



# 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)	7,986,663	1,161,765
Prepayments	(84,126)	(13,447)
Refinance with FHA	(14,382)	(2,666)
Full Payoff	(69,744)	(10,780)
Claims	(6,087)	(713)
Conveyance	(2,185)	(235)
Pre-Foreclosure Sale	(541)	(89)
Note Sales	(25)	(3)
Third-Party Sales	(3,336)	(387)
Endorsements	88,470	18,019
Adjustment <sup>a</sup>	3,714	(1,828)
Insurance in Force (Ending) <sup>b</sup>	7,988,634	1,163,796

NOTE: Does not include Home Equity Conversion Mortgage (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: U.S. Department of HUD/FHA, December 2017.

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

	Performing <sup>a</sup>		Non-Performing <sup>b</sup>	
	Loan Count	Loan Balance (\$ millions)	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	7,634,544	\$1,116,310	352,119	\$45,455
Prepayments	(82,355)	(13,430)	(1,771)	(17)
Refinance with FHA	(14,381)	(2,666)	(1)	0
Full Payoff	(67,974)	(10,763)	(1,770)	(17)
Claims	(1,815)	(182)	(4,272)	(531)
Delinquency Transitions within Portfolio				
Re-performing <sup>c</sup>	33,040	4,174	(33,040)	(4,174)
New 90+ Day Delinquency	(71,536)	(9,859)	71,536	9,859
Continued Serious Delinquency <sup>b</sup>	na	na	306,993	40,126
Endorsements	88,470	18,019	na	na
Adjustment <sup>d</sup>	3,714	(1,828)	na	na
Insurance in Force (Ending) <sup>e</sup>	7,642,558	1,118,889	346,076	\$44,907

na = not applicable.

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

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

<sup>b</sup> 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.

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

SOURCE: U.S. Department of HUD/FHA, December 2017.

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

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	36,510	984
Property Improvement	24,237	444
Manufactured Housing	12,273	539
Prepayments	(399)	(8)
Property Improvement	(344)	(6)
Manufactured Housing	(55)	(2)
Claims	(33)	(1)
Property Improvement	(18)	(0)
Manufactured Housing	(15)	(1)
Endorsements	263	6
Property Improvement	224	4
Manufactured Housing	39	2
Adjustments <sup>a</sup>	1	1
Property Improvement	(22)	(0)
Manufactured Housing	23	1
Insurance in Force (Ending) <sup>b</sup>	36,342	982
Property Improvement	24,077	442
Manufactured Housing	12,265	540

<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: U.S. Department of HUD/FHA, December 2017.

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

	Nov 2017	Oct 2017	FY 2018 to date	FY 2017 to date	FY 2017 Final
Total Endorsement Count	88,470	97,804	186,274	227,606	1,246,440
Loan Purpose Shares					
Purchase (%)	73.5	74.2	73.9	65.1	70.8
Refinance (%)	26.5	25.8	26.1	34.9	29.2
Purchase Loan Count and Shares					
Purchase Loan Count	65,063	72,583	137,646	148,283	882,079
First-Time Homebuyer (%)	81.9	82.0	81.9	82.0	82.2
203(k) Purchase and Rehabilitate (%)	1.4	1.4	1.4	1.7	1.6
Minority (%)	37.3	36.7	37.0	35.6	36.0
Non-Minority (%)	55.6	56.4	56.0	57.8	57.2
Undisclosed Race/Ethnicity (%)	7.1	6.9	7.0	6.6	6.8
Refinance Loan Count and Shares					
Refinance Loan Count	23,407	25,221	48,628	79,323	364,361
FHA Streamline (%)	27.6	29.2	28.4	59.9	44.3
FHA-to-FHA (Fully Underwritten) (%)	30.1	28.9	29.5	15.6	20.9
Non-cash-out (%)	16.7	16.7	16.7	36.8	25.6
Cash-out (%)	83.3	83.3	83.3	63.2	74.4
Conventional-to-FHA (%)	42.3	41.9	42.1	24.5	34.8
Non-cash-out (%)	26.4	26.4	26.4	36.9	32.9
Cash-out (%)	73.6	73.6	73.6	63.1	67.1
Property-Type Shares					
Single Family Detached (%)	86.7	86.6	86.6	87.8	87.1
Townhome (%)	5.8	6.0	5.9	5.1	5.6
Condominium (%)	2.1	2.3	2.2	2.7	2.5
2-4 Unit Properties (%)	2.4	2.3	2.4	2.2	2.2
Manufactured Housing (with Real Estate) (%)	3.0	2.9	2.9	2.3	2.6

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

SOURCE: U.S. Department of HUD/FHA, December 2017.

**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	18,150	6,894	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	16,727	6,261	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	18,960	8,172	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	99,105	20,834	9,971	31,182	3,410
	Sep	144,994	86,090	18,679	9,182	27,732	3,311
	Oct	138,548	78,173	19,491	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	68,749	20,717	8,078	12,337	2,757
	Feb	120,443	80,388	19,700	7,981	9,483	2,891
	Mar	152,210	107,550	23,027	9,510	8,672	3,451
	Apr	132,455	95,344	19,322	8,484	6,873	2,432
	May	147,994	107,074	20,999	9,916	7,668	2,337
	Jun	146,775	102,748	22,135	10,509	8,948	2,435
	Jul	124,295	87,481	19,678	9,323	6,112	1,701
	Aug	136,217	92,174	22,476	11,228	8,153	2,186
	Sep	110,408	72,606	18,864	9,806	7,780	1,352
	Oct	119,321	77,247	21,356	10,784	8,310	1,624
	Nov	109,554	69,794	21,116	8,549	8,626	1,469

NOTE: Does not include Home Equity Conversion Mortgage (HECM).  
 SOURCE: U.S. Department of HUD/FHA, December 2017.

**Table 6. Home Equity Conversion Mortgage Insured Mortgage Portfolio Change during Month**

	Loan Count	MCA <sup>a</sup> (\$ millions)
Insurance in Force (Beginning)	572,442	146,067
Payoffs	(2,807)	(805)
Assignments	(2,458)	(555)
Shortfall Claims <sup>b</sup>	(1,611)	(307)
Endorsements	4,781	1,549
Adjustments <sup>c</sup>	1,472	310
Insurance in Force (Ending) <sup>d</sup>	571,819	146,258

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

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

SOURCE: U.S. Department of HUD/FHA, December 2017.

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

	Nov 2017	Oct 2017	FY 2018 to Date	FY 2017 to Date	FY 2017 Final
Total Endorsement Count	4,781	4,497	9,278	7,797	55,290
<b>Loan Purpose</b>					
Home Purchase	5.5	6.1	5.8	5.0	4.8
Refinance	17.7	15.9	16.8	11.8	14.5
Equity Takeout (Traditional)	76.8	78.0	77.4	83.2	80.7
<b>Product Type</b>					
Fixed Rate	9.7	9.9	9.8	9.9	10.4
Adjustable Rate	90.3	90.1	90.2	90.1	89.6
<b>Gender</b>					
Individual Male	21.3	19.8	20.6	22.3	21.0
Individual Female	34.8	37.2	35.9	33.4	37.2
Joint Borrowers	42.7	41.9	42.3	43.5	40.9
Not Reported	1.2	1.2	1.2	0.9	1.0
<b>Age</b>					
62–69	38.9	40.2	39.6	41.4	45.0
70–79	43.0	42.0	42.5	40.1	42.9
80–89	15.8	14.9	15.4	15.5	11.2
90+	2.3	2.8	2.5	3.0	1.0
<b>Initial Principal Limit (IPL) (\$ thousands)</b>					
< 101	20.0	20.9	20.4	25.4	22.8
101–200	38.7	38.4	38.6	35.4	37.2
201–300	22.7	21.8	22.3	20.3	20.4
301–400	14.6	14.7	14.7	14.9	15.4
401–500	3.9	4.2	4.1	4.0	4.1
> 500	0.0	0.0	0.0	0.0	0.0
<b>Maximum Claim Amount (MCA) (\$ thousands)</b>					
< 101	5.0	4.9	5.0	7.3	5.9
101–200	23.4	24.0	23.7	26.7	25.3
201–300	23.7	23.5	23.6	21.5	22.6
301–400	17.4	17.5	17.4	15.4	16.0
401–500	12.4	11.7	12.1	10.4	10.8
> 500	18.0	18.3	18.2	18.7	19.3

SOURCE: U.S. Department of HUD/FHA, December 2017.

**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	7,529	790	6,739	256	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	644	5,702	201	1,111	5,034
	Mar	7,472	900	6,572	293	1,228	5,951
	Apr	6,594	707	5,887	271	1,138	5,185
	May	7,522	763	6,759	287	1,404	5,831
	Jun	7,778	741	7,037	341	1,432	6,005
	Jul	7,434	702	6,732	297	1,316	5,821
	Aug	8,907	784	8,123	355	1,644	6,908
	Sep	20,408	1,794	18,614	755	4,795	14,858
	Oct	2,752	196	2,556	141	213	2,398
	Nov	3,575	255	3,320	175	193	3,207

SOURCE: U.S. Department of HUD/FHA, December 2017.