



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)	8,112,026	1,214,943
Prepayments	(49,684)	(7,661)
Refinance with FHA	(8,622)	(1,682)
Full Payoff	(41,062)	(5,979)
Claims	(4,600)	(542)
Conveyance	(1,153)	(123)
Pre-foreclosure Sale	(245)	(43)
Note Sales	(0)	(0)
Third-Party Sales	(3,202)	(375)
Endorsements	57,634	12,126
Adjustment ^a	1,804	(2,241)
Insurance in-Force (Ending) ^b	8,117,180	1,216,625

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, March 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	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
	2019	Jan	330,932	48,056	34,977	4,807	1,562	337,642	1,002
Feb		338,603	39,917	39,207	4,600	1,583	333,130	961	98.2
Y-O-Y%		(18.8)	(6.0)	(15.5)	(16.5)	(17.3)	(17.8)	na	(10.1)
M-O-M%		2.3	(16.9)	12.1	(4.3)	1.3	(1.3)	na	34.9

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. March 2019.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	33,457	928
Property Improvement	21,886	410
Manufactured Housing	11,571	518
Prepayments	(293)	(6)
Property Improvement	(258)	(5)
Manufactured Housing	(35)	(2)
Claims	(29)	(1)
Property Improvement	(21)	(0)
Manufactured Housing	(8)	(0)
Endorsements	160	3
Property Improvement	160	3
Manufactured Housing	0	0
Adjustment ^a	(49)	(1)
Property Improvement	(28)	(0)
Manufactured Housing	(21)	(1)
Insurance in-Force (Ending) ^b	33,246	923
Property Improvement	21,739	408
Manufactured Housing	11,507	515

^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, March 2019.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	Feb 2019	Jan 2019	FY 2019 to date	FY 2018 to date	FY 2018 Final
Total Endorsement Count	57,634	76,671	363,022	425,363	1,014,605
Loan Purchase Shares					
Purchase (%)	74.0	79.1	77.9	72.1	76.5
Refinance (%)	26.0	20.9	22.1	27.9	23.5
Purchase Loan Count and Shares					
Purchase Loan Count	42,630	60,615	282,835	306,535	776,280
First-Time Homebuyer (%)	83.1	82.7	82.7	82.0	82.7
203(K) Purchase and Rehabilitate (%)	1.6	1.4	1.4	1.5	1.4
Minority (%)	38.3	38.4	37.4	37.8	36.5
Non-Minority (%)	51.0	51.4	52.5	54.9	55.0
Undisclosed Race/Ethnicity (%)	10.7	10.2	10.1	7.2	8.5
Refinance Loan Count and Shares					
Refinance Loan Count	15,004	16,056	80,187	118,828	238,325
FHA Streamline (%)	14.3	7.6	8.2	29.5	21.5
FHA-to-FHA (Fully Underwritten) (%)	36.9	38.9	39.3	29.3	32.6
Non-cash-out (%)	9.7	9.0	9.1	16.3	13.2
Cash out (%)	90.3	91.0	90.9	83.7	86.8
Conventional-to-FHA (%)	48.9	53.5	52.5	41.2	45.9
Non-cash-out (%)	17.8	17.0	17.6	25.7	23.7
Cash out (%)	82.2	83.0	82.4	74.3	76.3
Property-Type Shares					
Single-Family Detached (%)	85.7	85.4	85.8	86.5	86.3
Townhome (%)	6.1	6.5	6.3	5.9	6.2
Condominium (%)	1.8	1.9	1.9	2.2	2.0
2-4 Unit Properties (%)	2.8	2.7	2.6	2.5	2.4
Manufactured Housing (With Real Estate) (%)	3.5	3.5	3.4	3.0	3.1

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
SOURCE: US Department of HUD/FHA, March 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	19,627	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	77,246	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	71,350	17,246	8,279	4,735
	Mar	121,267	90,320	18,797	9,123	3,027
	Apr	119,765	90,504	17,779	9,100	2,382
	May	125,517	96,345	17,939	9,541	1,692
	Jun	117,018	87,785	17,816	9,820	1,597
	Jul	114,267	83,900	18,046	10,634	1,687
	Aug	116,392	84,275	18,938	11,226	1,953
	Sep	92,951	66,335	15,903	9,273	1,440
	Oct	104,528	74,182	18,628	10,235	1,483
	Nov	88,327	62,629	15,769	8,440	1,489
	Dec	71,261	48,666	13,278	7,465	1,852
2019	Jan	96,352	63,725	17,872	10,303	4,452
	Feb	101,501	70,298	17,662	8,336	5,205

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
 SOURCE: US Department of HUD/FHA, March 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)	389,835	108,769	137,418	30,876	527,253	139,645
Payoffs	(1,499)	(465)	(342)	(85)	(1,841)	(550)
Assignments	(3,383)	(804)	(768)	(169)	(4,151)	(973)
Shortfall Claims ^b	(604)	(111)	(647)	(130)	(1,251)	(242)
Endorsements	4,000	1,328	0	0	4,000	1,328
Adjustments	(1,084)	(256)	(41)	(11)	(1,125)	(268)
Insurance in-Force (Ending) ^c	387,265	108,462	135,620	30,481	522,885	138,942

^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, March 2019.

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

	Feb 2019	Jan 2019	FY 2019 to date	FY 2018 to date	FY 2018 Final
Total Endorsement Count	4,000	1,649	13,035	25,528	48,329
Loan Purchase					
Home Purchase	6.2	7.9	7.2	4.9	5.4
Refinance	4.3	4.2	4.7	17.0	12.1
Equity Takeout (Traditional)	89.5	87.9	88.2	78.1	82.5
Product Type					
Fixed Rate	7.7	9.6	9.3	8.6	10.1
Adjustable Rate	92.3	90.4	90.7	91.4	89.9
Gender					
Individual Male	22.7	20.9	21.1	20.5	20.7
Individual Female	37.5	39.1	39.1	36.2	36.8
Joint Borrowers	38.6	37.2	38.1	41.9	40.1
Not Reported	1.2	2.7	1.7	1.5	2.4
Age					
62-69	37.0	35.3	37.0	39.2	39.2
70-79	43.3	43.0	42.6	42.8	41.8
80-89	16.7	18.0	16.9	15.4	16.0
90+	3.1	3.8	3.5	2.6	3.0
Initial Principal Limit (IPL) (\$ thousands)					
<101	28.1	26.6	28.4	20.8	24.4
101-200	42.2	41.0	40.5	37.6	38.2
201-300	18.4	18.6	19.0	22.0	20.5
301-400	9.4	12.3	10.0	15.6	13.7
401-500	1.9	1.6	2.1	4.0	3.2
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	3.7	4.1	3.8	4.5	4.4
101-200	23.6	20.4	23.4	22.5	23.2
201-300	24.9	25.0	24.2	23.0	23.1
301-400	17.7	16.9	17.2	17.4	16.9
401-500	11.1	12.0	11.1	12.0	11.5
> 500	19.2	21.6	20.3	20.6	20.7

SOURCE: US Department of HUD/FHA, March 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	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	488	4,077	281	259	4,025
	Aug	4,979	482	4,497	298	284	4,397
	Sep	4,134	364	3,770	234	268	3,632
	Oct	4,230	397	3,833	268	212	3,750
	Nov	3,802	322	3,480	217	203	3,382
	Dec	3,194	207	2,987	145	164	2,885
2019	Jan	3,766	191	3,575	190	215	3,361
	Feb	3,916	197	3,719	180	235	3,501

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