



FHA SINGLE FAMILY LOAN PERFORMANCE TRENDS

Credit Risk Report

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

JULY 2013

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FHA Single Family Loan Performance Trends

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							
Jul 2012	7,664,335	4.68	1.80	5.40	2.84	1.23	9.47
Aug	7,692,799	4.58	1.78	5.31	2.92	1.23	9.47
Sep	7,711,684	5.24	1.92	5.36	2.97	1.25	9.58
Oct	7,733,203	4.69	1.83	5.21	3.03	1.26	9.49
Nov	7,748,709	4.64	1.81	5.34	2.92	1.23	9.49
Dec	7,719,941	5.19	1.96	5.46	2.94	1.16	9.59
Jan 2013	7,781,633	4.74	1.89	5.36	2.90	1.23	9.49
Feb	7,795,726	4.40	1.65	5.34	2.74	1.20	9.28
Mar	7,801,713	4.15	1.45	4.96	2.71	1.20	8.87
Apr	7,803,709	4.01	1.41	4.76	2.63	1.20	8.58
May	7,803,213	4.08	1.45	4.67	2.41	1.19	8.27
Jun	7,810,825	4.97	1.63	4.80	2.39	1.19	8.38
Jul	7,802,970	4.56	1.66	4.54	2.45	1.19	8.17
Seasonally Adjusted							
Jul 2012	7,664,335	4.92	1.82	5.74	2.91	1.25	9.90
Aug	7,692,799	4.36	1.77	5.57	3.07	1.30	9.94
Sep	7,711,684	4.88	1.78	5.46	3.06	1.27	9.80
Oct	7,733,203	4.69	1.74	5.18	3.07	1.21	9.46
Nov	7,748,709	4.37	1.68	5.01	2.97	1.17	9.15
Dec	7,719,941	4.81	1.75	5.00	2.95	1.14	9.09
Jan 2013	7,781,633	4.53	1.69	4.78	2.86	1.20	8.84
Feb	7,795,726	4.72	1.78	5.04	2.69	1.19	8.92
Mar	7,801,713	4.71	1.72	5.07	2.61	1.23	8.91
Apr	7,803,709	4.27	1.59	5.08	2.48	1.23	8.78
May	7,803,213	4.10	1.55	5.02	2.34	1.21	8.57
Jun	7,810,825	5.01	1.70	5.16	2.44	1.22	8.82
Jul	7,802,970	4.79	1.68	4.82	2.50	1.21	8.53

Source: US Department of HUD/FHA; August 2013.

^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.

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

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 Borrower or Principal family	Marital Difficulties	No Contact	Other ^a
2009Q1	122,363	31.82	7.46	19.39	7.41	3.32	14.10	16.51
2009Q2	111,449	34.87	8.65	16.91	6.51	3.14	13.70	16.22
2009Q3	107,998	37.10	9.33	15.12	6.51	3.29	12.94	15.71
2009Q4	146,707	37.79	9.37	14.38	6.63	3.23	12.83	15.77
2010Q1	152,883	38.79	9.36	14.34	7.24	3.50	12.78	13.99
2010Q2	124,579	38.69	9.18	14.52	7.39	3.57	13.78	12.87
2010Q3	104,105	37.81	9.89	15.37	8.32	4.06	14.24	10.30
2010Q4	131,027	37.99	9.99	16.00	8.98	4.37	12.67	10.01
2011Q1	133,717	37.69	9.78	16.48	9.46	4.50	12.51	9.58
2011Q2	117,916	37.27	10.46	16.21	10.13	4.41	11.57	9.94
2011Q3	99,259	36.49	10.70	16.69	10.73	4.71	10.18	10.51
2011Q4	133,834	36.95	10.63	17.71	11.24	4.69	8.81	9.98
2012Q1	158,096	36.23	9.90	19.21	11.43	4.39	8.83	10.02
2012Q2	114,763	36.44	10.63	17.70	11.85	4.62	7.92	10.85
2012Q3	101,470	35.87	10.70	17.38	12.52	4.78	7.60	11.14
2012Q4	125,201	35.33	10.87	17.92	12.82	4.50	7.25	11.32
2013Q1	124,361	34.00	10.93	18.12	13.34	4.53	7.17	11.91
2013Q2	104,166	33.26	10.75	17.60	13.77	4.20	7.24	13.19
2013Q3	86,811	33.09	10.09	17.72	13.72	4.16	8.03	13.19
2013Q4-Jul	32,679	31.59	9.80	18.64	13.02	3.71	11.18	12.07

Source: US Department of HUD/FHA; August 2013.

^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.

Table 3: Delinquency Rates by Loan and Property Characteristics

	IIF Shares ^a	Rates in Percent of Active Loan Counts							
		All Past Due ^b	30 Day	60 Day	90+ Day	In Foreclosure	In Bankruptcy	Seriously Delinq. Rate ^c	
Loan Purpose									
All Active Loans	7,802,970	14.41	4.56	1.66	4.54	2.45	1.19	8.17	
Purchase	63.51	14.75	4.92	1.82	4.40	2.43	1.15	7.98	
Refinance	36.49	13.84	3.93	1.38	4.78	2.47	1.25	8.50	
Refinance									
Refinance Loans	2,847,675	13.84	3.93	1.38	4.78	2.47	1.25	8.50	
Conventional	37.80	17.58	4.74	1.68	6.17	3.38	1.58	11.12	
No Cash-Out	26.47	15.88	4.38	1.53	5.50	2.97	1.46	9.94	
Cash-Out	11.33	21.55	5.57	2.04	7.72	4.34	1.84	13.90	
FHA	7.49	12.23	3.72	1.24	3.97	2.15	1.12	7.24	
No Cash-Out	5.49	9.54	3.13	0.98	2.97	1.57	0.87	5.41	
Cash-Out	2.00	19.60	5.35	1.98	6.70	3.74	1.81	12.25	
Streamline	54.70	11.47	3.40	1.19	3.94	1.89	1.04	6.86	
Credit Score Range^d									
Loans with Credit Scores	5,311,548	13.72	4.24	1.55	4.51	2.32	1.06	7.90	
Under 500	0.27	44.94	8.83	4.42	17.09	9.99	4.57	31.66	
500 - 579	3.78	44.95	11.10	4.77	15.67	8.89	4.48	29.04	
580 - 619	8.18	35.40	9.81	4.01	11.88	6.50	3.14	21.52	
620 - 659	25.97	19.26	6.45	2.34	6.16	2.88	1.38	10.42	
660 - 719	35.03	8.86	2.99	0.96	2.85	1.44	0.59	4.88	
720 - 850	26.78	3.38	1.02	0.32	1.15	0.66	0.21	2.02	
Fiscal Year Cohort									
All Cohorts	7,802,970	14.41	4.56	1.66	4.54	2.45	1.19	8.17	
pre-2004	13.72	20.01	7.31	2.62	4.90	3.29	1.87	10.07	
2004	3.56	23.09	7.33	2.81	6.10	4.44	2.35	12.89	
2005	2.59	26.40	7.88	3.10	7.26	5.36	2.74	15.36	
2006	2.20	30.61	8.05	3.30	9.22	6.86	3.12	19.21	
2007	2.24	36.61	8.38	3.56	12.32	8.54	3.76	24.61	
2008	5.71	36.62	8.04	3.42	13.48	8.16	3.45	25.09	
2009	12.74	21.73	5.75	2.20	8.13	3.83	1.77	13.73	
2010	15.83	12.30	4.09	1.42	4.29	1.67	0.79	6.75	
2011	12.49	8.11	3.23	1.07	2.60	0.78	0.41	3.80	
2012	14.07	4.60	2.38	0.73	1.06	0.28	0.14	1.49	
2013	14.85	1.36	0.99	0.20	0.14	0.01	0.02	0.17	

^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	7,802,970	14.41	4.56	1.66	4.54	2.45	1.19	8.17	
Below \$50	4.51	15.26	6.33	2.06	3.15	2.49	1.22	6.86	
\$50 - 99	26.33	15.99	5.73	2.03	3.97	2.81	1.42	8.20	
\$100 - 149	29.24	14.83	4.72	1.76	4.47	2.51	1.34	8.32	
\$150 - 199	18.70	13.50	3.91	1.44	4.77	2.26	1.09	8.12	
\$200 - 249	9.83	12.74	3.33	1.25	5.09	2.17	0.88	8.14	
\$250 - 399	9.40	12.89	3.03	1.16	5.87	2.09	0.71	8.68	
\$400 - 499	1.17	10.93	2.39	0.96	5.50	1.68	0.39	7.57	
\$500 and above	0.82	7.88	1.55	0.66	4.08	1.28	0.30	5.66	
Property Type									
All Property Types	7,802,970	14.41	4.56	1.66	4.54	2.45	1.19	8.17	
Detached	85.90	14.14	4.60	1.66	4.39	2.26	1.20	7.85	
Manufactured Housing	3.13	23.15	6.24	2.42	6.49	5.92	2.06	14.47	
2 – 4 Units	1.77	17.38	3.77	1.49	6.77	4.49	0.85	12.10	
Condo	4.64	10.79	2.69	1.01	3.86	2.48	0.74	7.07	
Townhouse	4.57	16.05	4.72	1.83	5.78	2.74	0.95	9.47	
First-Time Homebuyer									
All Borrowers	4,925,509	14.80	4.93	1.83	4.42	2.45	1.15	8.02	
Repeat	21.99	11.84	4.12	1.43	3.28	1.96	1.03	6.27	
First-time	78.01	15.64	5.16	1.94	4.74	2.58	1.19	8.51	
Seller-Funded DPA									
All Sources of Funds	7,802,970	14.41	4.56	1.66	4.54	2.45	1.19	8.17	
Non-DPA	95.83	13.49	4.37	1.56	4.24	2.22	1.06	7.53	
DPA	4.17	35.68	8.92	3.89	11.24	7.60	3.97	22.82	

Source: US Department of HUD/FHA; August 2013.

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Table 4: REO Components of Loss by Property Disposition Month
June 2012 – June 2013

Disposition Month	2013						2012						
	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun
Claim Expenses ^a (%)	8.13	8.85	9.26	9.83	10.35	10.68	10.76	11.11	10.77	10.79	10.88	11.01	11.54
Holding Costs ^b (%)	5.02	5.51	5.66	5.83	5.90	5.94	6.00	6.01	5.99	5.94	5.83	5.65	5.64
Loss on Collateral ^c (%)	37.29	38.43	39.50	40.75	41.91	42.69	42.95	44.12	44.39	44.65	45.53	45.75	46.59
Sales Expense (%)	4.51	4.45	4.40	4.39	4.42	4.36	4.31	4.29	4.21	4.17	4.15	4.11	4.12
Program Discounts ^d (%)	0.41	0.37	0.32	0.34	0.37	0.35	0.32	0.36	0.34	0.32	0.33	0.30	0.36
Net Loss Rate ^e (%)	54.89	57.11	58.64	60.89	62.66	63.60	64.11	65.52	65.33	65.56	66.46	66.56	67.90
Average Dollar Loss (\$)	72,200	74,900	76,700	78,800	80,200	82,100	82,800	83,900	84,100	85,000	85,700	87,400	87,500
Average Unpaid Balance (\$)	131,600	131,200	130,800	129,500	128,000	129,200	129,200	128,100	128,800	129,700	129,000	131,400	128,900
Number of Dispositions	9,200	10,100	10,000	9,900	8,600	8,900	8,400	8,700	9,400	8,400	10,600	9,600	9,800
Number of discounts	141	134	113	117	120	127	100	114	103	87	123	120	113
<i>Stage</i>	<i>Average Time in Months</i>												
Delinquency ^f	11.70	11.44	11.13	10.92	10.73	10.24	9.42	9.24	9.24	8.95	8.66	8.46	8.27
Foreclosure ^g	8.46	8.42	8.32	8.04	8.00	8.15	7.97	7.90	7.63	7.69	7.59	7.39	7.47
Deed Transfer ^h	6.25	6.10	6.01	5.77	5.72	5.89	5.91	6.23	6.52	7.17	7.87	8.66	9.19
REO	3.79	3.81	3.92	4.01	4.05	4.19	4.09	4.11	4.04	3.99	3.88	3.70	3.53
All Stages	30.17	29.74	29.37	28.72	28.48	28.45	27.36	27.47	27.40	27.77	27.98	28.19	28.44

^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

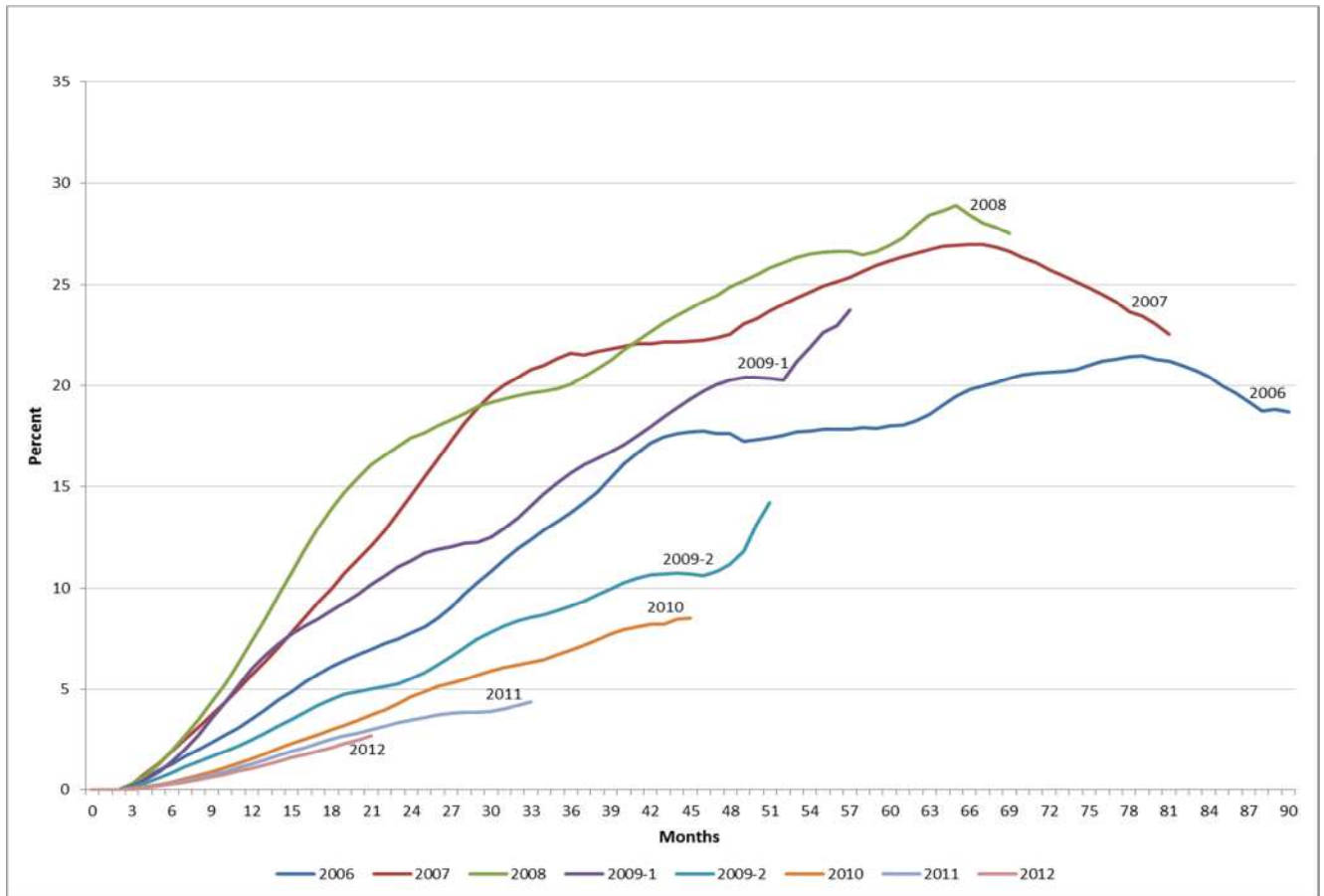
^e Loss or Profit divided by Unpaid Principal Balance (UPB). It is on average within 44 basis points of the Sum of Costs.

^f First missed payment to date foreclosure initiated

^g Initiation of foreclosure proceedings to auction date

^h Auction date to HUD acquisition date

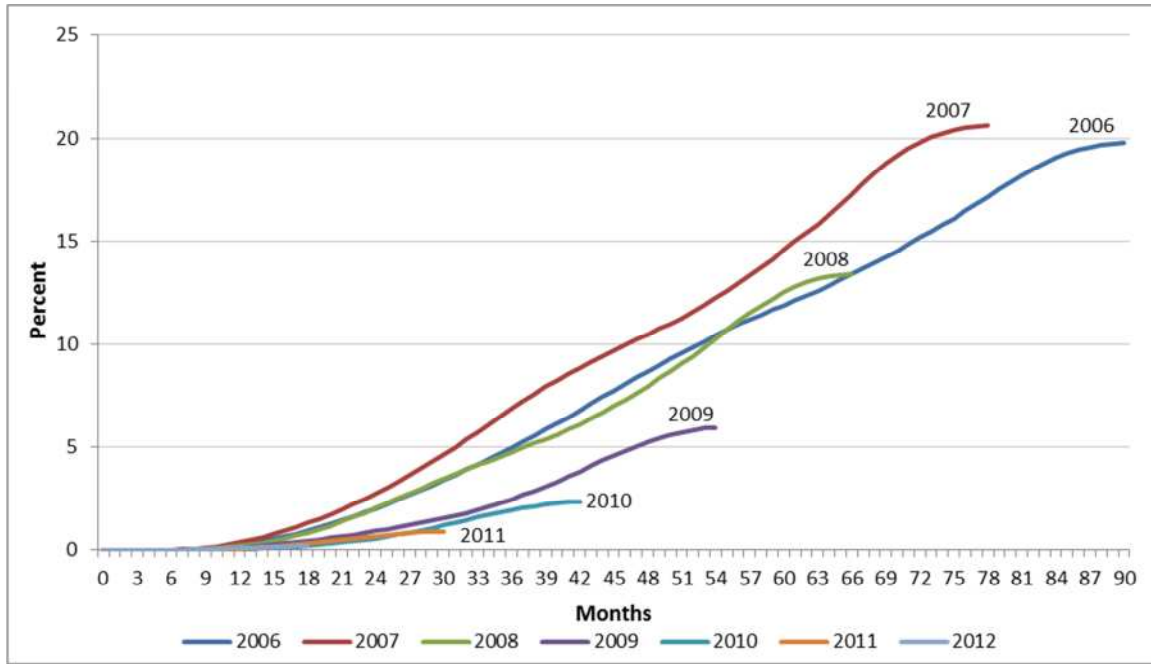
Figure 1: Seriously Delinquent Vintage Rate Curves by Fiscal Year (All Loans)
 FY 2009 Breakdown in to 6-Month Periods^a



Source: US Department of HUD/FHA; August 2013.

^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 October in 2009-2.

Figure 2: Failure^a Rates



Source: US Department of HUD/FHA; August 2013.

^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.