



July 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)	7,627,918	1,200,540
Prepayments	(162,195)	(29,420)
Refinance with FHA	(36,696)	(7,578)
Full Payoff	(125,499)	(21,842)
Claims	(1,120)	(138)
Conveyance	(178)	(20)
Pre-foreclosure Sale	(204)	(36)
Note Sales	(0)	(0)
Third-Party Sales	(738)	(81)
Endorsements	117,025	28,141
Adjustment ^a	6,944	(1,271)
Insurance in-Force (Ending) ^b	7,588,572	1,197,853

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, August 2021.

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)			
2020	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
	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
Y-O-Y%		6.6	(80.2)	29.7	(46.7)	30.8	(13.7)	na	555.9
M-O-M%		(5.1)	5.4	(1.7)	(19.3)	(10.0)	(4.9)	na	(6.8)

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, August 2021.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	25,191	736
Property Improvement	15,873	308
Manufactured Housing	9,318	428
Prepayments	(490)	(11)
Property Improvement	(408)	(8)
Manufactured Housing	(82)	(3)
Claims	(2)	(0)
Property Improvement	(2)	(0)
Manufactured Housing	(0)	(0)
Endorsements	64	1
Property Improvement	64	1
Manufactured Housing	0	0
Adjustment ^a	(16)	(1)
Property Improvement	(4)	0
Manufactured Housing	(12)	(1)
Insurance in-Force (Ending) ^b	24,747	725
Property Improvement	15,523	301
Manufactured Housing	9,224	424

^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, August 2021.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	Jul 2021	Jun 2021	FY 2021 to date	FY 2020 to date	FY 2020 Final
Total Endorsement Count	117,025	125,532	1,199,132	1,092,884	1,333,165
Loan Purchase Shares					
Purchase (%)	62.2	60.5	58.2	60.4	61.3
Refinance (%)	37.8	39.5	41.8	39.6	38.7
Purchase Loan Count and Shares					
Purchase Loan Count	72,739	75,956	698,403	659,657	817,841
First-Time Homebuyer (%)	85.1	85.4	84.6	82.8	83.1
203(K) Purchase and Rehabilitate (%)	0.6	0.5	0.6	0.9	0.8
Minority (%)	27.8	27.6	36.5	36.5	36.8
Non-Minority (%)	34.0	35.0	42.9	51.2	51.0
Undisclosed Race/Ethnicity (%)	38.2	37.4	20.6	12.3	12.2
Refinance Loan Count and Shares					
Refinance Loan Count	44,286	49,576	500,729	433,227	515,324
FHA Streamline (%)	62.6	65.4	69.6	58.6	61.2
FHA-to-FHA (Fully Underwritten) (%)	20.6	19.0	16.7	21.6	20.4
Non-cash-out (%)	36.7	40.3	49.8	45.1	46.6
Cash out (%)	63.3	59.7	50.2	54.9	53.4
Conventional-to-FHA (%)	16.7	15.6	13.7	19.8	18.3
Non-cash-out (%)	30.8	31.6	34.3	27.2	28.2
Cash out (%)	69.2	68.4	65.7	72.8	71.8
Property-Type Shares					
Single-Family Detached (%)	86.4	86.7	87.0	87.7	87.7
Townhome (%)	5.4	5.1	5.1	5.0	5.1
Condominium (%)	2.0	2.0	2.1	2.1	2.1
2-4 Unit Properties (%)	2.8	2.9	2.8	2.4	2.4
Manufactured Housing (With Real Estate) (%)	3.4	3.3	2.9	2.8	2.8

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

SOURCE: US Department of HUD/FHA, August 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	89,026	18,612	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	87,456	27,895	20,884	27,983
	Sep	137,003	78,097	16,100	12,012	30,794
	Oct	155,609	85,099	19,359	14,700	36,451
	Nov	132,272	69,219	15,779	12,505	34,769
	Dec	117,828	59,985	14,247	10,988	32,608
2020	Jan	133,166	70,926	16,297	12,228	33,715
	Feb	137,469	77,423	15,116	11,916	33,014
	Mar	170,332	93,004	17,905	15,928	43,495
	Apr	145,894	70,217	11,359	10,079	54,239
	May	148,996	84,584	9,767	8,850	45,795
	Jun	178,985	109,325	11,404	10,288	47,968
	Jul	174,333	108,909	10,612	10,005	44,807
	Aug	162,021	99,859	10,523	9,734	41,905
	Sep	158,810	96,293	10,861	9,694	41,962
	Oct	167,693	93,533	12,573	11,002	50,585
	Nov	146,472	77,950	12,507	10,797	45,218
	Dec	145,909	69,766	12,344	11,255	52,544
2021	Jan	144,951	67,783	12,439	11,421	53,308
	Feb	154,551	72,088	13,396	11,747	57,320
	Mar	174,805	93,686	16,416	13,103	51,600
	Apr	163,432	94,909	15,447	12,750	40,326
	May	150,424	87,336	15,630	12,779	34,679
	Jun	161,511	94,475	18,810	14,129	34,097
	Jul	150,984	87,913	20,310	11,811	30,950

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

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

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)	331,453	103,119	86,945	19,714	418,398	122,833
Payoffs	(4,409)	(1,550)	(580)	(138)	(4,989)	(1,688)
Assignments	(894)	(234)	(445)	(103)	(1,339)	(336)
Shortfall Claims ^b	(187)	(38)	(204)	(40)	(391)	(78)
Endorsements	4,276	1,951	0	0	4,276	1,951
Adjustments	(207)	(19)	(493)	(101)	(700)	(120)
Insurance in-Force (Ending) ^c	330,032	103,229	85,223	19,332	415,255	122,561

^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, August 2021.

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

	Jul 2021	Jun 2021	FY 2021 to date	FY 2020 to date	FY 2020 Final
Total Endorsement Count	4,276	4,158	41,166	33,889	41,823
Loan Purchase					
Home Purchase	3.6	4.5	4.6	6.0	5.9
Refinance	51.2	49.0	40.6	18.4	20.6
Equity Takeout (Traditional)	45.2	46.5	54.8	75.6	73.5
Product Type					
Fixed Rate	8.8	8.9	7.1	1.6	1.9
Adjustable Rate	91.2	91.1	92.9	98.4	98.1
Gender					
Individual Male	21.4	20.4	21.1	20.2	20.2
Individual Female	36.9	35.3	36.1	35.6	35.5
Joint Borrowers	37.6	38.6	38.1	39.5	39.5
Not Reported	4.1	5.7	4.7	4.8	4.8
Age					
62-69	30.6	32.6	34.0	37.1	37.1
70-79	48.6	46.8	46.7	44.6	44.7
80-89	17.8	18.0	16.6	15.3	15.3
90+	2.9	2.6	2.6	3.0	2.9
Initial Principal Limit (IPL) (\$ thousands)					
<101	7.3	8.0	9.0	15.5	14.4
101-200	30.5	31.9	33.5	37.2	36.6
201-300	26.7	26.2	26.1	22.9	23.3
301-400	16.3	15.9	15.0	14.2	14.3
401-500	19.2	17.9	16.4	10.2	11.3
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	7	8	1.0	2.0	1.8
101-200	10.4	10.8	12.1	16.9	16.2
201-300	17.4	17.6	20.1	23.4	23.0
301-400	18.9	20.0	19.7	18.5	18.6
401-500	14.7	14.6	14.2	12.6	12.7
> 500	38.0	36.1	32.9	26.7	27.7

SOURCE: US Department of HUD/FHA, August 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	263	5,639	243	2,189	3,470
	Sep	6,318	270	6,048	305	2,257	3,756
	Oct	6,886	345	6,541	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	2,071	2,788
	Feb	5,421	453	4,968	178	2,381	2,862
	Mar	7,564	671	6,893	257	3,718	3,589
	Apr	6,463	609	5,854	239	3,012	3,212
	May	5,988	530	5,458	202	2,786	3,000
	Jun	7,056	600	6,456	250	3,120	3,686
	Jul	6,891	532	6,359	214	3,132	3,545

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