	4,955	1,694	328,064	1,514	85.4	
	Dec	329,061	44,124	37,061	4,453	1,741	329,930	997	84.0	
	2019	Jan	330,932	48,056	34,977	4,807	1,562	337,642	1,002	72.8
		Feb	338,603	39,917	39,207	4,600	1,583	333,130	961	98.2
		Mar	334,597	32,203	44,454	5,319	1,995	315,032	1,467	138.0
Apr		316,118	31,537	36,579	5,181	1,970	303,925	1,086	116.0	
Y-O-Y%		(15.7)	(10.6)	(6.2)	(11.6)	0.3	(16.4)	na	5.0	
M-O-M%		(5.5)	(2.1)	(17.7)	(2.6)	(1.3)	(3.5)	na	(16.0)	

na = not applicable.

NOTE: Does not include Home Equity Conversion Mortgage (HECM). Due to differences in timing and data sources, the inventory of SDQ loans may not reconcile fully with the FHA Loan Performance Trends report.

Column 1 and column 2 have been revised from previous reports.

Due to late reporting by a large servicer, the delinquency rates for July 2018 are likely understated. The August 2018 delinquency reporting rates accurately reflect the status of the portfolio.

^a Non Performing portion of the portfolio excludes all current, 30-day delinquent, and 60-day delinquent loans.

^b New Non-performing portion of the portfolio includes loans that are serious delinquencies 90+ day delinquent, in foreclosure, and in bankruptcy.

^c Loans that are no longer serious delinquencies—now fewer than 90 days delinquent through full or partial cure of delinquency. Cures can be with or without loss mitigation or lender assistance.

^d Reconciling adjustments represent late posting of previous period activity.

SOURCE: US Department of HUD/FHA. May 2019.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	33,052	919
Property Improvement	21,611	406
Manufactured Housing	11,441	513
Prepayments	(459)	(10)
Property Improvement	(360)	(6)
Manufactured Housing	(99)	(4)
Claims	(34)	(1)
Property Improvement	(24)	(0)
Manufactured Housing	(10)	(0)
Endorsements	321	7
Property Improvement	299	6
Manufactured Housing	22	1
Adjustment ^a	(14)	(0)
Property Improvement	(13)	(0)
Manufactured Housing	(1)	(0)
Insurance in-Force (Ending) ^b	32,866	914
Property Improvement	21,513	404
Manufactured Housing	11,353	510

^a Reconciling adjustments represent late posting of previous period activity.

^b Details may not sum to total due to rounding.

SOURCE: US Department of HUD/FHA, May 2019.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	Apr 2019	Mar 2019	FY 2019 to date	FY 2018 to date	FY 2018 Final
Total Endorsement Count	78,284	67,651	508,958	581,910	1,014,602
Loan Purchase Shares					
Purchase (%)	76.2	74.4	77.2	72.7	76.5
Refinance (%)	23.8	25.6	22.8	27.3	23.5
Purchase Loan Count and Shares					
Purchase Loan Count	59,665	50,322	392,822	423,333	776,278
First-Time Homebuyer (%)	83.9	83.1	82.9	82.3	82.7
203(K) Purchase and Rehabilitate (%)	1.2	1.2	1.3	1.5	1.4
Minority (%)	36.0	35.9	37.0	37.3	36.5
Non-Minority (%)	53.0	53.2	52.7	55.0	55.0
Undisclosed Race/Ethnicity (%)	10.9	10.9	10.3	7.7	8.5
Refinance Loan Count and Shares					
Refinance Loan Count	18,619	17,329	116,136	158,577	238,324
FHA Streamline (%)	20.2	19.4	11.8	27.6	21.5
FHA-to-FHA (Fully Underwritten) (%)	35.2	35.3	38.0	29.7	32.6
Non-cash-out (%)	12.1	10.9	9.8	15.5	13.2
Cash out (%)	87.9	89.1	90.2	84.5	86.8
Conventional-to-FHA (%)	44.6	45.3	50.2	42.6	45.9
Non-cash-out (%)	17.9	17.6	17.6	25.3	23.7
Cash out (%)	82.1	82.4	82.4	74.7	76.3
Property-Type Shares					
Single-Family Detached (%)	86.6	86.3	86.0	86.5	86.3
Townhome (%)	6.0	6.2	6.2	5.9	6.2
Condominium (%)	1.9	1.9	1.9	2.1	2.0
2-4 Unit Properties (%)	2.1	2.4	2.5	2.4	2.4
Manufactured Housing (With Real Estate) (%)	3.3	3.2	3.4	3.0	3.1

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
SOURCE: US Department of HUD/FHA, May 2019.

Table 5. Single Family Application Activity

Calendar Year	Month	Total Applications Received	Home Purchase	Conventional-to-FHA Refinance	FHA Non-Streamline Refinance	FHA Streamline Refinance
2017	Jan	112,638	68,751	20,715	8,078	15,094
	Feb	120,443	80,389	19,699	7,981	12,374
	Mar	152,210	107,556	23,023	9,509	12,122
	Apr	132,455	95,349	19,317	8,484	9,305
	May	147,994	107,076	20,997	9,916	10,005
	Jun	146,775	102,768	22,113	10,513	11,381
	Jul	124,295	87,499	19,628	9,360	7,808
	Aug	136,217	92,191	22,397	11,294	10,335
	Sep	110,408	72,635	18,730	9,906	9,137
	Oct	119,321	77,246	20,992	11,104	9,979
	Nov	109,572	69,721	19,624	10,040	10,187
	Dec	88,203	53,878	15,971	8,412	9,942
2018	Jan	102,484	63,625	19,405	9,833	9,621
	Feb	101,610	71,351	17,244	8,280	4,735
	Mar	121,267	90,322	18,795	9,123	3,027
	Apr	119,765	90,506	17,777	9,100	2,382
	May	125,517	96,354	17,930	9,541	1,692
	Jun	117,018	87,791	17,809	9,821	1,597
	Jul	114,267	83,904	18,041	10,635	1,687
	Aug	116,392	84,283	18,927	11,230	1,952
	Sep	92,951	66,342	15,898	9,272	1,439
	Oct	104,528	74,207	18,588	10,246	1,487
	Nov	88,327	62,645	15,734	8,454	1,494
	Dec	71,261	48,676	13,229	7,493	1,863
2019	Jan	96,352	63,724	17,718	10,422	4,488
	Feb	101,510	70,224	16,287	9,675	5,324
	Mar	125,631	88,999	18,906	11,423	6,303
	Apr	139,080	94,716	22,167	11,641	10,556

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
 SOURCE: US Department of HUD/FHA, May 2019.

Table 6. Home Equity Conversion Mortgage Insured Mortgage Portfolio

	MMIF		GI/SRI		Total	
	Loan Count	MCA ^a (\$ millions)	Loan Count	MCA ^a (\$ millions)	Loan Count	MCA ^a (\$ millions)
Insurance in-Force (Beginning)	383,349	107,727	133,676	30,061	517,025	137,788
Payoffs	(1,999)	(629)	(515)	(124)	(2,514)	(752)
Assignments	(2,500)	(581)	(564)	(124)	(3,064)	(705)
Shortfall Claims ^b	(729)	(135)	(740)	(148)	(1,469)	(283)
Endorsements	2,899	1,036	0	0	2,899	1,036
Adjustments	(1,725)	(446)	(886)	(193)	(2,611)	(640)
Insurance in-Force (Ending) ^c	379,295	106,972	130,971	29,472	510,266	136,444

^a MCA is the maximum claim amount payable by HUD. It is defined as the initial value of the property or FHA loan limit, whichever is lower.

^b Shortfall claims comprise claim types *Foreclosure*, *Deed In Lieu of Foreclosure* and *Mortgagor's Short Sale*.

^c Details may not sum to total due to rounding.

^d Beginning with December 2017 data, FHA has better defined the change in the Mortgage Portfolio across the MMIF and GI/SRI funds. Therefore, a reconciling adjustment was made from December 2017 ending balance.

SOURCE: US Department of HUD/FHA, May 2019.

Table 7. Home Equity Conversion Mortgage Endorsement Characteristic Shares (%)

	Apr 2019	Mar 2019	FY 2019 to date	FY 2018 to date	FY 2018 Final
Total Endorsement Count	2,899	2,573	18,507	33,171	48,329
Loan Purchase					
Home Purchase	5.7	6.3	6.8	4.9	5.4
Refinance	5.6	4.2	4.8	15.1	12.1
Equity Takeout (Traditional)	88.7	89.4	88.4	80.0	82.5
Product Type					
Fixed Rate	5.7	5.7	8.2	8.9	10.1
Adjustable Rate	94.3	94.3	91.8	91.1	89.9
Gender					
Individual Male	20.0	22.9	21.1	20.5	20.7
Individual Female	36.2	37.5	38.4	36.4	36.8
Joint Borrowers	42.0	38.4	38.8	40.9	40.1
Not Reported	1.8	1.3	1.7	2.3	2.4
Age					
62-69	39.5	36.9	37.4	39.2	39.2
70-79	41.5	43.1	42.5	42.2	41.8
80-89	16.1	16.4	16.7	15.8	16.0
90+	2.9	3.5	3.4	2.8	3.0
Initial Principal Limit (IPL) (\$ thousands)					
<101	23.9	26.1	27.4	22.2	24.4
101-200	39.8	39.4	40.2	37.7	38.2
201-300	20.1	19.0	19.2	21.5	20.5
301-400	12.9	12.3	10.8	14.9	13.7
401-500	3.2	3.3	2.4	3.7	3.2
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	3.0	3.3	3.6	4.5	4.4
101-200	20.6	22.9	22.9	22.7	23.2
201-300	24.1	23.0	24.1	23.0	23.1
301-400	17.2	17.4	17.2	17.2	16.9
401-500	11.3	9.9	11.0	11.8	11.5
> 500	23.8	23.5	21.3	20.8	20.7

SOURCE: US Department of HUD/FHA, May 2019.

Table 8. Home Equity Conversion Mortgage Application Activity

Calendar Year	Month	Total Applications Received	Interest Rate Type		Loan Purpose		
			Fixed	Adjustable	Home Purchase	Refinance	Equity Takeout
2017	Jan	5,730	657	5,073	195	1,038	4,497
	Feb	6,346	646	5,700	201	1,111	5,034
	Mar	7,472	900	6,572	293	1,228	5,951
	Apr	6,594	707	5,887	271	1,139	5,184
	May	7,522	765	6,757	287	1,405	5,830
	Jun	7,778	742	7,036	341	1,435	6,002
	Jul	7,434	705	6,729	297	1,320	5,817
	Aug	8,907	784	8,123	354	1,652	6,901
	Sep	20,409	1,861	18,548	754	4,891	14,764
	Oct	2,752	192	2,560	141	217	2,394
	Nov	3,575	255	3,320	181	204	3,190
	Dec	3,331	235	3,096	162	186	2,983
2018	Jan	3,864	334	3,530	153	250	3,461
	Feb	4,241	425	3,816	164	243	3,834
	Mar	4,606	589	4,017	213	243	4,150
	Apr	4,276	583	3,693	232	257	3,787
	May	4,647	600	4,047	265	260	4,122
	Jun	4,487	534	3,953	245	287	3,955
	Jul	4,565	487	4,078	281	259	4,025
	Aug	4,979	481	4,498	298	284	4,397
	Sep	4,134	361	3,773	234	268	3,632
	Oct	4,230	394	3,836	268	213	3,749
	Nov	3,802	320	3,482	218	203	3,381
	Dec	3,194	203	2,991	146	164	2,884
2019	Jan	3,766	177	3,589	191	217	3,358
	Feb	3,916	167	3,749	185	251	3,480
	Mar	4,451	145	4,306	238	230	3,983
	Apr	4,408	166	4,242	264	276	3,868

SOURCE: US Department of HUD/FHA, May 2019.