



August 2021 Credit Risk Report

FHA Single Family Production Report



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

Table of Contents

Table 1. Single Family Insured Mortgage Portfolio Change during Month 2

Table 2. Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month 3

Table 3. Title I Insured Mortgage Portfolio Change during Month 4

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares 5

Table 5. Single Family Application Activity 6

Table 6. Home Equity Conversion Mortgage Insured Mortgage Portfolio 7

Table 7. Home Equity Conversion Mortgage Endorsement Characteristic Shares (%) 8

Table 8. Home Equity Conversion Mortgage Application Activity 9

Table 1. Single Family Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	7,588,572	1,197,853
Prepayments	(167,064)	(30,242)
Refinance with FHA	(32,874)	(6,805)
Full Payoff	(134,190)	(23,437)
Claims	(1,211)	(142)
Conveyance	(193)	(20)
Pre-foreclosure Sale	(231)	(39)
Note Sales	(0)	(0)
Third-Party Sales	(787)	(84)
Endorsements	119,721	29,171
Adjustment ^a	6,251	(1,401)
Insurance in-Force (Ending) ^b	7,546,269	1,195,238

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, September 2021.

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)			
2020	Aug	850,718	115,668	50,311	1,856	4,492	909,727	606	43.5
	Sep	910,280	89,766	67,564	1,928	5,103	925,451	553	75.3
	Oct	926,073	84,242	69,977	1,928	5,296	933,114	622	83.1
	Nov	933,596	76,985	62,425	1,599	4,881	941,676	482	81.1
	Dec	942,157	69,972	68,940	1,743	5,760	935,686	481	98.5
2021	Jan	936,319	60,412	61,778	1,501	3,959	929,493	633	102.3
	Feb	929,982	66,251	101,591	1,537	4,031	889,074	489	153.3
	Mar	889,646	94,943	77,050	1,831	5,712	899,996	572	81.2
	Apr	900,510	40,453	81,181	1,434	5,357	852,991	514	200.7
	May	853,618	37,218	71,859	1,283	5,057	812,637	627	193.1
	Jun	813,264	34,722	69,445	1,388	6,084	771,069	627	200.0
	Jul	771,520	36,614	68,247	1,120	5,473	733,294	451	186.4
	Aug	733,810	36,263	71,704	1,211	5,474	691,684	516	197.7
Y-O-Y%		(13.7)	(68.6)	42.5	(34.8)	21.9	(24.0)	na	354.6
M-O-M%		(4.9)	(1.0)	5.1	8.1	0.0	(5.7)	na	6.1

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.

^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, September 2021.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	24,747	725
Property Improvement	15,523	301
Manufactured Housing	9,224	424
Prepayments	(484)	(11)
Property Improvement	(387)	(7)
Manufactured Housing	(97)	(4)
Claims	(9)	(0)
Property Improvement	(6)	(0)
Manufactured Housing	(3)	(0)
Endorsements	80	2
Property Improvement	80	2
Manufactured Housing	0	0
Adjustment ^a	(22)	(1)
Property Improvement	(2)	0
Manufactured Housing	(20)	(1)
Insurance in-Force (Ending) ^b	24,312	715
Property Improvement	15,208	296
Manufactured Housing	9,104	419

^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, September 2021.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	Aug 2021	Jul 2021	FY 2021 to date	FY 2020 to date	FY 2020 Final
Total Endorsement Count	119,721	117,023	1,318,852	1,212,019	1,333,163
Loan Purchase Shares					
Purchase (%)	62.9	62.2	58.7	60.8	61.3
Refinance (%)	37.1	37.8	41.3	39.2	38.7
Purchase Loan Count and Shares					
Purchase Loan Count	75,301	72,738	773,704	736,583	817,840
First-Time Homebuyer (%)	84.9	85.1	84.6	82.9	83.1
203(K) Purchase and Rehabilitate (%)	0.6	0.6	0.6	0.9	0.8
Minority (%)	29.0	27.8	35.8	36.6	36.8
Non-Minority (%)	33.5	34.0	42.0	51.1	51.0
Undisclosed Race/Ethnicity (%)	37.5	38.2	22.2	12.2	12.2
Refinance Loan Count and Shares					
Refinance Loan Count	44,420	44,285	545,148	475,436	515,323
FHA Streamline (%)	58.7	62.6	68.7	60.2	61.2
FHA-to-FHA (Fully Underwritten) (%)	23.3	20.6	17.3	20.9	20.4
Non-cash-out (%)	30.9	36.7	47.7	45.9	46.6
Cash out (%)	69.1	63.3	52.3	54.1	53.4
Conventional-to-FHA (%)	18.0	16.7	14.0	18.9	18.3
Non-cash-out (%)	26.4	30.8	33.4	27.7	28.2
Cash out (%)	73.6	69.2	66.6	72.3	71.8
Property-Type Shares					
Single-Family Detached (%)	85.9	86.4	86.9	87.7	87.7
Townhome (%)	5.5	5.4	5.2	5.0	5.1
Condominium (%)	2.0	2.0	2.1	2.1	2.1
2-4 Unit Properties (%)	2.9	2.9	2.8	2.4	2.4
Manufactured Housing (With Real Estate) (%)	3.6	3.4	3.0	2.8	2.8

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

SOURCE: US Department of HUD/FHA, September 2021.

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
2019	Jan	96,352	63,760	17,656	10,436	4,500
	Feb	101,510	70,270	16,168	9,728	5,344
	Mar	125,631	89,026	18,612	11,602	6,391
	Apr	139,081	94,601	20,004	13,626	10,850
	May	141,808	96,470	20,081	13,678	11,579
	Jun	139,909	86,244	20,525	15,107	18,033
	Jul	156,629	92,614	23,831	16,853	23,331
	Aug	164,218	87,456	27,895	20,884	27,983
	Sep	137,003	78,097	16,100	12,012	30,794
	Oct	155,609	85,099	19,359	14,700	36,451
	Nov	132,272	69,219	15,779	12,505	34,769
	Dec	117,828	59,985	14,247	10,988	32,608
2020	Jan	133,166	70,926	16,297	12,228	33,715
	Feb	137,469	77,424	15,113	11,918	33,014
	Mar	170,332	93,005	17,903	15,929	43,495
	Apr	145,894	70,217	11,359	10,080	54,238
	May	148,996	84,584	9,768	8,850	45,794
	Jun	178,985	109,325	11,404	10,288	47,968
	Jul	174,333	108,910	10,611	10,005	44,807
	Aug	162,021	99,859	10,523	9,733	41,906
	Sep	158,810	96,293	10,861	9,694	41,962
	Oct	167,693	93,534	12,572	11,001	50,586
	Nov	146,472	77,952	12,507	10,794	45,219
	Dec	145,909	69,768	12,342	11,254	52,545
2021	Jan	144,951	67,789	12,429	11,430	53,303
	Feb	154,551	72,109	13,370	11,787	57,285
	Mar	174,805	93,713	16,378	13,154	51,560
	Apr	163,432	94,938	15,373	12,833	40,288
	May	150,424	87,358	15,449	12,969	34,648
	Jun	161,511	94,471	18,219	14,644	34,177
	Jul	151,068	87,886	17,374	14,443	31,365
	Aug	153,130	88,981	18,066	12,159	33,924

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
 SOURCE: US Department of HUD/FHA, September 2021.

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)	330,032	103,229	85,223	19,332	415,255	122,561
Payoffs	(4,469)	(1,557)	(551)	(134)	(5,020)	(1,691)
Assignments	(795)	(210)	(400)	(90)	(1,195)	(300)
Shortfall Claims ^b	(213)	(38)	(206)	(40)	(419)	(79)
Endorsements	3,673	1,734	0	0	3,673	1,734
Adjustments	(393)	(149)	(233)	(51)	(626)	(200)
Insurance in-Force (Ending) ^c	327,835	103,009	83,833	19,017	411,668	122,025

^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, September 2021.

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

	Aug 2021	Jul 2021	FY 2021 to date	FY 2020 to date	FY 2020 Final
Total Endorsement Count	3,673	4,278	44,842	37,898	41,824
Loan Purchase					
Home Purchase	3.8	3.6	4.6	5.9	5.9
Refinance	50.0	51.2	41.3	19.4	20.6
Equity Takeout (Traditional)	46.2	45.2	54.1	74.6	73.5
Product Type					
Fixed Rate	8.7	8.8	7.2	1.7	1.9
Adjustable Rate	91.3	91.2	92.8	98.3	98.1
Gender					
Individual Male	19.6	21.4	21.0	20.3	20.2
Individual Female	35.8	36.9	36.1	35.5	35.5
Joint Borrowers	39.9	37.6	38.2	39.4	39.5
Not Reported	4.7	4.1	4.7	4.8	4.8
Age					
62-69	32.4	30.6	33.9	37.2	37.1
70-79	47.8	48.6	46.8	44.6	44.7
80-89	17.2	17.8	16.7	15.3	15.3
90+	2.6	2.9	2.6	2.9	2.9
Initial Principal Limit (IPL) (\$ thousands)					
<101	6.3	7.3	8.8	15.0	14.4
101-200	28.9	30.6	33.2	36.8	36.6
201-300	26.1	26.7	26.1	23.0	23.3
301-400	18.1	16.2	15.3	14.3	14.3
401-500	20.6	19.2	16.7	10.9	11.3
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	6	7	9	1.9	1.8
101-200	8.6	10.4	11.8	16.5	16.2
201-300	16.0	17.4	19.8	23.1	23.0
301-400	18.4	18.9	19.6	18.5	18.6
401-500	15.3	14.7	14.3	12.6	12.7
> 500	41.0	38.0	33.6	27.4	27.7

SOURCE: US Department of HUD/FHA, September 2021.

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
2019	Jan	3,766	175	3,591	191	219	3,356
	Feb	3,916	158	3,758	185	251	3,480
	Mar	4,451	131	4,320	240	234	3,977
	Apr	4,408	130	4,278	273	300	3,835
	May	4,249	102	4,147	288	338	3,623
	Jun	4,247	97	4,150	260	341	3,646
	Jul	4,880	84	4,796	285	510	4,085
	Aug	5,075	100	4,975	286	739	4,050
	Sep	5,025	82	4,943	268	1,075	3,682
	Oct	5,600	78	5,522	301	1,052	4,247
	Nov	4,481	53	4,428	217	814	3,450
	Dec	4,169	53	4,116	202	740	3,227
2020	Jan	4,489	79	4,410	194	848	3,447
	Feb	4,718	67	4,651	226	899	3,593
	Mar	5,662	127	5,535	300	1,375	3,987
	Apr	5,564	165	5,399	215	1,449	3,900
	May	4,793	161	4,632	186	1,290	3,317
	Jun	5,750	202	5,548	260	1,772	3,718
	Jul	5,841	225	5,616	303	1,772	3,766
	Aug	5,902	263	5,639	243	2,189	3,470
	Sep	6,318	270	6,048	305	2,257	3,756
	Oct	6,886	345	6,541	311	2,437	4,138
	Nov	5,212	347	4,865	203	1,911	3,098
	Dec	5,366	338	5,028	218	1,995	3,153
2021	Jan	5,053	481	4,572	194	2,073	2,786
	Feb	5,421	456	4,965	178	2,383	2,860
	Mar	7,564	674	6,890	256	3,718	3,590
	Apr	6,463	612	5,851	237	3,015	3,211
	May	5,988	520	5,468	202	2,798	2,988
	Jun	7,056	583	6,473	250	3,181	3,625
	Jul	6,896	522	6,374	219	3,206	3,471
	Aug	7,799	468	7,331	253	3,685	3,861

SOURCE: US Department of HUD/FHA, September 2021.