



May 2022 Credit Risk Report

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)	7,256,669	1,179,230
Prepayments	(87,943)	(13,874)
Refinance with FHA	(10,581)	(1,922)
Full Payoff	(77,362)	(11,952)
Claims	(1,245)	(141)
Conveyance	(197)	(21)
Pre-foreclosure Sale	(133)	(23)
Note Sales	(0)	(0)
Third-Party Sales	(915)	(97)
Endorsements	71,329	18,914
Adjustment ^a	2,671	(2,149)
Insurance in-Force (Ending) ^b	7,241,481	1,181,981

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, June 2022.

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)			
2021	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
	Sep	692,157	37,208	62,635	1,010	5,321	660,399	473	168.3
	Oct	660,803	43,259	75,582	883	4,772	622,825	404	174.7
	Nov	623,213	44,672	81,836	867	5,030	580,152	388	183.2
	Dec	580,520	42,897	81,277	862	4,942	536,336	368	189.5
2022	Jan	536,625	42,731	74,348	916	3,609	500,483	289	174.0
	Feb	500,706	44,942	67,455	881	3,440	473,872	223	150.1
	Mar	474,355	42,241	73,900	1,224	4,363	437,109	483	174.9
	Apr	437,522	35,238	87,984	1,365	3,689	379,722	413	249.7
	May	380,161	63,203	62,982	1,245	3,690	375,447	439	99.7
Y-O-Y%		(55.5)	69.8	(12.4)	(3.0)	(27.0)	(53.8)	na	(48.4)
M-O-M%		(13.1)	79.4	(28.4)	(8.8)	0.0	(1.1)	na	(60.1)

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. Due to differing reporting methodologies, the delinquency and foreclosure numbers shown above may not fully reconcile with other FHA reporting areas. These differences reflect ordering of intra-month default status codes which may result in different delinquency statuses of mortgages during a month and at month end. Due to late reporting by a large servicer, the delinquency counts for April 2022 are likely understated.

SOURCE: US Department of HUD/FHA, June 2022.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	21,460	644
Property Improvement	13,110	256
Manufactured Housing	8,350	388
Prepayments	(543)	(13)
Property Improvement	(410)	(8)
Manufactured Housing	(133)	(5)
Claims	(3)	(0)
Property Improvement	(3)	(0)
Manufactured Housing	(0)	(0)
Endorsements	55	1
Property Improvement	55	1
Manufactured Housing	0	0
Adjustment ^a	(19)	(1)
Property Improvement	(5)	(0)
Manufactured Housing	(14)	(1)
Insurance in-Force (Ending) ^b	20,950	630
Property Improvement	12,747	249
Manufactured Housing	8,203	382

^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, June 2022.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	May 2022	Apr 2022	FY 2022 to date	FY 2021 to date	FY 2021 Final
Total Endorsement Count	71,329	73,485	692,259	956,568	1,432,865
Loan Purchase Shares					
Purchase (%)	73.4	70.5	67.6	57.5	59.1
Refinance (%)	26.6	29.5	32.4	42.5	40.9
Purchase Loan Count and Shares					
Purchase Loan Count	52,351	51,788	467,655	549,707	846,243
First-Time Homebuyer (%)	83.6	83.6	83.9	84.4	84.6
203(K) Purchase and Rehabilitate (%)	0.6	0.6	0.6	0.6	0.6
Minority (%)	29.2	30.0	30.2	38.9	35.2
Non-Minority (%)	34.9	34.2	33.1	45.2	41.2
Undisclosed Race/Ethnicity (%)	35.9	35.9	36.7	15.9	23.6
Refinance Loan Count and Shares					
Refinance Loan Count	18,978	21,697	224,604	406,861	586,622
FHA Streamline (%)	8.4	15.8	37.1	70.9	67.8
FHA-to-FHA (Fully Underwritten) (%)	50.8	47.7	35.7	16.0	17.8
Non-cash-out (%)	6.5	9.4	15.6	53.0	45.7
Cash out (%)	93.5	90.6	84.4	47.0	54.3
Conventional-to-FHA (%)	40.7	36.5	27.2	13.1	14.4
Non-cash-out (%)	13.1	13.9	18.0	35.1	32.5
Cash out (%)	86.9	86.1	82.0	64.9	67.5
Property-Type Shares					
Single-Family Detached (%)	84.1	84.1	84.5	87.1	86.8
Townhome (%)	6.4	6.4	6.1	5.1	5.2
Condominium (%)	1.8	1.8	2.0	2.2	2.1
2-4 Unit Properties (%)	2.9	3.1	3.2	2.8	2.8
Manufactured Housing (With Real Estate) (%)	4.7	4.7	4.2	2.8	3.0

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

SOURCE: US Department of HUD/FHA, June 2022.

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
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	17,902	15,930	43,495
	Apr	145,894	70,217	11,359	10,078	54,240
	May	148,996	84,585	9,765	8,852	45,794
	Jun	178,985	109,329	11,400	10,288	47,968
	Jul	174,333	108,914	10,608	10,005	44,806
	Aug	162,021	99,859	10,524	9,730	41,908
	Sep	158,810	96,304	10,848	9,694	41,964
	Oct	167,693	93,544	12,563	11,000	50,586
	Nov	146,472	77,956	12,502	10,792	45,222
	Dec	145,909	69,776	12,332	11,255	52,546
2021	Jan	144,951	67,795	12,417	11,429	53,310
	Feb	154,552	72,117	13,357	11,787	57,291
	Mar	174,805	93,746	16,332	13,192	51,535
	Apr	163,431	94,989	15,276	12,922	40,244
	May	150,424	87,428	15,314	13,097	34,585
	Jun	161,511	94,548	17,846	14,954	34,163
	Jul	151,071	87,976	16,577	15,178	31,340
	Aug	153,216	89,015	15,618	14,549	34,034
	Sep	139,279	80,977	14,176	13,754	30,372
	Oct	126,258	76,085	14,227	13,567	22,379
	Nov	115,384	71,218	13,717	13,788	16,661
	Dec	97,781	56,435	12,691	13,267	15,388
2022	Jan	98,481	58,494	14,711	14,148	11,128
	Feb	94,324	60,194	15,146	14,139	4,845
	Mar	117,846	77,570	19,741	17,708	2,827
	Apr	98,710	68,432	16,513	13,275	490
	May	98,726	70,165	17,647	10,786	128

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

SOURCE: US Department of HUD/FHA, June 2022.

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)	326,207	108,813	74,233	16,848	400,440	125,661
Payoffs	(4,440)	(1,606)	(681)	(165)	(5,121)	(1,771)
Assignments	(583)	(155)	(339)	(76)	(923)	(231)
Shortfall Claims ^b	(229)	(42)	(218)	(43)	(447)	(84)
Endorsements	5,776	3,000	0	0	5,776	3,000
Adjustments	(715)	(280)	(125)	(27)	(839)	(307)
Insurance in-Force (Ending) ^c	326,016	109,730	72,870	16,536	398,886	126,266

^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, June 2022.

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

	May 2022	Apr 2022	FY 2022 to date	FY 2021 to date	FY 2021 Final
Total Endorsement Count	5,776	6,254	44,641	32,745	49,197
Loan Purchase					
Home Purchase	2.6	2.6	3.2	4.8	4.5
Refinance	45.5	49.0	49.2	38.1	42.0
Equity Takeout (Traditional)	51.8	48.3	47.5	57.1	53.5
Product Type					
Fixed Rate	3.5	4.9	5.4	6.6	7.3
Adjustable Rate	96.5	95.1	94.6	93.4	92.7
Gender					
Individual Male	19.2	20.0	19.8	21.2	20.9
Individual Female	36.6	35.1	35.4	36.1	36.1
Joint Borrowers	39.8	40.6	40.7	38.1	38.4
Not Reported	4.4	4.3	4.1	4.6	4.6
Age					
62-69	32.0	31.8	31.5	34.6	33.8
70-79	46.8	48.1	49.0	46.5	46.9
80-89	18.3	17.7	17.2	16.3	16.7
90+	2.9	2.4	2.3	2.6	2.6
Initial Principal Limit (IPL) (\$ thousands)					
<101	5.1	4.3	5.0	9.3	8.5
101-200	25.9	26.3	26.5	34.1	32.8
201-300	29.4	29.1	29.7	26.0	26.2
301-400	17.2	18.7	18.7	14.7	15.4
401-500	22.3	21.6	20.0	15.9	17.0
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	4	3	4	1.0	9
101-200	5.6	5.4	6.4	12.5	11.5
201-300	12.8	14.5	14.9	20.8	19.5
301-400	18.7	18.0	18.7	19.8	19.5
401-500	17.3	16.4	17.4	14.0	14.5
> 500	45.2	45.4	42.2	31.9	34.1

SOURCE: US Department of HUD/FHA, June 2022.

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
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	344	6,542	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	458	4,963	178	2,383	2,860
	Mar	7,564	669	6,895	256	3,721	3,587
	Apr	6,463	603	5,860	237	3,019	3,207
	May	5,988	505	5,483	201	2,802	2,985
	Jun	7,056	555	6,501	250	3,209	3,597
	Jul	6,896	488	6,408	222	3,267	3,407
	Aug	7,805	408	7,397	253	3,848	3,704
	Sep	7,796	406	7,390	258	3,687	3,851
	Oct	7,250	394	6,856	224	3,266	3,760
	Nov	6,867	354	6,513	219	3,137	3,511
	Dec	6,054	316	5,738	168	2,848	3,038
2022	Jan	7,037	353	6,684	152	3,485	3,400
	Feb	6,896	357	6,539	193	3,061	3,642
	Mar	8,307	357	7,950	233	3,450	4,624
	Apr	6,255	183	6,072	204	2,324	3,727
	May	5,339	182	5,157	217	1,508	3,614

SOURCE: US Department of HUD/FHA, June 2022.