



# FHA SINGLE FAMILY LOAN PERFORMANCE TRENDS

## Credit Risk Report

Office of Risk Management and Regulatory Affairs,  
Office of Evaluation, Reporting & Analysis Division

SEPTEMBER  
2014

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FHA Single Family Loan Performance Trends

Table 1: Delinquency Rates							
By Month							
Month	Active Insurance in Force (EOM)	Delinquency Rates <sup>a</sup> (%)			Exceptions <sup>b</sup> (%)		Seriously Delinquent Rate <sup>c</sup> (%)
		30-day	60-day	90-day	In Foreclosure	In Bankruptcy	
<b>Non-Seasonally Adjusted</b>							
Sep 2013	7,810,422	4.69	1.75	4.48	2.40	1.17	8.04
Oct	7,824,151	4.71	1.78	4.58	2.31	1.16	8.04
Nov	7,822,505	4.95	1.86	4.66	2.22	1.13	8.02
Dec	7,818,596	4.97	1.89	4.70	2.21	1.10	8.02
Jan 2014	7,822,609	4.57	1.83	4.54	2.22	1.07	7.83
Feb	7,821,027	4.18	1.61	4.38	2.27	1.06	7.71
Mar	7,812,937	3.77	1.40	4.10	2.28	1.06	7.44
Apr	7,809,896	4.08	1.46	4.08	2.18	0.99	7.25
May	7,806,677	4.23	1.50	4.06	2.15	0.98	7.19
Jun	7,799,793	4.38	1.55	3.87	2.24	1.03	7.14
Jul	7,787,937	4.36	1.61	3.70	2.25	1.03	6.98
Aug	7,784,625	4.86	1.69	3.81	2.14	0.99	6.94
Sep	7,787,092	4.57	1.72	3.91	2.08	1.00	6.99
<b>Seasonally Adjusted</b>							
Sep 2013	7,810,422	4.37	1.62	4.57	2.47	1.18	8.22
Oct	7,824,151	4.71	1.69	4.55	2.34	1.11	8.00
Nov	7,822,505	4.67	1.73	4.37	2.26	1.08	7.71
Dec	7,818,596	4.61	1.68	4.30	2.22	1.06	7.58
Jan 2014	7,822,609	4.37	1.64	4.05	2.19	1.05	7.28
Feb	7,821,027	4.48	1.74	4.14	2.23	1.05	7.42
Mar	7,812,937	4.28	1.66	4.18	2.20	1.09	7.47
Apr	7,809,896	4.34	1.65	4.36	2.05	1.01	7.42
May	7,806,677	4.26	1.60	4.36	2.09	0.99	7.45
Jun	7,799,793	4.41	1.62	4.16	2.29	1.04	7.50
Jul	7,787,937	4.59	1.63	3.93	2.30	1.05	7.28
Aug	7,784,625	4.63	1.67	3.99	2.24	1.04	7.28
Sep	7,787,092	4.26	1.59	3.99	2.14	1.02	7.15

Source: US Department of HUD/FHA; October 2014.

<sup>a</sup> The 90-day category includes all loans that are at least 3 months delinquent excluding those loans in-foreclosure or in-bankruptcy processing. Included in the delinquency counts are loans under active consideration for loss mitigation foreclosure avoidance.

<sup>b</sup> Exceptions are counted separately from delinquencies, regardless of the length of the delinquency period.

<sup>c</sup> Seriously delinquent rates are the sum of 90 day delinquencies, plus in-foreclosures and in-bankruptcies.

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Table 2: New 90+-Day Delinquencies by Reason for Delinquency  
By Quarter

Fiscal Year and Quarter	New 90+ Day Delinquencies	Share by Reason for Delinquency in Percent (Rows sum to 100%)						
		Reduction of Income	Unemployed	Excessive Obligations	Death or Illness of Principal Borrower or Family	Marital Difficulties	No Contact	Other <sup>a</sup>
2009Q4	146,707	37.78	9.38	14.40	6.65	3.25	12.91	15.62
2010Q1	152,882	38.81	9.39	14.31	7.29	3.51	12.91	13.79
2010Q2	124,578	38.71	9.20	14.53	7.41	3.58	13.95	12.61
2010Q3	104,105	37.87	9.86	15.38	8.40	4.09	14.52	9.89
2010Q4	131,027	38.03	10.03	15.94	9.05	4.40	12.95	9.61
2011Q1	133,712	37.76	9.79	16.45	9.50	4.54	12.71	9.24
2011Q2	117,915	37.36	10.43	16.12	10.21	4.44	11.74	9.70
2011Q3	99,259	36.68	10.60	16.56	10.81	4.77	10.44	10.13
2011Q4	133,834	37.27	10.49	17.63	11.15	4.73	8.91	9.83
2012Q1	158,096	36.46	9.73	19.21	11.37	4.44	8.85	9.95
2012Q2	114,763	36.96	10.28	17.67	11.76	4.70	8.00	10.62
2012Q3	101,470	36.64	10.10	17.52	12.33	4.86	7.57	10.99
2012Q4	125,201	36.26	9.93	18.13	12.67	4.53	7.35	11.13
2013Q1	124,360	35.40	9.74	18.36	13.09	4.59	7.19	11.63
2013Q2	104,166	34.66	9.76	17.73	13.63	4.29	7.22	12.72
2013Q3	86,810	34.69	9.41	17.80	14.08	4.31	7.28	12.43
2013Q4	105,091	34.40	9.72	18.48	14.70	4.24	7.55	10.92
2014Q1	112,099	34.94	9.57	20.65	12.16	4.11	7.91	10.66
2014Q2	93,187	33.30	9.74	19.89	11.32	3.57	10.60	11.57
2014Q3	80,882	32.12	9.41	20.36	11.46	3.66	11.09	11.88
2014Q4	101,853	31.59	9.10	21.41	11.96	3.69	10.75	11.51

Source: US Department of HUD/FHA; October 2014.

<sup>a</sup> Other includes abandonment of property, distant employment transfer, neighborhood problems, property problems, inability to sell or rent property, military service, business failure, casualty loss, energy-environment cost, servicing problems, payment adjustment, payment dispute, transfer of ownership pending fraud and incarceration.

FHA Single Family Loan Performance Trends

Table 3: Delinquency Rates by Loan and Property Characteristics

	IIF Shares <sup>a</sup>	Rates in Percent of Active Loan Counts						Seriously Delinq. Rate <sup>c</sup>
		All Past Due <sup>b</sup>	30 Day	60 Day	90+ Day	In Foreclosure	In Bankruptcy	
<b>Loan Purpose</b>								
All Active Loans	7,787,092	13.29	4.57	1.72	3.91	2.08	1.00	6.99
Purchase	64.83	13.76	4.90	1.89	3.97	2.01	0.98	6.96
Refinance	35.17	12.41	3.97	1.39	3.81	2.19	1.05	7.04
<b>Refinance</b>								
Refinance Loans	2,739,103	12.41	3.97	1.39	3.81	2.19	1.05	7.04
Conventional	36.16	15.81	4.73	1.69	4.96	3.05	1.35	9.37
No Cash-Out	25.32	14.29	4.38	1.53	4.48	2.64	1.24	8.36
Cash-Out	10.83	19.35	5.55	2.06	6.08	4.03	1.61	11.72
FHA	7.69	11.24	3.87	1.29	3.22	1.91	0.94	6.07
No Cash-Out	5.53	9.24	3.34	1.07	2.59	1.44	0.78	4.81
Cash-Out	2.16	16.37	5.21	1.86	4.85	3.12	1.33	9.30
Streamline	56.15	10.39	3.48	1.22	3.14	1.67	0.87	5.68
<b>Credit Score Range<sup>d</sup></b>								
Loans with Credit Scores	5,434,150	12.54	4.34	1.63	3.74	1.92	0.90	6.56
Under 500	0.22	41.64	9.23	4.16	15.87	8.60	3.76	28.23
500 - 579	3.14	42.68	11.40	5.16	14.48	7.73	3.89	26.10
580 - 619	7.23	32.99	9.90	4.19	10.48	5.67	2.73	18.88
620 - 659	27.02	17.80	6.58	2.47	5.17	2.35	1.22	8.74
660 - 719	36.99	8.32	3.18	1.06	2.32	1.23	0.51	4.06
720 - 850	25.41	3.30	1.16	0.36	0.95	0.62	0.20	1.77
<b>Fiscal Year Cohort</b>								
All Cohorts	7,787,092	13.29	4.57	1.72	3.91	2.08	1.00	6.99
pre-2004	12.17	20.03	7.09	2.72	5.43	3.09	1.69	10.21
2004	3.09	22.41	7.31	2.95	6.15	3.96	2.03	12.14
2005	2.24	25.58	7.99	3.25	7.20	4.81	2.31	14.31
2006	1.84	29.82	8.39	3.54	8.84	6.34	2.71	17.88
2007	1.82	35.42	8.87	3.86	11.74	7.66	3.27	22.67
2008	4.51	35.46	8.77	3.86	12.01	7.67	3.12	22.80
2009	10.59	20.76	6.02	2.37	6.84	3.78	1.73	12.35
2010	13.78	12.54	4.47	1.63	3.81	1.77	0.85	6.43
2011	10.94	9.33	3.70	1.30	2.75	1.01	0.57	4.33
2012	12.71	6.83	3.04	1.06	1.82	0.57	0.34	2.72
2013	16.33	4.46	2.31	0.73	1.03	0.23	0.15	1.41
2014	9.96	2.49	1.71	0.39	0.32	0.03	0.03	0.38

<sup>a</sup> For each subpanel, the loan shares add to 100%. However, in some of the subpanels, the total loans in the analysis do not add to 100% of IIF. For example, the IIF shares for refinance loans add to 100% of refinance loans. Streamline refinance loans are not included in the Credit Score Range analysis; the IIF shares in that panel, add to 100% of fully-underwritten loans.

<sup>b</sup> Includes all loans 30 or more days past due, including those in bankruptcy or foreclosure.

<sup>c</sup> Includes all loans 90 days past due plus all in-bankruptcy and in-foreclosure cases.

<sup>d</sup> Credit score reporting began in May 2004 but was not mandatory until July 2008. Streamline Refinance loans do not require credit score reporting.

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Table 3: Delinquency Rates by Loan and Property Characteristics

	IIF Shares <sup>a</sup>	Rates in Percent of Active Loan Counts						Seriously Delinq. Rate <sup>c</sup>
		All Past Due <sup>b</sup>	30 Day	60 Day	90+ Day	In Foreclosure	In Bankruptcy	
<b>Loan Amount at Origination (In Thousands)</b>								
All Loan Amounts	7,787,092	13.29	4.57	1.72	3.91	2.08	1.00	6.99
Below \$50	4.23	15.54	5.97	2.09	3.82	2.52	1.12	7.47
\$50 - 99	26.09	15.44	5.54	2.10	4.07	2.51	1.21	7.79
\$100 - 149	29.36	13.60	4.74	1.80	3.92	2.01	1.12	7.05
\$150 - 199	18.89	12.01	4.04	1.50	3.73	1.82	0.91	6.46
\$200 - 249	9.96	11.06	3.54	1.30	3.73	1.73	0.74	6.21
\$250 - 399	9.53	11.19	3.35	1.24	4.12	1.86	0.62	6.60
\$400 - 499	1.17	9.91	2.76	1.02	3.92	1.77	0.42	6.11
\$500 and above	0.77	7.69	2.10	0.81	3.06	1.43	0.29	4.78
<b>Property Type</b>								
All Property Types	7,787,092	13.29	4.57	1.72	3.91	2.08	1.00	6.99
Detached	86.19	13.06	4.62	1.72	3.81	1.89	1.01	6.71
Manufactured Housing	3.09	20.97	6.09	2.41	5.73	5.07	1.66	12.46
2 – 4 Units	1.84	15.41	3.62	1.42	5.11	4.54	0.71	10.36
Condo	4.30	9.86	2.85	1.07	3.06	2.24	0.63	5.93
Townhouse	4.57	14.71	4.70	1.84	4.87	2.44	0.84	8.16
<b>First-Time Homebuyer</b>								
All Purchase Loans	5,029,834	13.79	4.91	1.90	3.98	2.02	0.98	6.98
Repeat	21.30	10.98	4.06	1.46	2.99	1.61	0.86	5.46
First-time	78.70	14.55	5.14	2.02	4.24	2.13	1.01	7.39
<b>Seller-Funded DPA</b>								
All Sources of Funds	7,787,092	13.29	4.57	1.72	3.91	2.08	1.00	6.99
Non-DPA	96.53	12.54	4.40	1.63	3.66	1.93	0.92	6.50
DPA	3.47	34.14	9.26	4.27	10.94	6.20	3.45	20.59

Source: US Department of HUD/FHA; October 2014.

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Table 4: REO Components of Loss by Property Disposition Month

August 2013 – August 2014

Disposition Month	2014								2013				
	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug
<i>Loss Components as Percent of Defaulted Loan Balance</i>													
Claim Expenses <sup>a</sup> (%)	11.73	12.01	12.49	13.06	13.37	13.63	13.31	13.28	13.1	12.46	12.39	12.26	12.07
Holding Costs <sup>b</sup> (%)	5.42	5.45	5.49	5.39	5.47	5.5	5.61	5.89	5.77	5.68	5.59	5.60	5.56
Loss on Collateral <sup>c</sup> (%)	34.14	33.02	34.07	35.31	36.77	39.03	39.43	39.38	39.64	38.47	38.69	38.05	37.01
Sales Expense (%)	4.41	4.48	4.55	4.63	4.41	4.27	4.28	4.31	4.26	4.34	4.35	4.35	4.55
Program Discounts <sup>d</sup> (%)	0.28	0.31	0.45	0.58	0.41	0.33	0.35	0.32	0.30	0.32	0.34	0.29	0.42
Net Loss Rate <sup>e</sup> (%)	55.43	54.53	56.28	58.02	59.82	62.18	62.46	62.47	62.25	60.51	60.15	59.74	58.95
<i>Average Amounts (Dollars)</i>													
Average Dollar Loss (\$)	67,800	68,900	69,800	71,400	74,500	76,500	77,400	77,300	77,400	77,000	76,800	75,900	76,500
Average Unpaid Balance (\$)	122,400	126,400	124,100	123,100	124,500	123,000	123,900	123,800	124,400	127,200	127,700	127,100	129,800
<i>Occurrence Counts</i>													
Number of Dispositions	4,400	4,500	4,800	5,400	6,100	6,500	6,500	7,400	7,500	7,700	9,500	9,400	10,200
Number of Discounts	50	51	65	87	81	66	76	74	82	83	112	98	125
<b>Stage</b>	<i>Average Time in Months</i>												
Delinquency <sup>f</sup>	11.00	10.93	11.14	11.42	11.26	11.39	11.50	11.76	11.54	11.91	11.87	12.19	12.07
Foreclosure <sup>g</sup>	9.53	9.73	9.57	9.76	9.91	10.00	9.84	9.73	9.91	9.50	9.33	9.01	8.85
Deed Transfer <sup>h</sup>	7.34	7.10	6.93	6.98	6.78	6.81	7.04	6.72	6.76	6.52	6.55	6.56	6.48
REO	4.06	4.05	3.94	3.96	4.10	4.25	4.29	4.24	4.23	4.20	4.01	3.95	3.86
All Stages	31.89	31.80	31.55	32.10	32.02	32.38	32.64	32.40	32.40	32.11	31.71	31.69	31.22

Source: US Department of HUD/FHA; October 2014.

<sup>a</sup> Includes interest on principal.

<sup>b</sup> Management, maintenance, repairs, administration, and security, net of rent and other income.

<sup>c</sup> Value when foreclosed (UPB) minus value received in REO; does not include Streamline refinances.

<sup>d</sup> Rate over all dispositions; effect is greater in the cases where a discount actually is given.

<sup>e</sup> Profit (loss) divided by Unpaid Principal Balance (UPB). The listed cost categories are not exhaustive, and they will not sum to the loss rate.

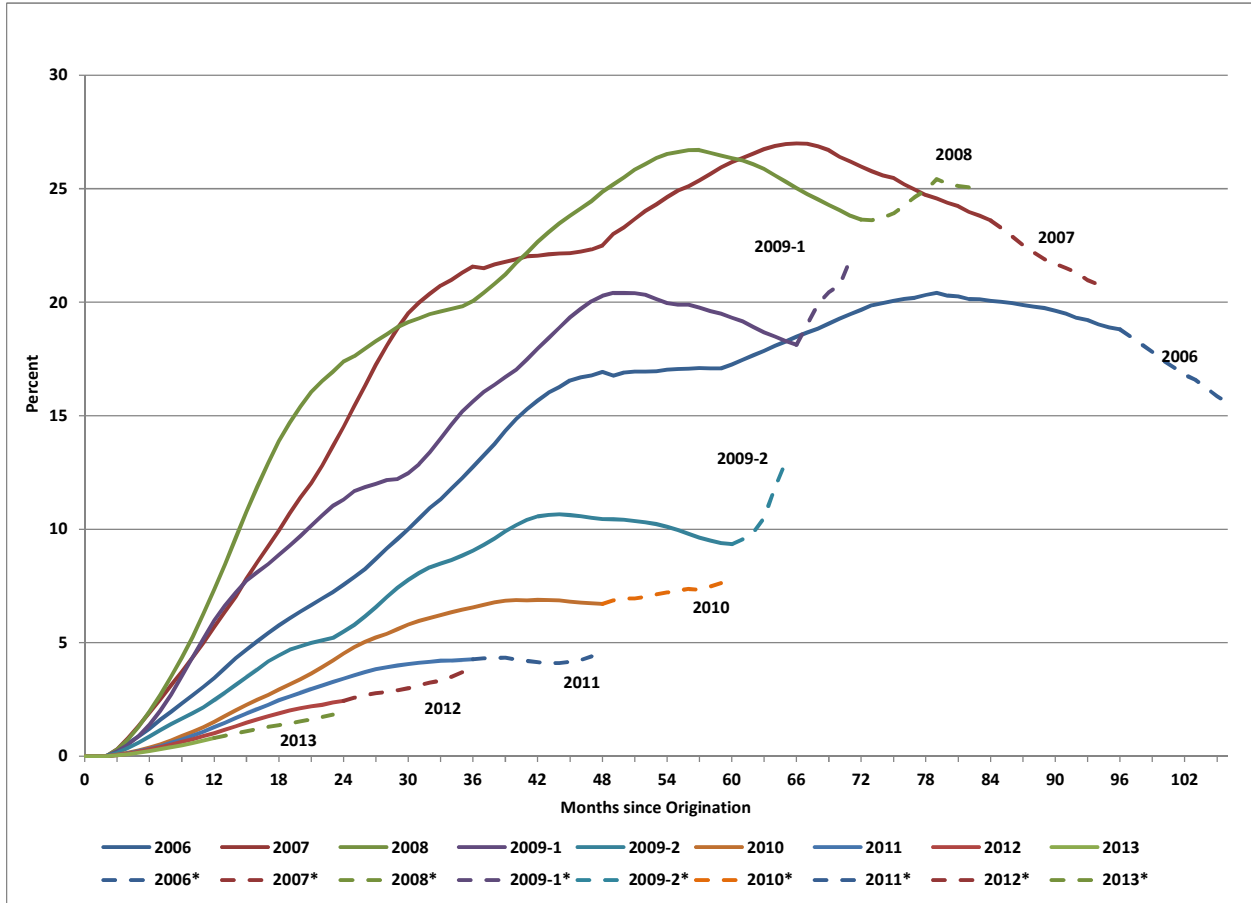
<sup>f</sup> First missed payment to date foreclosure initiated.

<sup>g</sup> Initiation of foreclosure proceedings to auction date.

<sup>h</sup> Auction date to HUD acquisition date.

**Figure 1: Seriously Delinquent Vintage Rate Curves by Fiscal Year (All Loans)**

FY 2009 Shown in Two 6-month Periods<sup>a</sup>



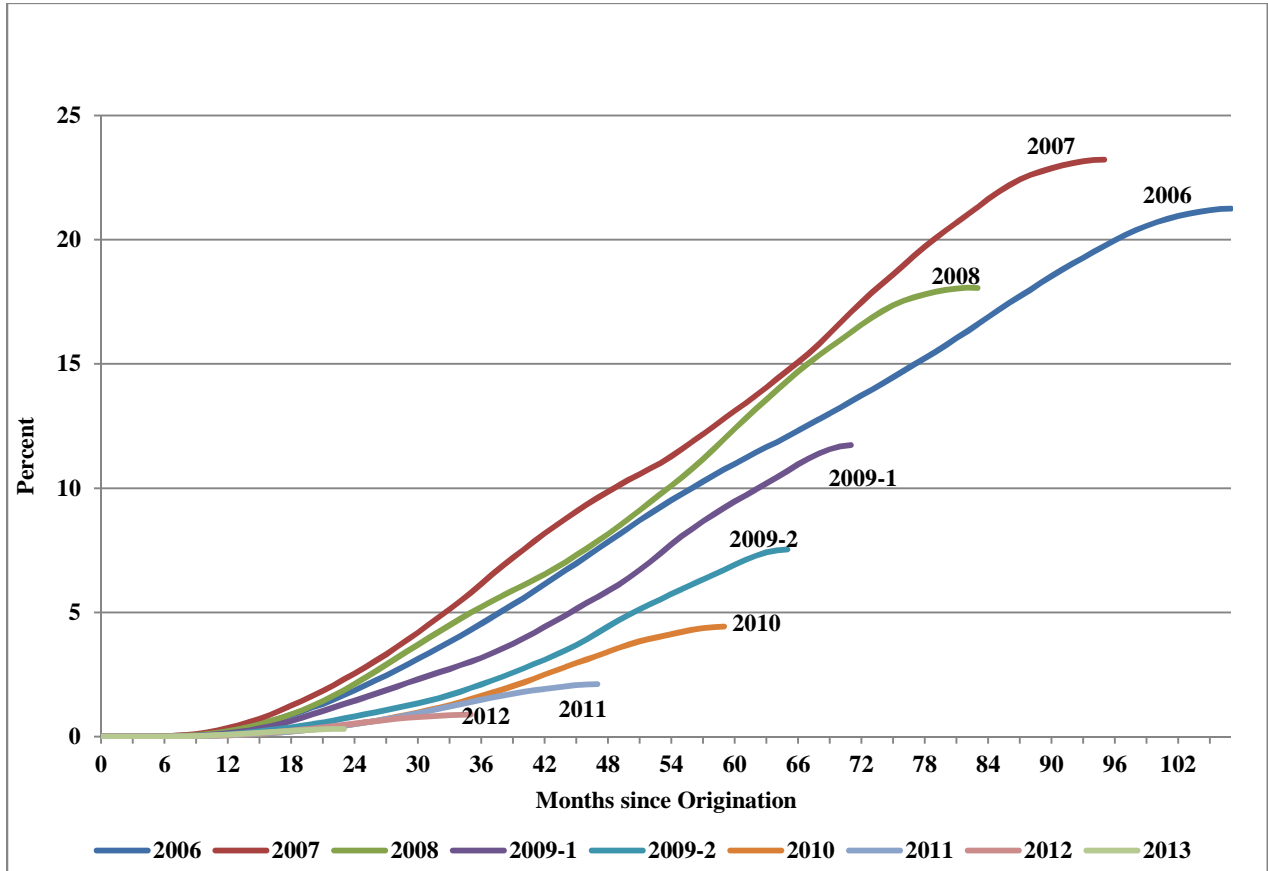
Source: US Department of HUD/FHA; October 2014.

<sup>a</sup> The 2009 cohort is separated into two parts, representing loan originations from October through March in 2009-1 and loan originations from April through September in 2009-2.



**Figure 2: Failure<sup>a</sup> Rates (All Loans)**

FY 2009 Shown in Two 6-month Periods<sup>b</sup>



Source: US Department of HUD/FHA; October 2014.

<sup>a</sup> A loan that is in foreclosure processing or has gone to claim is deemed to be a 'failure' for this illustration. The failure rate is the sum of Cumulative Claim Rate and Cumulative Active Foreclosure Rate.

<sup>b</sup> The 2009 cohort is separated into two parts, representing loan originations from October through March in 2009-1 and loan originations from April through September in 2009-2.