



February 2021 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)	7,854,545	1,223,881
Prepayments	(152,482)	(29,245)
Refinance with FHA	(47,637)	(10,680)
Full Payoff	(104,845)	(18,565)
Claims	(1,537)	(191)
Conveyance	(319)	(33)
Pre-foreclosure Sale	(287)	(52)
Note Sales	(0)	(0)
Third-Party Sales	(931)	(106)
Endorsements	111,505	26,365
Adjustment <sup>a</sup>	8,027	(988)
Insurance in-Force (Ending) <sup>b</sup>	7,820,058	1,219,822

NOTE: Does not include Home Equity Conversion Mortgages (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: US Department of HUD/FHA, March 2021.

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

Performance Year	Month	1. Beginning Serious Delinquent Loan Inventory <sup>a</sup>	Portfolio Account Transitions (Counts)				6. Ending Serious Delinquent Loan Inventory	Adjustment <sup>d</sup> (Col 1 to Col 6 Last Month)	Cure Ratio(%) = Col 3/Col 2
			2. Add Entering Default <sup>b</sup>	3. Subtract Cured <sup>c</sup> (Leaving Default Status)	4. Subtract Claims	5. Subtract Prepays (Previously Defaulted)			
2020	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
	Sep	910,280	89,766	67,564	1,928	5,103	925,451	553	75.3
	Oct	926,073	84,242	69,977	1,928	5,296	933,114	622	83.1
	Nov	933,596	76,985	62,425	1,599	4,881	941,676	482	81.1
	Dec	942,157	69,972	68,940	1,743	5,760	935,686	481	98.5
2021	Jan	936,319	60,412	61,778	1,501	3,959	929,493	633	102.3
	Feb	929,982	66,251	101,591	1,537	4,031	889,074	489	153.3
Y-O-Y%		177.4	63.1	140.1	(57.5)	122.7	170.9	na	47.3
M-O-M%		(0.7)	9.7	64.4	2.4	1.8	(4.3)	na	50.0

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.

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

SOURCE: US Department of HUD/FHA, March 2021.

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

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	27,315	787
Property Improvement	17,466	337
Manufactured Housing	9,849	450
Prepayments	(309)	(7)
Property Improvement	(260)	(5)
Manufactured Housing	(49)	(2)
Claims	(0)	(0)
Property Improvement	(0)	(0)
Manufactured Housing	(0)	(0)
Endorsements	72	1
Property Improvement	72	1
Manufactured Housing	0	0
Adjustment <sup>a</sup>	(28)	(1)
Property Improvement	(17)	(0)
Manufactured Housing	(11)	(1)
Insurance in-Force (Ending) <sup>b</sup>	27,050	781
Property Improvement	17,261	333
Manufactured Housing	9,789	447

<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: US Department of HUD/FHA, March 2021.

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

	Feb 2021	Jan 2021	FY 2021 to date	FY 2020 to date	FY 2020 Final
Total Endorsement Count	111,505	118,152	587,266	550,171	1,333,167
Loan Purchase Shares					
Purchase (%)	51.5	60.1	60.7	59.7	61.3
Refinance (%)	48.5	39.9	39.3	40.3	38.7
Purchase Loan Count and Shares					
Purchase Loan Count	57,451	71,034	356,639	328,178	817,843
First-Time Homebuyer (%)	84.0	84.3	84.2	81.7	83.1
203(K) Purchase and Rehabilitate (%)	0.7	0.6	0.6	1.0	0.8
Minority (%)	41.9	42.3	40.8	37.2	36.8
Non-Minority (%)	45.2	45.3	46.8	50.7	51.0
Undisclosed Race/Ethnicity (%)	12.9	12.3	12.4	12.1	12.2
Refinance Loan Count and Shares					
Refinance Loan Count	54,054	47,118	230,627	221,993	515,324
FHA Streamline (%)	70.7	69.0	71.2	51.6	61.2
FHA-to-FHA (Fully Underwritten) (%)	16.1	17.0	16.0	24.7	20.4
Non-cash-out (%)	55.0	54.7	55.2	38.0	46.6
Cash out (%)	45.0	45.3	44.8	62.0	53.4
Conventional-to-FHA (%)	13.2	14.0	12.8	23.6	18.4
Non-cash-out (%)	35.2	35.2	35.6	23.2	28.2
Cash out (%)	64.8	64.8	64.4	76.8	71.8
Property-Type Shares					
Single-Family Detached (%)	87.3	86.4	86.9	87.3	87.7
Townhome (%)	4.8	5.5	5.4	5.2	5.1
Condominium (%)	2.2	2.3	2.2	2.1	2.1
2-4 Unit Properties (%)	3.0	2.9	2.8	2.6	2.4
Manufactured Housing (With Real Estate) (%)	2.7	2.8	2.7	2.9	2.8

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

SOURCE: US Department of HUD/FHA, March 2021.

**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
2019	Jan	96,352	63,760	17,656	10,436	4,500
	Feb	101,510	70,270	16,168	9,728	5,344
	Mar	125,631	89,027	18,611	11,602	6,391
	Apr	139,081	94,601	20,004	13,626	10,850
	May	141,808	96,470	20,081	13,678	11,579
	Jun	139,909	86,244	20,525	15,107	18,033
	Jul	156,629	92,614	23,831	16,853	23,331
	Aug	164,218	87,455	27,896	20,884	27,983
	Sep	137,003	78,097	16,100	12,011	30,795
	Oct	155,609	85,098	19,360	14,700	36,451
	Nov	132,272	69,219	15,779	12,505	34,769
	Dec	117,828	59,985	14,247	10,989	32,607
2020	Jan	133,166	70,926	16,299	12,226	33,715
	Feb	137,469	77,422	15,117	11,916	33,014
	Mar	170,332	93,002	17,907	15,930	43,493
	Apr	145,894	70,215	11,361	10,081	54,237
	May	148,996	84,578	9,774	8,850	45,794
	Jun	178,985	109,317	11,413	10,291	47,964
	Jul	174,333	108,907	10,619	10,008	44,799
	Aug	162,021	99,857	10,537	9,736	41,891
	Sep	158,810	96,266	10,903	9,673	41,968
	Oct	167,693	93,461	12,667	10,953	50,612
	Nov	146,472	77,872	12,679	10,645	45,276
	Dec	145,909	69,675	12,669	10,954	52,611
2021	Jan	144,951	67,722	13,250	10,719	53,260
	Feb	154,503	72,086	16,570	8,619	57,228

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

SOURCE: US Department of HUD/FHA, March 2021.

**Table 6. Home Equity Conversion Mortgage Insured Mortgage Portfolio**

	MMIF		GI/SRI		Total	
	Loan Count	MCA <sup>a</sup> (\$ millions)	Loan Count	MCA <sup>a</sup> (\$ millions)	Loan Count	MCA <sup>a</sup> (\$ millions)
Insurance in-Force (Beginning)	338,690	103,125	95,926	21,714	434,616	124,839
Payoffs	(2,837)	(988)	(342)	(83)	(3,179)	(1,071)
Assignments	(888)	(232)	(682)	(151)	(1,570)	(383)
Shortfall Claims <sup>b</sup>	(207)	(40)	(215)	(42)	(422)	(82)
Endorsements	4,062	1,639	0	0	4,062	1,639
Adjustments	(936)	(237)	(13)	(1)	(949)	(238)
Insurance in-Force (Ending) <sup>c</sup>	337,884	103,267	94,674	21,437	432,558	124,704

<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> Details may not sum to total due to rounding.

<sup>d</sup> 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 2021.



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

	Feb 2021	Jan 2021	FY 2021 to date	FY 2020 to date	FY 2020 Final
Total Endorsement Count	4,062	4,533	19,989	15,888	41,821
Loan Purchase					
Home Purchase	4.9	5.8	5.3	6.5	5.9
Refinance	35.3	36.4	35.7	15.8	20.6
Equity Takeout (Traditional)	59.8	57.8	59.0	77.8	73.5
Product Type					
Fixed Rate	7.6	6.5	5.6	1.4	1.9
Adjustable Rate	92.4	93.5	94.4	98.6	98.1
Gender					
Individual Male	21.0	19.6	21.0	19.5	20.2
Individual Female	35.7	37.1	36.0	35.9	35.4
Joint Borrowers	38.4	38.5	38.3	39.6	39.4
Not Reported	4.9	4.8	4.7	4.9	4.9
Age					
62-69	35.0	35.7	35.2	37.2	37.1
70-79	46.6	46.3	46.6	44.2	44.7
80-89	15.9	16.1	15.8	15.4	15.3
90+	2.5	1.9	2.4	3.1	2.9
Initial Principal Limit (IPL) (\$ thousands)					
<101	10.1	8.8	9.5	17.4	14.4
101-200	35.1	35.8	34.9	37.7	36.6
201-300	27.4	26.3	26.4	22.7	23.3
301-400	15.1	15.2	14.9	14.2	14.3
401-500	12.3	13.9	14.4	8.1	11.3
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	1.2	8	1.0	2.3	1.8
101-200	13.1	12.4	12.9	18.3	16.2
201-300	21.7	21.7	21.3	23.9	23.0
301-400	20.3	20.3	20.4	18.2	18.6
401-500	15.1	14.9	14.2	12.5	12.7
> 500	28.6	29.9	30.3	24.8	27.7

SOURCE: US Department of HUD/FHA, March 2021.

**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
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	82	4,943	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	53	4,116	202	740	3,227
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	260	5,642	243	2,189	3,470
	Sep	6,318	268	6,050	305	2,257	3,756
	Oct	6,886	342	6,544	311	2,433	4,142
	Nov	5,212	346	4,866	203	1,905	3,104
	Dec	5,366	355	5,011	217	1,990	3,159
2021	Jan	5,053	458	4,595	193	2,051	2,809
	Feb	5,416	450	4,966	177	2,297	2,942

SOURCE: US Department of HUD/FHA, March 2021.