



FHA Single Family Production Report

**AUGUST 2020
CREDIT RISK
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)	8,038,312	1,237,840
Prepayments	(146,936)	(27,343)
Refinance with FHA	(37,108)	(8,416)
Full Payoff	(109,828)	(18,926)
Claims	(1,856)	(241)
Conveyance	(574)	(64)
Pre-foreclosure Sale	(267)	(49)
Note Sales	(0)	(0)
Third-Party Sales	(1,015)	(128)
Endorsements	119,135	27,722
Adjustment ^a	4,491	(1,644)
Insurance in-Force (Ending) ^b	8,013,146	1,236,334

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, September 2020.

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)			
2019	Aug	308,191	41,825	33,674	4,409	1,965	309,968	1,066	80.5
	Sep	311,025	43,062	33,318	3,998	1,863	314,908	1,057	77.4
	Oct	316,031	44,212	35,169	4,600	2,208	318,266	1,123	79.5
	Nov	319,267	48,467	33,332	3,973	1,857	328,572	1,001	68.8
	Dec	329,397	62,173	33,383	3,896	2,105	352,186	825	53.7
2020	Jan	353,288	42,103	54,824	4,206	1,913	334,448	1,102	130.2
	Feb	335,240	40,624	42,304	3,616	1,810	328,134	792	104.1
	Mar	329,137	42,361	42,689	4,226	2,213	322,370	1,003	100.8
	Apr	323,253	47,314	37,297	3,629	1,608	328,033	883	78.8
	May	328,653	105,825	32,639	2,545	1,384	397,910	620	30.8
	Jun	398,666	359,536	30,678	2,387	1,972	723,165	756	8.5
	Jul	723,835	185,183	52,623	2,100	4,183	850,112	670	28.4
	Aug	850,718	115,668	50,311	1,856	4,492	909,727	606	43.5
Y-O-Y%		176.0	176.6	49.4	(57.9)	128.6	193.5	na	(46.0)
M-O-M%		17.5	(37.5)	(4.4)	(11.6)	7.4	7.0	na	53.1

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.

SOURCE: US Department of HUD/FHA, September 2020.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	29,169	832
Property Improvement	18,835	361
Manufactured Housing	10,334	471
Prepayments	(399)	(8)
Property Improvement	(358)	(7)
Manufactured Housing	(41)	(2)
Claims	(0)	(0)
Property Improvement	(0)	(0)
Manufactured Housing	(0)	(0)
Endorsements	69	1
Property Improvement	69	1
Manufactured Housing	0	0
Adjustment ^a	45	1
Property Improvement	52	1
Manufactured Housing	(7)	(0)
Insurance in-Force (Ending) ^b	28,884	826
Property Improvement	18,598	357
Manufactured Housing	10,286	469

^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, September 2020.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	Aug 2020	Jul 2020	FY 2020 to date	FY 2019 to date	FY 2019 Final
Total Endorsement Count	119,135	118,938	1,212,023	892,915	990,425
Loan Purchase Shares					
Purchase (%)	64.6	64.1	60.8	75.8	75.0
Refinance (%)	35.4	35.9	39.2	24.2	25.0
Purchase Loan Count and Shares					
Purchase Loan Count	76,924	76,281	736,584	677,160	743,279
First-Time Homebuyer (%)	84.5	84.6	82.9	82.9	82.8
203(K) Purchase and Rehabilitate (%)	0.5	0.5	0.9	1.2	1.2
Minority (%)	37.6	35.9	36.6	36.6	36.5
Non-Minority (%)	50.4	51.9	51.1	52.7	52.7
Undisclosed Race/Ethnicity (%)	12.0	12.2	12.2	10.7	10.8
Refinance Loan Count and Shares					
Refinance Loan Count	42,211	42,657	475,439	215,755	247,146
FHA Streamline (%)	76.0	73.3	60.2	20.4	22.8
FHA-to-FHA (Fully Underwritten) (%)	13.4	14.6	20.9	35.8	35.1
Non-cash-out (%)	59.1	58.8	45.9	13.3	14.8
Cash out (%)	40.9	41.2	54.1	86.7	85.2
Conventional-to-FHA (%)	10.6	12.1	18.9	43.8	42.1
Non-cash-out (%)	37.7	37.6	27.7	17.4	17.4
Cash out (%)	62.3	62.4	72.3	82.6	82.6
Property-Type Shares					
Single-Family Detached (%)	87.9	88.4	87.7	86.4	86.5
Townhome (%)	5.2	4.9	5.0	6.2	6.1
Condominium (%)	2.1	1.9	2.1	1.9	1.9
2-4 Unit Properties (%)	2.1	2.1	2.4	2.3	2.4
Manufactured Housing (With Real Estate) (%)	2.7	2.7	2.8	3.2	3.2

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
SOURCE: US Department of HUD/FHA, September 2020.

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
2018	Jan	102,484	63,630	19,400	9,833	9,621
	Feb	101,610	71,352	17,243	8,280	4,735
	Mar	121,267	90,327	18,790	9,123	3,027
	Apr	119,765	90,509	17,773	9,101	2,382
	May	125,517	96,365	17,919	9,541	1,692
	Jun	117,018	87,796	17,803	9,822	1,597
	Jul	114,267	83,908	18,036	10,636	1,687
	Aug	116,392	84,288	18,921	11,231	1,952
	Sep	92,951	66,350	15,891	9,272	1,438
	Oct	104,528	74,210	18,582	10,247	1,489
	Nov	88,327	62,671	15,701	8,454	1,501
	Dec	71,261	48,713	13,181	7,500	1,867
2019	Jan	96,352	63,760	17,656	10,436	4,500
	Feb	101,510	70,268	16,169	9,728	5,345
	Mar	125,631	89,026	18,612	11,602	6,391
	Apr	139,081	94,602	20,003	13,626	10,850
	May	141,808	96,469	20,081	13,679	11,579
	Jun	139,909	86,243	20,526	15,107	18,033
	Jul	156,629	92,612	23,832	16,854	23,331
	Aug	164,218	87,453	27,899	20,883	27,983
	Sep	137,003	78,096	16,102	12,011	30,794
	Oct	155,609	85,092	19,365	14,701	36,451
	Nov	132,272	69,218	15,781	12,504	34,769
	Dec	117,828	59,975	14,257	10,991	32,605
2020	Jan	133,166	70,911	16,313	12,223	33,719
	Feb	137,469	77,396	15,136	11,926	33,011
	Mar	170,332	92,954	17,959	15,943	43,476
	Apr	145,894	70,130	11,425	10,043	54,296
	May	148,996	84,499	9,893	8,745	45,859
	Jun	178,985	109,232	11,715	10,071	47,967
	Jul	174,332	108,894	11,491	9,248	44,699
	Aug	161,976	99,964	12,812	7,824	41,376

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
 SOURCE: US Department of HUD/FHA, September 2020.

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)	344,893	102,401	103,643	23,457	448,536	125,858
Payoffs	(2,770)	(963)	(344)	(85)	(3,114)	(1,049)
Assignments	(1,565)	(398)	(921)	(206)	(2,486)	(604)
Shortfall Claims ^b	(335)	(67)	(350)	(72)	(685)	(139)
Endorsements	4,000	1,670	0	0	4,000	1,670
Adjustments	(509)	(110)	49	14	(460)	(97)
Insurance in-Force (Ending) ^c	343,714	102,532	102,077	23,108	445,791	125,640

^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, September 2020.

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

	Aug 2020	Jul 2020	FY 2020 to date	FY 2019 to date	FY 2019 Final
Total Endorsement Count	4,000	4,257	37,888	28,846	31,272
Loan Purchase					
Home Purchase	5.7	4.8	5.9	7.3	7.3
Refinance	28.0	27.0	19.4	5.1	5.4
Equity Takeout (Traditional)	66.4	68.2	74.6	87.6	87.3
Product Type					
Fixed Rate	2.9	2.8	1.7	6.4	6.0
Adjustable Rate	97.1	97.2	98.3	93.6	94.0
Gender					
Individual Male	21.2	21.7	20.3	21.3	21.2
Individual Female	35.0	34.6	35.5	38.2	38.2
Joint Borrowers	38.7	38.7	39.4	38.7	38.7
Not Reported	5.2	5.0	4.8	1.8	2.0
Age					
62-69	38.0	38.0	37.2	37.8	37.8
70-79	44.6	44.4	44.6	42.3	42.5
80-89	14.9	14.9	15.3	16.4	16.3
90+	2.6	2.7	2.9	3.5	3.5
Initial Principal Limit (IPL) (\$ thousands)					
<101	10.8	11.6	15.0	25.6	25.1
101-200	33.7	34.4	36.9	40.4	40.2
201-300	24.4	24.2	23.0	19.4	19.6
301-400	14.9	14.7	14.3	11.4	11.5
401-500	16.3	15.2	10.9	3.3	3.5
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	1.4	1.2	1.9	3.4	3.4
101-200	13.2	14.1	16.5	22.0	21.9
201-300	21.2	21.4	23.1	24.2	24.2
301-400	18.7	18.4	18.5	17.4	17.5
401-500	12.8	13.1	12.6	11.2	11.3
> 500	32.8	31.8	27.4	21.6	21.7

SOURCE: US Department of HUD/FHA, September 2020.

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
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	583	3,693	232	257	3,787
	May	4,647	600	4,047	265	260	4,122
	Jun	4,487	534	3,953	245	287	3,955
	Jul	4,565	487	4,078	281	259	4,025
	Aug	4,979	481	4,498	298	284	4,397
	Sep	4,134	361	3,773	234	268	3,632
	Oct	4,230	392	3,838	268	213	3,749
	Nov	3,802	318	3,484	218	203	3,381
	Dec	3,194	198	2,996	146	164	2,884
2019	Jan	3,766	175	3,591	191	219	3,356
	Feb	3,916	158	3,758	185	251	3,480
	Mar	4,451	131	4,320	240	234	3,977
	Apr	4,408	130	4,278	273	300	3,835
	May	4,249	102	4,147	288	338	3,623
	Jun	4,247	97	4,150	260	341	3,646
	Jul	4,880	84	4,796	285	510	4,085
	Aug	5,075	100	4,975	286	739	4,050
	Sep	5,025	81	4,944	268	1,075	3,682
	Oct	5,600	78	5,522	301	1,052	4,247
	Nov	4,481	53	4,428	217	814	3,450
	Dec	4,169	54	4,115	202	740	3,227
2020	Jan	4,489	80	4,409	194	848	3,447
	Feb	4,718	67	4,651	226	899	3,593
	Mar	5,662	126	5,536	300	1,375	3,987
	Apr	5,564	166	5,398	215	1,448	3,901
	May	4,793	159	4,634	185	1,285	3,323
	Jun	5,750	204	5,546	262	1,764	3,724
	Jul	5,841	215	5,626	300	1,753	3,788
	Aug	5,894	273	5,621	237	2,104	3,553

SOURCE: US Department of HUD/FHA, September 2020.