



# 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)	8,077,125	1,205,565
Prepayments	(56,637)	(8,256)
Refinance with FHA	(6,832)	(1,165)
Full Payoff	(49,805)	(7,090)
Claims	(4,453)	(528)
Conveyance	(1,240)	(133)
Pre-foreclosure Sale	(338)	(53)
Note Sales	(6)	(1)
Third-Party Sales	(2,869)	(341)
Endorsements	67,972	14,127
Adjustment <sup>a</sup>	2,144	(2,167)
Insurance in-Force (Ending) <sup>b</sup>	8,086,151	1,208,742

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

<sup>a</sup> Reconciling adjustments represent late posting of previous period activity.

<sup>b</sup> Details may not sum to total due to rounding.

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

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

Performance Year	Month	1. Beginning Serious Delinquent Loan Inventory <sup>a</sup>	Portfolio Account Transitions (Counts)				6. Ending Serious Delinquent Loan Inventory	Adjustment <sup>d</sup> (Col 1 to Col 6 Last Month)	Cure Ratio(%) = Col 3/Col 2
			2. Add Entering Default <sup>b</sup>	3. Subtract Cured <sup>c</sup> (Leaving Default Status)	4. Subtract Claims	5. Subtract Prepays (Previously Defaulted)			
2017	Dec	387,406	74,438	40,251	5,256	2,011	414,326	1,651	54.1
2018	Jan	416,928	38,987	33,383	5,647	1,964	414,921	2,602	85.6
	Feb	416,855	42,465	46,407	5,507	1,915	405,491	1,934	109.3
	Mar	407,199	31,192	56,401	6,220	2,316	373,454	1,708	180.8
	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
Y-O-Y%		(15.1)	(40.7)	(7.9)	(15.3)	(13.4)	(20.4)	na	55.3
M-O-M%		0.1	8.1	6.4	(10.1)	2.8	0.6	na	(1.6)

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.

<sup>a</sup> Non Performing portion of the portfolio excludes all current, 30-day delinquent, and 60-day delinquent loans.

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

<sup>c</sup> 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.

<sup>d</sup> Reconciling adjustments represent late posting of previous period activity.

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

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

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	33,730	934
Property Improvement	22,079	413
Manufactured Housing	11,651	521
Prepayments	(296)	(6)
Property Improvement	(263)	(5)
Manufactured Housing	(33)	(1)
Claims	(19)	(1)
Property Improvement	(14)	(0)
Manufactured Housing	(5)	(0)
Endorsements	105	2
Property Improvement	105	2
Manufactured Housing	0	0
Adjustment <sup>a</sup>	(3)	0
Property Improvement	(6)	(0)
Manufactured Housing	3	1
Insurance in-Force (Ending) <sup>b</sup>	33,517	930
Property Improvement	21,901	410
Manufactured Housing	11,616	520

<sup>a</sup> Reconciling adjustments represent late posting of previous period activity.

<sup>b</sup> Details may not sum to total due to rounding.

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

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

	Dec 2018	Nov 2018	FY 2019 to date	FY 2018 to date	FY 2018 Final
Total Endorsement Count	67,972	72,338	228,717	267,638	1,014,606
Loan Purchase Shares					
Purchase (%)	77.6	78.3	78.5	73.1	76.5
Refinance (%)	22.4	21.7	21.5	26.9	23.5
Purchase Loan Count and Shares					
Purchase Loan Count	52,778	56,625	179,590	195,513	776,280
First-Time Homebuyer (%)	82.5	82.5	82.6	81.9	82.7
203(K) Purchase and Rehabilitate (%)	1.4	1.3	1.4	1.5	1.4
Minority (%)	37.0	37.0	36.9	37.1	36.5
Non-Minority (%)	52.7	53.3	53.3	55.9	55.0
Undisclosed Race/Ethnicity (%)	10.2	9.7	9.8	7.0	8.5
Refinance Loan Count and Shares					
Refinance Loan Count	15,194	15,713	49,127	72,125	238,326
FHA Streamline (%)	7.5	4.8	6.6	29.0	21.5
FHA-to-FHA (Fully Underwritten) (%)	38.5	41.1	40.1	29.3	32.6
Non-cash-out (%)	8.8	9.8	9.0	16.4	13.2
Cash out (%)	91.2	90.2	91.0	83.6	86.8
Conventional-to-FHA (%)	54.1	54.1	53.3	41.7	45.9
Non-cash-out (%)	16.7	18.1	17.7	26.1	23.7
Cash out (%)	83.3	81.9	82.3	73.9	76.3
Property-Type Shares					
Single-Family Detached (%)	85.9	86.0	85.9	86.6	86.3
Townhome (%)	6.3	6.2	6.3	5.9	6.2
Condominium (%)	1.8	2.0	1.9	2.2	2.0
2-4 Unit Properties (%)	2.6	2.4	2.5	2.4	2.4
Manufactured Housing (With Real Estate) (%)	3.4	3.4	3.3	3.0	3.1

NOTE: Does not include Home Equity Conversion Mortgages (HECM).  
SOURCE: US Department of HUD/FHA, February 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
2016	Jan	106,758	63,054	16,671	6,260	20,773
	Feb	140,620	84,383	19,339	8,067	28,831
	Mar	168,165	109,372	22,080	9,017	27,696
	Apr	163,138	107,336	19,502	8,048	28,252
	May	167,225	109,871	18,961	8,171	30,222
	Jun	167,999	110,438	20,220	8,710	28,631
	Jul	150,501	92,309	18,357	9,005	30,830
	Aug	164,502	99,106	20,833	9,971	34,592
	Sep	144,994	86,090	18,679	9,182	31,043
	Oct	138,548	78,172	19,492	9,012	31,872
	Nov	131,043	75,942	20,313	8,557	26,231
	Dec	103,284	62,341	18,587	7,117	15,239
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	95,348	19,318	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	19,627	9,361	7,808
	Aug	136,217	92,191	22,397	11,294	10,335
	Sep	110,408	72,634	18,731	9,906	9,137
	Oct	119,321	77,245	20,993	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	63,624	19,407	9,832	9,621
	Feb	101,610	71,348	17,248	8,279	4,735
	Mar	121,267	90,317	18,800	9,123	3,027
	Apr	119,765	90,498	17,786	9,099	2,382
	May	125,517	96,341	17,944	9,540	1,692
	Jun	117,018	87,782	17,818	9,821	1,597
	Jul	114,267	83,896	18,053	10,630	1,688
	Aug	116,392	84,273	18,977	11,189	1,953
	Sep	92,951	66,327	15,945	9,241	1,438
	Oct	104,528	74,183	18,701	10,178	1,466
	Nov	88,327	62,650	15,897	8,313	1,467
	Dec	71,261	48,758	14,048	6,656	1,799

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

**Table 6. Home Equity Conversion Mortgage Insured Mortgage Portfolio**

	MMIF		GI/SRI		Total	
	Loan Count	MCA <sup>a</sup> (\$ millions)	Loan Count	MCA <sup>a</sup> (\$ millions)	Loan Count	MCA <sup>a</sup> (\$ millions)
Insurance in-Force (Beginning)	396,769	110,327	141,829	31,853	538,598	142,180
Payoffs	(1,676)	(522)	(516)	(127)	(2,192)	(649)
Assignments	(2,775)	(631)	(613)	(132)	(3,388)	(763)
Shortfall Claims <sup>b</sup>	(529)	(99)	(642)	(125)	(1,171)	(224)
Endorsements	1,749	587	0	0	1,749	587
Adjustments	(2,641)	(721)	(1,387)	(319)	(4,028)	(1,041)
Insurance in-Force (Ending) <sup>c</sup>	390,897	108,941	138,671	31,149	529,568	140,090

<sup>a</sup> 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.

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

<sup>c</sup> Details may not sum to total due to rounding.

<sup>d</sup> 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, February 2019.

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

	Dec 2018	Nov 2018	FY 2019 to date	FY 2018 to date	FY 2018 Final
Total Endorsement Count	1,749	2,552	7,388	14,024	48,329
Loan Purchase					
Home Purchase	7.8	7.1	7.5	5.5	5.4
Refinance	5.2	5.0	5.0	16.5	12.1
Equity Takeout (Traditional)	87.0	87.9	87.5	78.0	82.5
Product Type					
Fixed Rate	9.3	9.4	10.1	9.6	10.1
Adjustable Rate	90.7	90.6	89.9	90.4	89.9
Gender					
Individual Male	19.6	20.4	20.2	20.4	20.7
Individual Female	42.0	39.7	40.0	35.5	36.8
Joint Borrowers	36.4	38.0	38.1	43.0	40.1
Not Reported	2.0	1.9	1.8	1.2	2.4
Age					
62-69	37.2	37.0	37.5	39.6	39.2
70-79	42.1	42.9	42.1	43.1	41.8
80-89	17.1	16.3	16.8	14.9	16.0
90+	3.6	3.8	3.7	2.4	3.0
Initial Principal Limit (IPL) (\$ thousands)					
<101	28.9	29.1	29.0	20.7	24.4
101-200	40.4	40.0	39.5	38.3	38.2
201-300	18.8	19.7	19.4	22.0	20.5
301-400	9.4	9.3	9.8	15.0	13.7
401-500	2.5	1.9	2.3	4.1	3.2
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	3.5	4.0	3.8	4.8	4.4
101-200	24.2	24.1	24.0	23.4	23.2
201-300	23.4	24.1	23.7	23.6	23.1
301-400	17.6	16.9	17.0	17.4	16.9
401-500	11.4	11.4	11.0	11.8	11.5
> 500	19.9	19.6	20.5	19.0	20.7

SOURCE: US Department of HUD/FHA, February 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
2016	Jan	5,237	575	4,662	161	524	4,552
	Feb	6,256	672	5,584	186	656	5,414
	Mar	7,083	689	6,394	236	840	6,007
	Apr	6,613	690	5,923	256	742	5,615
	May	6,670	715	5,955	268	800	5,602
	Jun	6,987	770	6,217	282	905	5,800
	Jul	6,403	711	5,692	265	875	5,263
	Aug	7,530	790	6,740	257	1,058	6,215
	Sep	7,720	756	6,964	266	1,067	6,387
	Oct	6,533	729	5,804	235	999	5,299
	Nov	6,807	765	6,042	257	1,107	5,443
	Dec	6,067	667	5,400	220	1,072	4,775
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	584	3,692	232	257	3,787
	May	4,647	600	4,047	265	260	4,122
	Jun	4,487	535	3,952	245	287	3,955
	Jul	4,565	489	4,076	281	259	4,025
	Aug	4,979	484	4,495	299	283	4,397
	Sep	4,134	368	3,766	236	268	3,630
	Oct	4,230	408	3,822	270	211	3,749
	Nov	3,802	345	3,457	218	200	3,384
	Dec	3,194	232	2,962	143	151	2,900

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