



February 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)	7,344,489	1,181,316
Prepayments	(105,059)	(18,405)
Refinance with FHA	(18,146)	(3,628)
Full Payoff	(86,913)	(14,777)
Claims	(881)	(102)
Conveyance	(191)	(21)
Pre-foreclosure Sale	(97)	(15)
Note Sales	(0)	(0)
Third-Party Sales	(593)	(66)
Endorsements	70,925	17,953
Adjustment ^a	4,307	(1,851)
Insurance in-Force (Ending) ^b	7,313,781	1,178,911

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 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	Feb	929,982	66,251	101,591	1,537	4,031	889,074	489	153.3
	Mar	889,646	94,943	77,050	1,831	5,712	899,996	572	81.2
	Apr	900,510	40,453	81,181	1,434	5,357	852,991	514	200.7
	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
Y-O-Y%		(46.2)	(32.2)	(33.6)	(42.7)	(14.7)	(46.7)	na	(2.1)
M-O-M%		(6.7)	5.2	(9.3)	(3.8)	(4.7)	(5.3)	na	(13.7)

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 late reporting by a large servicer, the delinquency rates for February 2021 are likely understated.

Due to late reporting by a large servicer, the delinquency rates for February 2021 are likely understated. 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. SOURCE: US Department of HUD/FHA, March 2022.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	22,638	674
Property Improvement	13,929	272
Manufactured Housing	8,709	402
Prepayments	(347)	(8)
Property Improvement	(275)	(5)
Manufactured Housing	(72)	(3)
Claims	(6)	(0)
Property Improvement	(3)	(0)
Manufactured Housing	(3)	(0)
Endorsements	47	1
Property Improvement	47	1
Manufactured Housing	0	0
Adjustment ^a	0	(0)
Property Improvement	11	0
Manufactured Housing	(11)	(0)
Insurance in-Force (Ending) ^b	22,332	666
Property Improvement	13,709	267
Manufactured Housing	8,623	399

^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 2022.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	Feb 2022	Jan 2022	FY 2022 to date	FY 2021 to date	FY 2021 Final
Total Endorsement Count	70,925	87,067	464,469	587,252	1,432,865
Loan Purchase Shares					
Purchase (%)	63.6	69.3	66.2	60.7	59.1
Refinance (%)	36.4	30.7	33.8	39.3	40.9
Purchase Loan Count and Shares					
Purchase Loan Count	45,073	60,370	307,262	356,632	846,243
First-Time Homebuyer (%)	83.5	84.0	84.1	84.2	84.6
203(K) Purchase and Rehabilitate (%)	0.7	0.7	0.6	0.6	0.6
Minority (%)	31.1	30.5	30.3	40.8	35.2
Non-Minority (%)	32.3	31.9	32.5	46.8	41.2
Undisclosed Race/Ethnicity (%)	36.6	37.6	37.2	12.4	23.6
Refinance Loan Count and Shares					
Refinance Loan Count	25,852	26,697	157,207	230,620	586,622
FHA Streamline (%)	38.3	38.5	45.5	71.2	67.8
FHA-to-FHA (Fully Underwritten) (%)	36.2	35.1	31.0	16.0	17.8
Non-cash-out (%)	15.9	17.0	19.6	55.2	45.7
Cash out (%)	84.1	83.0	80.4	44.8	54.3
Conventional-to-FHA (%)	25.5	26.4	23.5	12.8	14.4
Non-cash-out (%)	18.4	18.6	20.4	35.6	32.5
Cash out (%)	81.6	81.4	79.6	64.4	67.5
Property-Type Shares					
Single-Family Detached (%)	84.2	83.8	84.7	86.9	86.8
Townhome (%)	5.9	6.4	6.0	5.4	5.2
Condominium (%)	2.0	2.0	2.0	2.2	2.1
2-4 Unit Properties (%)	3.3	3.4	3.2	2.8	2.8
Manufactured Housing (With Real Estate) (%)	4.6	4.4	4.0	2.7	3.0

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

SOURCE: US Department of HUD/FHA, March 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	84,584	9,767	8,851	45,794
	Jun	178,985	109,327	11,402	10,288	47,968
	Jul	174,333	108,913	10,609	10,005	44,806
	Aug	162,021	99,859	10,523	9,731	41,908
	Sep	158,810	96,301	10,851	9,694	41,964
	Oct	167,693	93,543	12,564	11,000	50,586
	Nov	146,472	77,954	12,505	10,791	45,222
	Dec	145,909	69,774	12,334	11,255	52,546
2021	Jan	144,951	67,794	12,419	11,428	53,310
	Feb	154,551	72,116	13,358	11,787	57,290
	Mar	174,805	93,746	16,332	13,192	51,535
	Apr	163,431	94,988	15,277	12,922	40,244
	May	150,424	87,423	15,317	13,099	34,585
	Jun	161,511	94,547	17,846	14,955	34,163
	Jul	151,071	87,967	16,590	15,175	31,339
	Aug	153,216	89,001	15,629	14,548	34,038
	Sep	139,279	80,955	14,207	13,719	30,398
	Oct	126,258	76,052	14,282	13,472	22,452
	Nov	115,384	71,179	13,812	13,646	16,747
	Dec	97,781	56,404	12,812	13,082	15,483
2022	Jan	98,478	58,471	15,077	13,717	11,213
	Feb	94,302	60,233	16,889	12,331	4,849

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

SOURCE: US Department of HUD/FHA, March 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)	325,049	105,688	77,861	17,674	402,910	123,362
Payoffs	(3,895)	(1,363)	(510)	(120)	(4,405)	(1,483)
Assignments	(599)	(160)	(414)	(92)	(1,013)	(252)
Shortfall Claims ^b	(186)	(36)	(200)	(38)	(386)	(74)
Endorsements	5,140	2,471	0	0	5,140	2,471
Adjustments	180	46	180	37	360	83
Insurance in-Force (Ending) ^c	325,689	106,647	76,917	17,460	402,606	124,107

^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 2022.

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

	Feb 2022	Jan 2022	FY 2022 to date	FY 2021 to date	FY 2021 Final
Total Endorsement Count	5,140	5,767	26,101	19,995	49,174
Loan Purchase					
Home Purchase	2.8	3.4	3.5	5.3	4.5
Refinance	50.6	48.9	50.4	35.7	42.0
Equity Takeout (Traditional)	46.6	47.7	46.1	59.0	53.5
Product Type					
Fixed Rate	5.6	5.0	6.1	5.5	7.3
Adjustable Rate	94.4	95.0	93.9	94.5	92.7
Gender					
Individual Male	19.2	20.5	19.7	21.0	20.9
Individual Female	34.6	35.1	35.0	36.0	36.1
Joint Borrowers	41.8	40.0	41.3	38.3	38.4
Not Reported	4.4	4.4	4.0	4.7	4.6
Age					
62-69	29.6	32.3	31.3	35.2	33.8
70-79	51.0	49.0	49.6	46.6	46.9
80-89	17.6	16.6	16.9	15.8	16.7
90+	1.8	2.1	2.1	2.4	2.6
Initial Principal Limit (IPL) (\$ thousands)					
<101	4.4	5.3	5.2	9.5	8.5
101-200	26.4	26.5	26.7	34.9	32.8
201-300	30.9	30.5	30.2	26.4	26.2
301-400	19.4	19.4	18.9	14.9	15.4
401-500	19.0	18.3	19.1	14.4	17.0
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	3	4	4	1.0	9
101-200	5.6	6.9	6.8	12.8	11.5
201-300	15.3	14.9	15.5	21.3	19.5
301-400	18.9	19.4	19.0	20.4	19.5
401-500	18.5	17.5	17.5	14.2	14.5
> 500	41.4	40.8	40.7	30.3	34.1

SOURCE: US Department of HUD/FHA, March 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	507	5,481	201	2,802	2,985
	Jun	7,056	554	6,502	250	3,208	3,598
	Jul	6,896	486	6,410	222	3,266	3,408
	Aug	7,805	406	7,399	253	3,848	3,704
	Sep	7,796	405	7,391	258	3,684	3,854
	Oct	7,250	396	6,854	224	3,261	3,765
	Nov	6,867	359	6,508	218	3,128	3,521
	Dec	6,053	334	5,719	168	2,833	3,052
2022	Jan	7,037	402	6,635	150	3,425	3,462
	Feb	6,891	419	6,472	194	2,973	3,724

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