



FHA SINGLE FAMILY LOAN PERFORMANCE TRENDS

Credit Risk Report

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

AUGUST
2015

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Table 1: Delinquency Rates							
By Month							
Month	Active Insurance in Force (EOM)	Delinquency Rates ^a (%)			Exceptions ^b (%)		Seriously Delinquent Rate ^c (%)
		30-day	60-day	90-day	In Foreclosure	In Bankruptcy	
Non-Seasonally Adjusted							
Aug 2014	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
Oct	7,779,646	4.34	1.70	3.82	2.10	1.02	6.94
Nov	7,766,528	5.10	1.78	3.88	2.15	0.99	7.02
Dec	7,758,608	4.67	1.80	3.88	2.14	0.98	7.00
Jan 2015	7,764,765	4.59	1.74	3.83	2.16	0.98	6.96
Feb	7,741,878	4.30	1.55	3.60	2.18	0.98	6.76
Mar	7,701,949	3.72	1.33	3.28	2.18	0.96	6.42
Apr	7,683,019	3.98	1.36	3.17	2.15	0.96	6.28
May	7,665,993	4.59	1.47	3.25	2.04	0.96	6.24
Jun	7,677,944	4.37	1.51	3.19	1.98	0.95	6.12
Jul	7,699,352	3.97	1.45	3.02	1.85	0.88	5.75
Aug	7,723,992	4.58	1.60	3.09	1.91	0.91	5.91
Seasonally Adjusted							
Aug 2014	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
Oct	7,779,646	4.34	1.62	3.79	2.13	0.98	6.91
Nov	7,766,528	4.82	1.65	3.63	2.19	0.95	6.76
Dec	7,758,608	4.33	1.60	3.56	2.14	0.94	6.64
Jan 2015	7,764,765	4.39	1.56	3.42	2.13	0.95	6.50
Feb	7,741,878	4.61	1.68	3.40	2.14	0.97	6.51
Mar	7,701,949	4.22	1.58	3.35	2.10	0.99	6.44
Apr	7,683,019	4.24	1.53	3.39	2.03	0.98	6.40
May	7,665,993	4.61	1.58	3.48	1.98	0.97	6.44
Jun	7,677,944	4.40	1.57	3.43	2.03	0.97	6.42
Jul	7,699,352	4.18	1.47	3.21	1.90	0.89	6.00
Aug	7,723,992	4.37	1.58	3.24	2.00	0.96	6.20

Source: US Department of HUD/FHA; September 2015.

^a 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.

^b Exceptions are counted separately from delinquencies, regardless of the length of the delinquency period.

^c Seriously delinquent rates are the sum of 90 day delinquencies, plus in-foreclosures and in-bankruptcies.

FHA Single Family Loan Performance Trends

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 ^a
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
2015Q1	106,665	30.98	8.63	22.20	12.23	3.76	10.96	11.24
2015Q2	82,868	31.36	9.07	21.74	12.43	3.84	10.23	11.34
2015Q3	71,869	30.05	8.36	21.50	12.33	3.72	12.10	11.94
2015Q4 - Jul	26,312	30.26	8.72	23.50	12.72	3.49	10.40	10.90
2015Q4 - Aug	31,060	27.17	8.06	21.86	11.54	3.16	12.00	16.22

Source: US Department of HUD/FHA; September 2015.

^a 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 ^a	Rates in Percent of Active Loan Counts						Seriously Delinq. Rate ^c
		All Past Due ^b	30 Day	60 Day	90+ Day	In Foreclosure	In Bankruptcy	
Loan Purpose								
All Active Loans	7,723,992	12.10	4.58	1.60	3.09	1.91	0.91	5.91
Purchase	64.87	12.80	4.99	1.79	3.23	1.87	0.91	6.01
Refinance	35.13	10.80	3.84	1.22	2.83	1.99	0.91	5.72
Refinance								
Refinance Loans	2,713,250	10.80	3.84	1.22	2.83	1.99	0.91	5.72
Conventional	34.17	14.10	4.73	1.53	3.76	2.86	1.20	7.82
No Cash-Out	23.66	12.92	4.44	1.44	3.44	2.49	1.11	7.04
Cash-Out	10.51	16.75	5.40	1.75	4.50	3.68	1.41	9.59
FHA	8.24	9.37	3.56	1.12	2.26	1.59	0.81	4.66
No Cash-Out	5.82	7.93	3.15	0.94	1.88	1.25	0.69	3.83
Cash-Out	2.42	12.84	4.56	1.56	3.17	2.41	1.09	6.68
Streamline	57.59	9.04	3.35	1.05	2.35	1.53	0.74	4.63
Credit Score Range^d								
Loans with Credit Scores	5,454,303	11.58	4.46	1.54	2.98	1.76	0.83	5.57
Under 500	0.20	38.56	9.70	4.63	12.24	7.99	3.99	24.22
500 - 579	2.82	39.03	11.62	4.95	11.47	7.32	3.66	22.45
580 - 619	7.07	28.84	9.72	3.77	7.91	5.00	2.41	15.32
620 - 659	28.12	16.45	6.67	2.32	4.14	2.15	1.14	7.44
660 - 719	37.91	7.83	3.29	1.01	1.90	1.13	0.48	3.52
720 - 850	23.88	3.24	1.28	0.37	0.79	0.61	0.19	1.59
Fiscal Year Cohort								
All Cohorts	7,723,992	12.10	4.58	1.60	3.09	1.91	0.91	5.91
pre-2004	11.19	18.36	6.88	2.55	4.42	2.98	1.52	8.92
2004	2.82	20.19	7.27	2.75	4.78	3.59	1.79	10.16
2005	2.02	23.00	7.79	3.11	5.68	4.36	2.07	12.10
2006	1.64	27.03	8.33	3.36	7.11	5.83	2.39	15.34
2007	1.61	32.36	9.00	3.80	9.28	7.41	2.87	19.56
2008	3.92	32.44	8.91	3.69	9.57	7.35	2.92	19.84
2009	9.12	19.69	6.43	2.28	5.53	3.81	1.64	10.98
2010	11.84	12.74	4.93	1.65	3.29	1.91	0.97	6.16
2011	9.41	9.88	4.05	1.34	2.51	1.26	0.71	4.48
2012	11.10	7.64	3.34	1.11	1.87	0.81	0.50	3.19
2013	14.66	5.79	2.78	0.84	1.40	0.48	0.30	2.17
2014	8.06	7.02	3.68	1.11	1.64	0.36	0.20	2.20
2015	12.60	2.19	1.59	0.32	0.21	0.02	0.02	0.25

^a 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.

^b Includes all loans 30 or more days past due, including those in bankruptcy or foreclosure.

^c Includes all loans 90 days past due plus all in-bankruptcy and in-foreclosure cases.

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

FHA Single Family Loan Performance Trends

Table 3: Delinquency Rates by Loan and Property Characteristics								
	IIF Shares ^a	Rates in Percent of Active Loan Counts						Seriously Delinq. Rate ^c
		All Past Due ^b	30 Day	60 Day	90+ Day	In Foreclosure	In Bankruptcy	
Loan Amount at Origination (In Thousands)								
All Loan Amounts	7,723,992	12.10	4.58	1.60	3.09	1.91	0.91	5.91
Below \$50	4.03	14.47	5.78	1.91	3.17	2.58	1.03	6.78
\$50 - 99	25.90	14.02	5.44	1.92	3.20	2.34	1.11	6.65
\$100 - 149	29.44	12.38	4.77	1.68	3.12	1.80	1.01	5.93
\$150 - 199	19.07	10.93	4.13	1.41	2.94	1.63	0.81	5.38
\$200 - 249	10.09	10.03	3.68	1.23	2.86	1.60	0.65	5.11
\$250 - 399	9.57	10.25	3.50	1.19	3.21	1.74	0.58	5.52
\$400 - 499	1.17	9.28	2.90	0.99	3.18	1.76	0.41	5.36
\$500 and above	0.74	7.47	2.33	0.70	2.62	1.43	0.34	4.39
Property Type								
All Property Types	7,723,992	12.10	4.58	1.60	3.09	1.91	0.91	5.91
Detached	86.39	11.93	4.64	1.60	3.01	1.74	0.92	5.67
Manufactured Housing	3.11	18.02	5.68	2.04	4.43	4.48	1.39	10.30
2 – 4 Units	1.89	13.81	3.68	1.27	4.02	4.19	0.64	8.84
Condo	4.02	9.00	2.92	1.02	2.48	1.98	0.60	5.06
Townhouse	4.58	13.37	4.74	1.74	3.73	2.36	0.80	6.89
First-Time Homebuyer								
All Purchase Loans	5,001,212	12.82	5.00	1.79	3.23	1.87	0.91	6.01
Repeat	20.50	10.22	4.14	1.37	2.44	1.50	0.78	4.71
First-time	79.50	13.49	5.22	1.91	3.43	1.97	0.95	6.35
Seller-Funded DPA								
All Sources of Funds	7,723,992	12.10	4.58	1.60	3.09	1.91	0.91	5.91
Non-DPA	96.83	11.51	4.44	1.52	2.91	1.79	0.84	5.54
DPA	3.17	30.24	9.13	3.95	8.46	5.63	3.07	17.16

Source: US Department of HUD/FHA; September 2015.

FHA Single Family Loan Performance Trends

Table 4: REO Components of Loss by Property Disposition Month

July 2014 – July 2015

Disposition Month	2015							2014					
	Jul	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul
<i>Loss Components as Percent of Defaulted Loan Balance</i>													
Claim Expenses ^a ()	10.53	11.13	12.12	13.21	14.21	14.31	14.64	14.67	14.01	13.72	13.34	12.82	12.91
Holding Costs ^b ()	5.63	5.88	5.87	5.90	5.90	5.81	5.87	5.82	5.86	5.83	5.75	5.63	5.48
Loss on Collateral ^c ()	32.48	32.42	32.93	33.61	34.62	35.59	35.82	34.86	34.78	34.21	34.86	34.14	32.99
Sales Expense ()	4.39	4.49	4.39	4.36	4.38	4.27	4.34	4.39	4.46	4.38	4.36	4.42	4.48
Program Discounts ^d ()	0.19	0.34	0.24	0.24	0.30	0.23	0.31	0.32	0.39	0.22	0.24	0.29	0.31
Net Loss Rate ^e ()	50.96	52.30	53.55	56.06	58.05	58.87	59.67	58.69	57.47	56.66	57.80	56.86	55.40
<i>Average Amounts (Dollars)</i>													
Average Dollar Loss (\$)	61,200	62,800	64,300	67,400	69,900	71,900	70,500	71,200	70,000	68,200	69,500	69,600	70,000
Average Unpaid Balance (\$)	120,000	120,100	120,100	120,200	120,500	122,100	118,200	121,300	121,900	120,300	120,300	122,400	126,400
<i>Occurrence Counts</i>													
Number of Dispositions	6,100	5,700	5,200	5,300	5,200	4,500	4,500	4,700	3,800	4,800	4,200	4,400	4,500
Number of Discounts	39	56	48	56	51	38	49	46	42	36	38	51	51
<i>Stage</i>													
<i>Average Time in Months</i>													
Delinquency ^f	11.88	11.72	11.75	11.41	11.70	11.57	12.00	12.10	11.42	11.73	11.40	11.00	10.95
Foreclosure ^g	11.06	10.99	10.77	11.02	11.02	10.67	10.25	10.72	10.04	9.57	9.42	9.52	9.71
Deed Transfer ^h	10.33	10.07	10.09	10.07	9.94	9.90	9.63	8.95	8.50	8.02	7.65	7.33	7.10
REO	3.84	3.76	3.75	3.85	4.08	4.14	3.96	3.84	3.87	3.89	4.03	4.06	4.05
All Stages	37.14	36.58	36.52	36.42	36.82	36.30	35.92	35.70	33.94	33.25	32.54	31.88	31.80

Source: US Department of HUD/FHA; September 2015.

^a Includes interest on principal.

^b Management, maintenance, repairs, administration, and security, net of rent and other income.

^c Value when foreclosed (UPB) minus value received in REO; does not include Streamline refinances.

^d Rate over all dispositions; effect is greater in the cases where a discount actually is given.

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

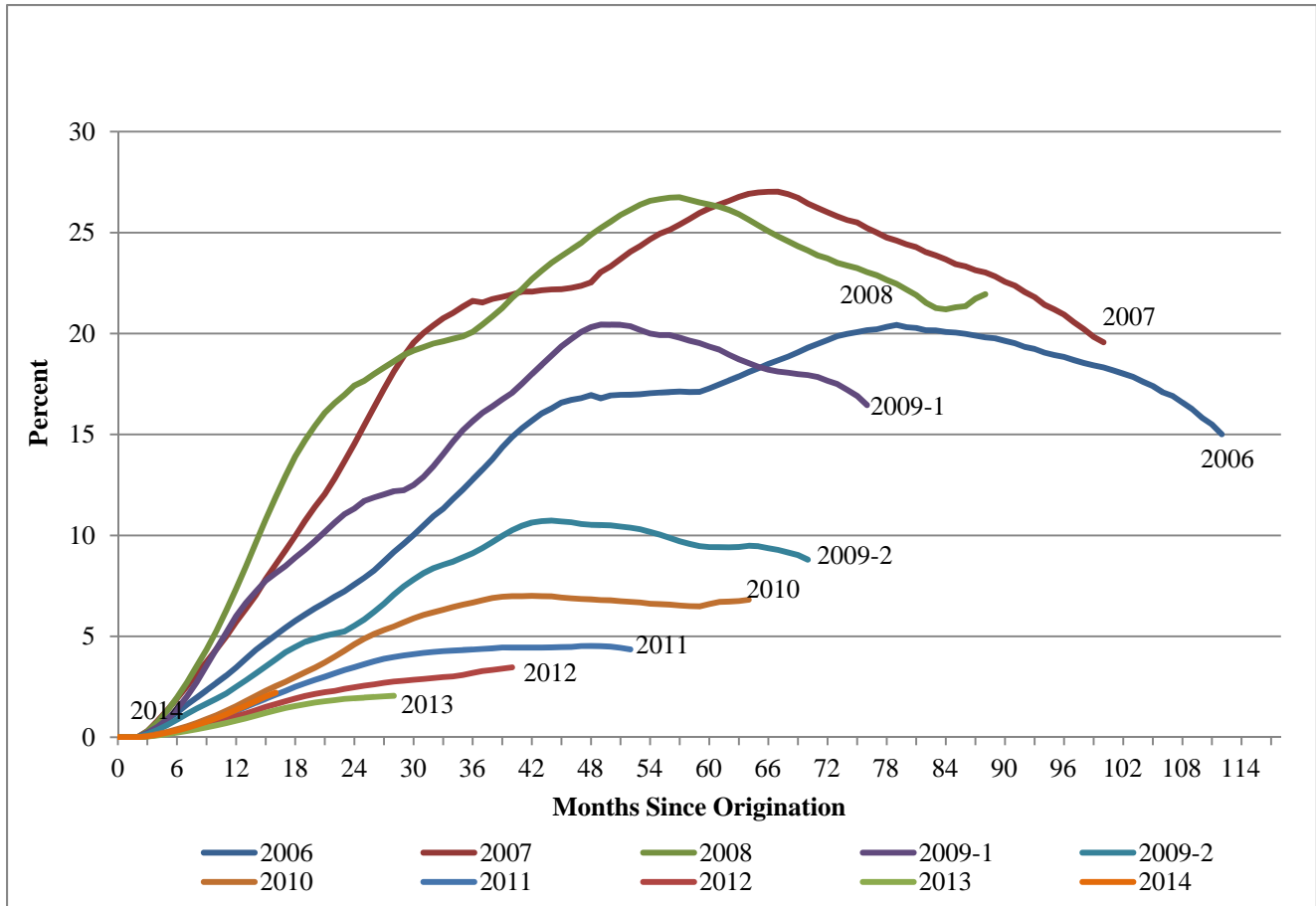
^f First missed payment to date foreclosure initiated.

^g Initiation of foreclosure proceedings to auction date.

^h Auction date to HUD acquisition date.

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

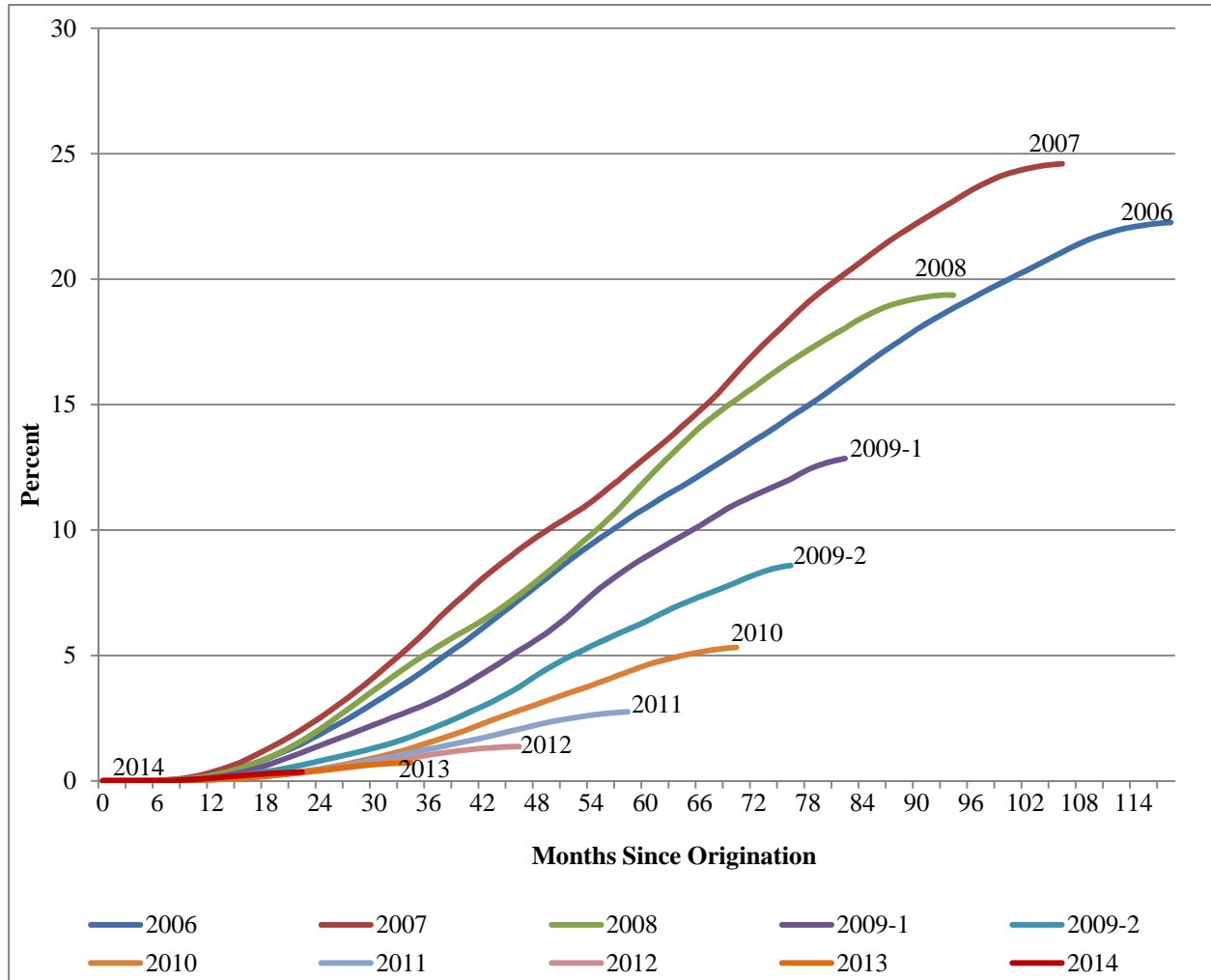
FY 2009 Shown in Two 6-month Periods ^a



Source: US Department of HUD/FHA; September 2015.

^a 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. The last six months of the origination period have been removed to ensure seasoning of loans.

Figure 2: Failure^a Rates (All Loans)
 FY 2009 Shown in Two 6-month Periods^b



Source: US Department of HUD/FHA; September 2015.

^a 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.

^b 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.