



May 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)	7,712,623	1,207,544
Prepayments	(159,238)	(29,083)
Refinance with FHA	(41,941)	(8,928)
Full Payoff	(117,297)	(20,154)
Claims	(1,283)	(158)
Conveyance	(224)	(24)
Pre-foreclosure Sale	(235)	(41)
Note Sales	(66)	(8)
Third-Party Sales	(758)	(85)
Endorsements	115,422	27,159
Adjustment ^a	7,826	(1,061)
Insurance in-Force (Ending) ^b	7,675,350	1,204,401

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, June 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	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
	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
Y-O-Y%		159.7	(64.8)	120.2	(49.6)	265.4	104.2	na	526.0
M-O-M%		(5.2)	(8.0)	(11.5)	(10.5)	(5.6)	(4.7)	na	(3.8)

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.

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

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

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	25,968	755
Property Improvement	16,393	317
Manufactured Housing	9,575	439
Prepayments	(541)	(12)
Property Improvement	(450)	(9)
Manufactured Housing	(91)	(3)
Claims	(9)	(0)
Property Improvement	(8)	(0)
Manufactured Housing	(1)	(0)
Endorsements	76	2
Property Improvement	76	2
Manufactured Housing	0	0
Adjustment ^a	186	3
Property Improvement	202	4
Manufactured Housing	(16)	(1)
Insurance in-Force (Ending) ^b	25,680	748
Property Improvement	16,213	314
Manufactured Housing	9,467	434

^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, June 2021.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	May 2021	Apr 2021	FY 2021 to date	FY 2020 to date	FY 2020 Final
Total Endorsement Count	115,422	125,158	956,580	868,149	1,333,165
Loan Purchase Shares					
Purchase (%)	55.0	51.5	57.5	59.7	61.3
Refinance (%)	45.0	48.5	42.5	40.3	38.7
Purchase Loan Count and Shares					
Purchase Loan Count	63,536	64,492	549,709	518,641	817,841
First-Time Homebuyer (%)	85.5	84.5	84.4	82.3	83.1
203(K) Purchase and Rehabilitate (%)	0.6	0.6	0.6	1.0	0.8
Minority (%)	29.6	36.2	38.9	36.7	36.8
Non-Minority (%)	37.3	43.1	45.2	51.0	51.0
Undisclosed Race/Ethnicity (%)	33.0	20.7	15.9	12.3	12.3
Refinance Loan Count and Shares					
Refinance Loan Count	51,886	60,666	406,871	349,508	515,324
FHA Streamline (%)	69.9	70.3	70.9	55.4	61.2
FHA-to-FHA (Fully Underwritten) (%)	16.1	16.2	16.0	23.1	20.4
Non-cash-out (%)	44.5	51.5	53.0	42.8	46.6
Cash out (%)	55.5	48.5	47.0	57.2	53.4
Conventional-to-FHA (%)	14.0	13.5	13.1	21.5	18.3
Non-cash-out (%)	32.5	35.5	35.1	25.7	28.2
Cash out (%)	67.5	64.5	64.9	74.3	71.8
Property-Type Shares					
Single-Family Detached (%)	87.2	87.6	87.1	87.5	87.7
Townhome (%)	4.9	4.5	5.1	5.1	5.1
Condominium (%)	2.0	2.1	2.2	2.1	2.1
2-4 Unit Properties (%)	2.8	2.8	2.8	2.5	2.4
Manufactured Housing (With Real Estate) (%)	3.1	2.9	2.8	2.8	2.8

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

SOURCE: US Department of HUD/FHA, June 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	12,227	33,716
	Feb	137,469	77,421	15,118	11,916	33,014
	Mar	170,332	93,003	17,906	15,929	43,494
	Apr	145,894	70,217	11,359	10,079	54,239
	May	148,996	84,582	9,769	8,850	45,795
	Jun	178,985	109,321	11,409	10,287	47,968
	Jul	174,333	108,907	10,614	10,006	44,806
	Aug	162,021	99,856	10,527	9,734	41,904
	Sep	158,810	96,290	10,865	9,696	41,959
	Oct	167,693	93,523	12,589	10,999	50,582
	Nov	146,472	77,939	12,514	10,796	45,223
	Dec	145,909	69,736	12,367	11,240	52,566
2021	Jan	144,951	67,751	12,492	11,341	53,367
	Feb	154,551	72,038	13,498	11,624	57,391
	Mar	174,805	93,638	16,634	12,867	51,666
	Apr	163,432	94,910	16,030	12,200	40,292
	May	150,378	87,434	19,338	9,450	34,156

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

SOURCE: US Department of HUD/FHA, June 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)	334,447	103,079	90,849	20,573	425,296	123,652
Payoffs	(3,795)	(1,332)	(386)	(91)	(4,181)	(1,423)
Assignments	(681)	(177)	(455)	(98)	(1,136)	(275)
Shortfall Claims ^b	(222)	(42)	(249)	(46)	(471)	(88)
Endorsements	4,342	1,902	0	0	4,342	1,902
Adjustments	(218)	(34)	(563)	(121)	(781)	(155)
Insurance in-Force (Ending) ^c	333,873	103,397	89,196	20,216	423,069	123,613

^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, June 2021.

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

	May 2021	Apr 2021	FY 2021 to date	FY 2020 to date	FY 2020 Final
Total Endorsement Count	4,342	4,183	32,733	25,429	41,822
Loan Purchase					
Home Purchase	3.4	4.3	4.8	6.3	5.9
Refinance	44.3	41.3	38.1	16.4	20.6
Equity Takeout (Traditional)	52.3	54.5	57.1	77.2	73.5
Product Type					
Fixed Rate	8.4	7.9	6.6	1.3	1.9
Adjustable Rate	91.6	92.1	93.4	98.7	98.1
Gender					
Individual Male	21.4	22.7	21.2	20.0	20.2
Individual Female	36.7	34.9	36.1	35.8	35.4
Joint Borrowers	37.6	37.9	38.1	39.3	39.5
Not Reported	4.3	4.4	4.6	4.9	4.9
Age					
62-69	34.0	33.9	34.6	37.1	37.1
70-79	47.2	45.8	46.5	44.4	44.7
80-89	16.4	17.5	16.3	15.4	15.3
90+	2.4	2.9	2.6	3.1	2.9
Initial Principal Limit (IPL) (\$ thousands)					
<101	9.3	9.3	9.3	16.6	14.4
101-200	33.0	32.5	34.1	37.8	36.6
201-300	24.6	25.1	26.0	22.6	23.3
301-400	15.3	14.0	14.7	14.0	14.3
401-500	17.8	19.0	15.8	9.0	11.3
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	9	1.1	1.0	2.2	1.8
101-200	12.6	12.2	12.5	17.8	16.2
201-300	19.3	19.9	20.8	23.8	23.0
301-400	18.4	18.6	19.8	18.4	18.6
401-500	13.6	13.7	14.0	12.5	12.7
> 500	35.2	34.6	31.9	25.3	27.7

SOURCE: US Department of HUD/FHA, June 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	262	5,640	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	343	5,023	218	1,995	3,153
2021	Jan	5,053	477	4,576	193	2,071	2,789
	Feb	5,421	453	4,968	179	2,377	2,865
	Mar	7,564	649	6,915	257	3,704	3,603
	Apr	6,463	612	5,851	237	2,967	3,259
	May	5,980	537	5,443	195	2,706	3,079

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