



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)	8,005,645	1,169,855
Prepayments	(64,151)	(10,154)
Refinance with FHA	(12,538)	(2,361)
Full Payoff	(51,613)	(7,793)
Claims	(5,507)	(672)
Conveyance	(1,844)	(201)
Pre-Foreclosure Sale	(479)	(80)
Note Sales	(2)	0
Third-Party Sales	(3,182)	(390)
Endorsements	68,335	14,269
Adjustment ^a	3,450	(1,913)
Insurance in Force (Ending) ^b	8,007,772	1,171,386

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

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

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

SOURCE: U.S. Department of HUD/FHA, March 2018.

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

	Performing ^a		Non-Performing ^b	
	Loan Count	Loan Balance (\$ millions)	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	7,590,975	\$2,285,245	414,670	(1,115,390)
Prepayments	(62,236)	7	(1,915)	(17)
Refinance with FHA	(12,515)	(2)	(23)	0
Full Payoff	(49,721)	9	(1,892)	(17)
Claims	(1,915)	(181)	(3,592)	(491)
Delinquency Transitions within Portfolio				
Re-performing ^c	45,925	5,940	(45,925)	(5,940)
New 90+ Day Delinquency	(41,634)	(5,572)	41,634	5,572
Continued Serious Delinquency ^b	na	na	357,731	47,866
Endorsements	68,335	14,269	na	na
Adjustment ^d	3,450	(1,182,271)	na	na
Insurance in Force (Ending) ^e	7,598,609	1,117,069	409,163	(1,115,898)

na = not applicable.

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

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

^b 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.

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

SOURCE: U.S. Department of HUD/FHA, March 2018.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	35,966	977
Property Improvement	23,758	438
Manufactured Housing	12,208	538
Prepayments	(342)	(7)
Property Improvement	(269)	(5)
Manufactured Housing	(73)	(3)
Claims	(26)	(1)
Property Improvement	(19)	(0)
Manufactured Housing	(7)	(0)
Endorsements	163	4
Property Improvement	144	3
Manufactured Housing	19	1
Adjustments ^a	(11)	0
Property Improvement	(15)	(0)
Manufactured Housing	4	0
Insurance in Force (Ending) ^b	35,750	972
Property Improvement	23,599	436
Manufactured Housing	12,151	537

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

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

SOURCE: U.S. Department of HUD/FHA, March 2018.

Table 4. Single Family Insured Mortgage Endorsement Characteristic Shares

	Feb 2018	Jan 2018	FY 2018 to date	FY 2017 to date	FY 2017 Final
Total Endorsement Count	68,335	89,390	425,364	537,597	1,246,440
Loan Purpose Shares					
Purchase (%)	68.2	72.0	72.1	64.9	70.8
Refinance (%)	31.8	28.0	27.9	35.1	29.2
Purchase Loan Count and Shares					
Purchase Loan Count	46,620	64,401	306,534	348,681	882,079
First-Time Homebuyer (%)	82.2	82.0	82.0	82.1	82.2
203(k) Purchase and Rehabilitate (%)	1.7	1.5	1.5	1.8	1.6
Minority (%)	39.4	38.9	37.8	36.7	36.0
Non-Minority (%)	52.7	53.8	55.0	56.7	57.2
Undisclosed Race/Ethnicity (%)	7.9	7.4	7.2	6.6	6.8
Refinance Loan Count and Shares					
Refinance Loan Count	21,715	24,989	118,830	188,916	364,361
FHA Streamline (%)	30.5	29.9	29.5	54.4	44.3
FHA-to-FHA (Fully Underwritten) (%)	29.3	29.5	29.3	17.2	20.9
Non-cash-out (%)	16.0	16.1	16.3	32.9	25.6
Cash-out (%)	84.0	83.9	83.7	67.1	74.4
Conventional-to-FHA (%)	40.2	40.6	41.2	28.4	34.8
Non-cash-out (%)	25.2	24.7	25.7	36.4	32.9
Cash-out (%)	74.8	75.3	74.3	63.6	67.1
Property-Type Shares					
Single Family Detached (%)	86.6	86.0	86.5	87.5	87.1
Townhome (%)	5.5	6.2	5.9	5.2	5.6
Condominium (%)	2.1	2.1	2.2	2.6	2.5
2-4 Unit Properties (%)	2.6	2.6	2.5	2.2	2.2
Manufactured Housing (with Real Estate) (%)	3.2	3.0	3.0	2.5	2.6

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

SOURCE: U.S. Department of HUD/FHA, March 2018.

Table 5. Single Family Application Activity

Calendar Year	Month	Total Applications Received	Home Purchase	Conventional-to-FHA Refinance	FHA Non-Streamline Refinance	FHA Streamline - Standard MIP	FHA Streamline - Low MIP
2015	Jan	128,135	71,032	15,229	7,947	28,591	5,336
	Feb	179,536	85,219	17,822	11,503	58,744	6,248
	Mar	174,893	98,901	17,226	9,092	43,585	6,089
	Apr	175,438	106,212	17,539	8,485	37,701	5,501
	May	156,976	101,097	15,610	6,772	28,833	4,664
	Jun	159,214	107,714	17,469	6,822	22,480	4,729
	Jul	150,719	102,055	18,100	6,816	18,558	5,190
	Aug	142,669	92,484	18,151	6,893	19,916	5,225
	Sep	143,468	92,277	18,215	7,063	20,405	5,508
	Oct	127,535	77,572	17,254	7,004	20,477	5,228
	Nov	113,417	69,293	16,186	6,107	17,384	4,447
	Dec	108,890	64,101	16,728	6,260	17,570	4,231
2016	Jan	106,758	63,054	16,671	6,260	16,569	4,204
	Feb	140,620	84,383	19,339	8,067	24,101	4,730
	Mar	168,165	109,372	22,080	9,017	23,028	4,668
	Apr	163,138	107,336	19,502	8,048	24,503	3,749
	May	167,225	109,871	18,961	8,171	26,774	3,448
	Jun	167,999	110,438	20,220	8,710	25,396	3,235
	Jul	150,501	92,309	18,357	9,005	27,960	2,870
	Aug	164,502	99,106	20,833	9,971	31,182	3,410
	Sep	144,994	86,090	18,679	9,182	27,732	3,311
	Oct	138,548	78,172	19,492	9,012	28,481	3,391
	Nov	131,043	75,940	20,314	8,558	22,619	3,612
	Dec	103,284	62,340	18,588	7,117	11,664	3,575
2017	Jan	112,638	68,750	20,716	8,078	12,337	2,757
	Feb	120,443	80,389	19,699	7,981	9,483	2,891
	Mar	152,210	107,554	23,025	9,509	8,671	3,451
	Apr	132,455	95,343	19,324	8,483	6,873	2,432
	May	147,994	107,073	21,000	9,917	7,667	2,337
	Jun	146,775	102,765	22,116	10,513	8,946	2,435
	Jul	124,295	87,496	19,631	9,360	6,107	1,701
	Aug	136,217	92,185	22,406	11,292	8,148	2,186
	Sep	110,408	72,617	18,752	9,899	7,788	1,352
	Oct	119,321	77,219	21,050	11,061	8,367	1,624
	Nov	109,572	69,676	19,694	9,990	8,743	1,469
	Dec	88,203	53,828	16,086	8,329	8,557	1,403
2018	Jan	102,484	63,613	19,607	9,618	8,124	1,522
	Feb	101,610	71,457	18,356	7,105	3,545	1,147

NOTE: Does not include Home Equity Conversion Mortgage (HECM).
 SOURCE: U.S. Department of HUD/FHA, March 2018.

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)	413,296	111,818	159,219	35,627	572,515	147,445
Payoffs	(1,577)	(466)	(403)	(101)	(1,980)	(568)
Assignments	(1,268)	(289)	(237)	(46)	(1,505)	(335)
Shortfall Claims ^b	(655)	(123)	(791)	(162)	(1,446)	(286)
Endorsements	5,195	1,772	0	0	5,195	1,772
Adjustments	(239)	(69)	(32)	(4)	(271)	(73)
Insurance in Force (Ending) ^c	414,752	112,641	157,756	35,314	572,508	147,955

^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: U.S. Department of HUD/FHA, March 2018

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

	Feb 2018	Jan 2018	FY 2018 to Date	FY 2017 to Date	FY 2017 Final
Total Endorsement Count	5,195	6,309	25,528	21,450	55,292
Loan Purpose					
Home Purchase	4.3	4.0	4.9	4.7	4.8
Refinance	13.7	20.9	17.0	12.9	14.5
Equity Takeout (Traditional)	81.9	75.1	78.1	82.4	80.7
Product Type					
Fixed Rate	7.5	7.4	8.6	10.1	10.4
Adjustable Rate	92.5	92.6	91.4	89.9	89.6
Gender					
Individual Male	20.1	20.9	20.5	20.8	21.0
Individual Female	38.1	36.2	36.2	37.1	37.2
Joint Borrowers	39.0	41.8	41.9	41.1	40.9
Not Reported	2.8	1.1	1.5	1.0	1.0
Age					
62–69	33.7	33.0	33.7	35.3	34.8
70–79	45.0	44.9	45.1	43.3	43.8
80–89	17.6	18.7	17.9	17.8	17.8
90+	3.1	2.6	2.6	2.8	2.9
Not Reported	0.7	0.9	0.7	0.8	0.7
Initial Principal Limit (IPL) (\$ thousands)					
< 101	22.5	19.0	20.4	24.9	24.8
101–200	36.7	36.9	37.7	36.6	36.6
201–300	21.8	22.5	22.1	20.1	20.0
301–400	15.4	17.3	15.7	14.6	14.8
401–500	3.6	4.3	4.1	3.9	3.9
> 500					
Maximum Claim Amount (MCA) (\$ thousands)					
< 101	4.5	3.6	4.5	6.7	5.9
101–200	21.9	20.9	22.5	26.5	25.3
201–300	22.1	22.5	23.0	22.3	22.6
301–400	17.1	17.5	17.4	15.8	16.0
401–500	12.0	12.7	12.0	10.0	10.8
> 500	22.4	22.7	20.6	18.7	19.3

SOURCE: U.S. Department of HUD/FHA, March 2018.

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
2015	Jan	6,537	1,006	5,531	212	585	5,740
	Feb	9,758	1,418	8,340	228	897	8,633
	Mar	9,331	1,336	7,995	287	920	8,124
	Apr	13,488	1,841	11,647	436	1,382	11,670
	May	4,186	627	3,559	213	463	3,510
	Jun	6,183	921	5,262	274	713	5,196
	Jul	6,364	1,011	5,353	259	832	5,273
	Aug	6,089	869	5,220	256	771	5,062
	Sep	6,754	820	5,934	267	835	5,652
	Oct	7,046	777	6,269	240	996	5,810
	Nov	6,330	667	5,663	212	843	5,275
	Dec	6,075	722	5,353	196	646	5,233
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	771	6,216	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	1,037	4,498
	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	739	7,039	341	1,435	6,002
	Jul	7,434	702	6,732	297	1,320	5,817
	Aug	8,907	781	8,126	354	1,651	6,902
	Sep	20,408	1,787	18,621	754	4,873	14,781
	Oct	2,752	187	2,565	141	217	2,394
	Nov	3,575	245	3,330	181	204	3,190
	Dec	3,331	239	3,092	163	186	2,982
2018	Jan	3,864	316	3,548	150	247	3,467
	Feb	4,241	409	3,832	156	232	3,853

SOURCE: U.S. Department of HUD/FHA, March 2018.