



# FHA SINGLE FAMILY ORIGINATION TRENDS

## Credit Risk Report

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

OCTOBER  
2014

**Table of Contents**

---

Table 1: Distribution of New Endorsements by Loan Amount .....2  
Table 2a: Distribution of New Endorsements by Loan-to-Value Range .....3  
Table 2b: Average Loan-to-Value (LTV) Ratios on New Endorsements.....4  
Table 3a: Distribution of New Endorsements by Credit Score Range.....5  
Table 3b: Average Borrower Credit Scores on New Endorsements .....6  
Table 4: Early Payment Delinquency Rates .....7  
Table 5: Average Debt-to-Income Ratios on New Purchase Endorsements by Credit Score Value Range .....8  
Table 6: Average Loan-to-Value Ratios on New Purchase Endorsements by Credit Score Value Range .....9

Table 1: Distribution of New Endorsements by Loan Amount  
By Fiscal Year and Quarter

| Fiscal Year | Quarter              | Initial Loan Amount (000)<br>(Shares <sup>a</sup> in Percent – Rows add to 100%) |         |           |           |           |           |           |               |                     |
|-------------|----------------------|--|---------|-----------|-----------|-----------|-----------|-----------|---------------|---------------------|
|             |                      | Below \$50   | \$50-99 | \$100-149 | \$150-199 | \$200-249 | \$250-399 | \$400-499 | \$500-625,499 | \$625,500 and Above |
| 2009        | Oct-Dec              | 1.46   | 17.27   | 28.50     | 23.16     | 13.59     | 13.60     | 1.45      | 0.65          | 0.27                |
|             | Jan-Mar              | 1.35   | 16.43   | 28.60     | 23.36     | 14.34     | 13.77     | 1.34      | 0.62          | 0.17                |
|             | Apr-Jun              | 1.29   | 16.98   | 29.60     | 22.72     | 13.55     | 13.41     | 1.57      | 0.67          | 0.19                |
|             | Jul-Sep              | 1.33   | 17.33   | 29.97     | 22.14     | 13.16     | 13.14     | 1.77      | 0.82          | 0.33                |
| 2010        | Oct-Dec              | 1.46   | 18.60   | 30.66     | 21.81     | 12.51     | 12.19     | 1.68      | 0.78          | 0.32                |
|             | Jan-Mar              | 1.68   | 18.83   | 29.28     | 21.03     | 12.66     | 13.16     | 1.95      | 0.96          | 0.45                |
|             | Apr-Jun              | 1.51   | 19.15   | 30.87     | 21.21     | 12.11     | 12.06     | 1.77      | 0.90          | 0.42                |
|             | Jul-Sep              | 1.68   | 19.08   | 29.40     | 20.91     | 12.35     | 13.01     | 2.03      | 1.04          | 0.50                |
| 2011        | Oct-Dec              | 1.66   | 17.84   | 28.58     | 20.98     | 12.89     | 13.83     | 2.28      | 1.31          | 0.63                |
|             | Jan-Mar              | 1.68   | 18.71   | 28.63     | 20.60     | 12.65     | 13.56     | 2.24      | 1.29          | 0.64                |
|             | Apr-Jun              | 1.96   | 20.75   | 29.86     | 20.11     | 11.74     | 12.18     | 1.87      | 1.02          | 0.50                |
|             | Jul-Sep              | 2.06   | 21.26   | 30.01     | 19.93     | 11.52     | 11.94     | 1.85      | 0.95          | 0.47                |
| 2012        | Oct-Dec              | 2.03   | 20.93   | 29.93     | 20.56     | 11.95     | 11.55     | 1.70      | 0.95          | 0.39                |
|             | Jan-Mar              | 1.99   | 20.67   | 29.91     | 20.30     | 11.96     | 12.03     | 1.80      | 1.02          | 0.31                |
|             | Apr-Jun              | 1.71   | 19.89   | 30.00     | 20.67     | 12.07     | 12.05     | 1.89      | 1.13          | 0.59                |
|             | Jul-Sep              | 1.66   | 19.28   | 29.83     | 20.89     | 12.30     | 12.53     | 1.91      | 1.05          | 0.55                |
| 2013        | Oct-Dec              | 1.66   | 19.02   | 29.79     | 21.01     | 12.52     | 12.58     | 1.87      | 1.10          | 0.45                |
|             | Jan-Mar              | 1.56   | 18.43   | 28.96     | 21.11     | 12.75     | 13.32     | 2.17      | 1.19          | 0.51                |
|             | Apr-Jun              | 1.47   | 17.84   | 29.30     | 21.44     | 12.86     | 13.28     | 2.10      | 1.18          | 0.53                |
|             | Jul-Sep              | 1.39   | 17.34   | 28.96     | 21.66     | 12.92     | 13.80     | 2.28      | 1.15          | 0.49                |
| 2014        | Oct-Dec              | 1.65   | 18.60   | 28.96     | 21.12     | 12.32     | 13.69     | 2.14      | 1.04          | 0.47                |
|             | Jan-Mar              | 1.72   | 18.43   | 29.01     | 21.14     | 12.39     | 13.67     | 2.20      | 1.05          | 0.39                |
|             | Apr-Jun              | 1.60   | 18.56   | 29.90     | 21.58     | 12.69     | 12.70     | 1.85      | 0.93          | 0.18                |
|             | Jul-Sep              | 1.41   | 17.03   | 29.13     | 22.17     | 13.55     | 13.58     | 1.96      | 1.00          | 0.17                |
| 2015        | Oct-Dec <sup>b</sup> | 1.54   | 17.69   | 28.68     | 22.01     | 13.21     | 13.65     | 2.03      | 1.03          | 0.16                |

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

<sup>a</sup> Shares are based on loan counts.

<sup>b</sup> Only includes data for October.

| Fiscal Year | Quarter              | Loan-to-Value Ranges <sup>a</sup><br>(Shares <sup>b</sup> in Percent – Rows add to 100%) |       |       |                    |
|-------------|----------------------|--|-------|-------|--------------------|
|             |                      | Up to 80 <sup>c</sup>  | 81-90 | 91-95 | 96-98 <sup>d</sup> |
| 2009        | Oct-Dec              | 6.28   | 11.25 | 21.38 | 61.09              |
|             | Jan-Mar              | 6.88   | 13.46 | 23.42 | 56.23              |
|             | Apr-Jun              | 6.41   | 14.38 | 17.73 | 61.48              |
|             | Jul-Sep              | 6.01   | 15.23 | 11.54 | 67.21              |
| 2010        | Oct-Dec              | 5.82   | 14.83 | 10.11 | 69.24              |
|             | Jan-Mar              | 6.86   | 16.89 | 10.89 | 65.37              |
|             | Apr-Jun              | 5.73   | 12.94 | 9.53  | 71.81              |
|             | Jul-Sep              | 5.97   | 13.88 | 9.95  | 70.19              |
| 2011        | Oct-Dec              | 6.21   | 15.87 | 10.95 | 66.97              |
|             | Jan-Mar              | 7.58   | 16.88 | 10.40 | 65.14              |
|             | Apr-Jun              | 6.21   | 13.08 | 9.00  | 71.70              |
|             | Jul-Sep              | 5.21   | 11.03 | 8.80  | 74.97              |
| 2012        | Oct-Dec              | 5.85   | 12.02 | 9.33  | 72.80              |
|             | Jan-Mar              | 7.52   | 12.50 | 9.27  | 70.72              |
|             | Apr-Jun              | 7.67   | 11.34 | 8.96  | 72.04              |
|             | Jul-Sep              | 5.08   | 9.31  | 9.59  | 76.03              |
| 2013        | Oct-Dec              | 5.17   | 9.99  | 10.14 | 74.70              |
|             | Jan-Mar              | 5.97   | 11.52 | 10.77 | 71.73              |
|             | Apr-Jun              | 5.63   | 10.27 | 9.75  | 74.35              |
|             | Jul-Sep              | 5.26   | 9.71  | 8.94  | 76.10              |
| 2014        | Oct-Dec              | 5.58   | 9.95  | 9.00  | 75.47              |
|             | Jan-Mar              | 6.08   | 10.91 | 9.41  | 73.59              |
|             | Apr-Jun              | 5.63   | 9.61  | 9.04  | 75.72              |
|             | Jul-Sep              | 5.46   | 9.46  | 9.13  | 75.95              |
| 2015        | Oct-Dec <sup>e</sup> | 6.40   | 10.54 | 8.84  | 74.21              |

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

<sup>a</sup> In accordance with statutory requirements for determining eligibility of loans for FHA insurance, HUD measures loan-to-value (LTV) ratio without including any financed mortgage insurance premium in the loan balance.

<sup>b</sup> Shares are based on loan counts.

<sup>c</sup> Loans with a LTV less than 80 percent.

<sup>d</sup> The statutory maximum LTV since October 1, 2008, is 96.5 percent. Prior to October 1, 2008, the statutory maximum was 97 percent, with higher allowances for borrowers financing loan closing costs into the mortgage balance. If there was such financing, then the statutory maximum was between 97 and 98.15 percent, depending on the geographic location and price of the property.

<sup>e</sup> Only includes data for October.

| Table 2b: Average Loan-to-Value (LTV) Ratios <sup>a</sup> on New Endorsements |                      |               |                             |                                   |                  |
|---|----------------------|---------------|-----------------------------|-----------------------------------|------------------|
| By Fiscal Year, Quarter, and Loan Purpose                                     |                      |               |                             |                                   |                  |
| Fiscal Year   | Quarter              | Loan Purpose  |                             |                                   |                  |
|   |                      | Home Purchase | Conventional Loan Refinance | FHA-to-FHA Refinance <sup>b</sup> | All <sup>b</sup> |
| 2009  | Oct-Dec              | 96.03         | 89.14                       | 88.83                             | 93.72            |
|   | Jan-Mar              | 95.93         | 89.38                       | 89.39                             | 93.21            |
|   | Apr-Jun              | 95.71         | 88.57                       | 87.90                             | 93.12            |
|   | Jul-Sep              | 95.59         | 86.78                       | 85.83                             | 93.23            |
| 2010  | Oct-Dec              | 95.59         | 86.12                       | 85.23                             | 93.34            |
|   | Jan-Mar              | 95.51         | 86.19                       | 87.05                             | 92.86            |
|   | Apr-Jun              | 95.64         | 85.36                       | 86.93                             | 93.57            |
|   | Jul-Sep              | 95.55         | 85.99                       | 87.96                             | 93.49            |
| 2011  | Oct-Dec              | 95.62         | 87.06                       | 88.94                             | 93.22            |
|   | Jan-Mar              | 95.56         | 85.68                       | 87.73                             | 92.73            |
|   | Apr-Jun              | 95.73         | 85.00                       | 86.85                             | 93.67            |
|   | Jul-Sep              | 95.88         | 85.30                       | 87.50                             | 94.34            |
| 2012  | Oct-Dec              | 95.98         | 85.29                       | 88.79                             | 94.06            |
|   | Jan-Mar              | 96.01         | 83.44                       | 88.37                             | 93.41            |
|   | Apr-Jun              | 95.99         | 81.79                       | 87.85                             | 93.32            |
|   | Jul-Sep              | 95.96         | 83.74                       | 87.73                             | 94.43            |
| 2013  | Oct-Dec              | 95.95         | 84.43                       | 87.80                             | 94.31            |
|   | Jan-Mar              | 95.93         | 84.59                       | 87.53                             | 93.95            |
|   | Apr-Jun              | 95.87         | 84.01                       | 86.47                             | 94.09            |
|   | Jul-Sep              | 95.77         | 82.88                       | 85.39                             | 94.26            |
| 2014  | Oct-Dec              | 95.74         | 82.07                       | 83.75                             | 94.24            |
|   | Jan-Mar              | 95.73         | 82.19                       | 83.36                             | 93.98            |
|   | Apr-Jun              | 95.70         | 81.20                       | 83.61                             | 94.14            |
|   | Jul-Sep              | 95.65         | 80.68                       | 83.15                             | 94.21            |
| 2015  | Oct-Dec <sup>c</sup> | 95.66         | 79.84                       | 82.94                             | 93.81            |

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

<sup>a</sup> In accordance with statutory requirements for determining eligibility of loans for FHA insurance, HUD measures LTV without including any mortgage insurance premium financed in the loan balance.

<sup>b</sup> These include only fully-underwritten loans and exclude streamline refinancing.

<sup>c</sup> Only includes data for October.

| Table 3a: Distribution of New Endorsements by Credit Score <sup>a</sup> Range<br>(Excluding Streamline Refinance Cases) |                      |   |         |         |         |         |
|---|----------------------|---|---------|---------|---------|---------|
| Fiscal Year   | Quarter              | Credit Score Ranges<br>(Shares <sup>b</sup> in Percent) |         |         |         |         |
|   |                      | 500-619   | 620-639 | 640-679 | 680-719 | 720-850 |
| 2009  | Oct-Dec              | 23.82   | 12.96   | 24.56   | 17.18   | 20.49   |
|   | Jan-Mar              | 18.84   | 11.98   | 24.92   | 18.92   | 24.28   |
|   | Apr-Jun              | 9.97  | 12.27   | 25.87   | 21.17   | 29.63   |
|   | Jul-Sep              | 5.88  | 11.99   | 25.73   | 22.05   | 33.32   |
| 2010  | Oct-Dec              | 4.64  | 12.14   | 26.31   | 22.45   | 33.47   |
|   | Jan-Mar              | 4.00  | 11.70   | 26.68   | 22.75   | 33.86   |
|   | Apr-Jun              | 3.09  | 11.69   | 26.72   | 22.63   | 34.92   |
|   | Jul-Sep              | 3.36  | 11.73   | 26.58   | 22.60   | 34.78   |
| 2011  | Oct-Dec              | 2.87  | 9.86    | 26.17   | 23.18   | 37.01   |
|   | Jan-Mar              | 2.38  | 6.44    | 28.55   | 24.11   | 37.73   |
|   | Apr-Jun              | 2.77  | 6.87    | 30.60   | 23.78   | 35.33   |
|   | Jul-Sep              | 3.56  | 8.09    | 31.03   | 23.72   | 33.02   |
| 2012  | Oct-Dec              | 3.43  | 8.01    | 31.28   | 23.85   | 32.93   |
|   | Jan-Mar              | 3.07  | 7.72    | 31.03   | 23.86   | 33.91   |
|   | Apr-Jun              | 2.76  | 7.20    | 32.29   | 24.20   | 33.21   |
|   | Jul-Sep              | 2.42  | 6.83    | 34.22   | 25.31   | 30.86   |
| 2013  | Oct-Dec              | 2.24  | 6.37    | 35.18   | 26.00   | 29.89   |
|   | Jan-Mar              | 2.00  | 5.89    | 35.96   | 26.62   | 29.24   |
|   | Apr-Jun              | 1.58  | 5.66    | 38.27   | 27.37   | 26.85   |
|   | Jul-Sep              | 1.71  | 6.24    | 40.49   | 27.73   | 23.59   |
| 2014  | Oct-Dec              | 2.30  | 7.67    | 42.42   | 27.26   | 20.12   |
|   | Jan-Mar              | 2.95  | 9.11    | 42.02   | 26.63   | 19.06   |
|   | Apr-Jun              | 3.51  | 10.44   | 42.09   | 26.35   | 17.40   |
|   | Jul-Sep              | 4.32  | 11.16   | 41.38   | 25.96   | 17.00   |
| 2015  | Oct-Dec <sup>c</sup> | 5.64  | 12.15   | 40.39   | 25.80   | 15.81   |

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

<sup>a</sup> Credit scores are cobranded between the three major credit repositories (Equifax, Experian, TransUnion) and Fair Isaac Corporation (FICO). Values can range from 300 to 850. FHA policy permits credit scores of 580 and above, except for loans with equity positions of 10 percent or more, which may have credit scores as low as 500. They are grouped here according to the “decision” score used for loan underwriting. The decision score represents the weakest borrower on a loan application when there are multiple applicants. Streamline refinance loans do not require full underwriting; therefore, they are not represented here.

<sup>b</sup> Shares are based on loan counts.

<sup>c</sup> Only includes data for October.

| Table 3b: Average Borrower Credit Scores <sup>a</sup> on New Endorsements |                      |               |                             |                                   |                  |
|---|----------------------|---------------|-----------------------------|-----------------------------------|------------------|
| By Fiscal Year, Quarter, and Loan Purpose                                 |                      |               |                             |                                   |                  |
| Fiscal Year   | Quarter              | Loan Purpose  |                             |                                   |                  |
|   |                      | Home Purchase | Conventional Loan Refinance | FHA-to-FHA Refinance <sup>b</sup> | All <sup>b</sup> |
| 2009  | Oct-Dec              | 673           | 652                         | 649                               | 666              |
|   | Jan-Mar              | 678           | 670                         | 663                               | 674              |
|   | Apr-Jun              | 688           | 685                         | 676                               | 687              |
|   | Jul-Sep              | 697           | 688                         | 678                               | 694              |
| 2010  | Oct-Dec              | 697           | 690                         | 680                               | 695              |
|   | Jan-Mar              | 697           | 696                         | 686                               | 696              |
|   | Apr-Jun              | 698           | 699                         | 689                               | 698              |
|   | Jul-Sep              | 698           | 701                         | 694                               | 698              |
| 2011  | Oct-Dec              | 701           | 705                         | 701                               | 702              |
|   | Jan-Mar              | 702           | 708                         | 704                               | 704              |
|   | Apr-Jun              | 700           | 703                         | 700                               | 701              |
|   | Jul-Sep              | 698           | 695                         | 698                               | 697              |
| 2012  | Oct-Dec              | 696           | 702                         | 706                               | 697              |
|   | Jan-Mar              | 696           | 708                         | 709                               | 699              |
|   | Apr-Jun              | 695           | 711                         | 709                               | 698              |
|   | Jul-Sep              | 696           | 698                         | 704                               | 696              |
| 2013  | Oct-Dec              | 695           | 697                         | 703                               | 696              |
|   | Jan-Mar              | 695           | 697                         | 703                               | 695              |
|   | Apr-Jun              | 693           | 694                         | 699                               | 693              |
|   | Jul-Sep              | 690           | 686                         | 690                               | 690              |
| 2014  | Oct-Dec              | 686           | 677                         | 680                               | 685              |
|   | Jan-Mar              | 684           | 675                         | 675                               | 683              |
|   | Apr-Jun              | 681           | 672                         | 673                               | 680              |
|   | Jul-Sep              | 680           | 671                         | 671                               | 679              |
| 2015  | Oct-Dec <sup>c</sup> | 678           | 669                         | 671                               | 677              |

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

<sup>a</sup> Credit scores are cobranded between the three major credit repositories (Equifax, Experian, TransUnion) and Fair Isaac Corporation (FICO). Values can range from 300 to 850. They are grouped here according to the “decision” score used for loan underwriting. That score represents the weakest borrower on a loan application when there are multiple applicants. Streamline refinance loans do not require full underwriting; therefore, they are not represented here.

<sup>b</sup> These include only fully-underwritten loans and exclude streamline refinancing.

<sup>c</sup> Only includes data for October.

| Table 4: Early Payment Delinquency Rates <sup>a</sup> |                                  |                              |                      |           |
|---|----------------------------------|------------------------------|----------------------|-----------|
| By Product Type and Month of Loan Origination         |                                  |                              |                      |           |
|   | Percent of New Loan Originations |                              |                      |           |
|   | Home Purchase Loans              | Fully Underwritten Refinance | Streamline Refinance | All Loans |
| <b>2011</b>   |                                  |                              |                      |           |
| Apr   | 0.40                             | 0.23                         | 0.69                 | 0.39      |
| May   | 0.49                             | 0.27                         | 0.67                 | 0.46      |
| Jun   | 0.49                             | 0.35                         | 0.82                 | 0.49      |
| Jul   | 0.46                             | 0.44                         | 0.94                 | 0.49      |
| Aug   | 0.41                             | 0.38                         | 0.90                 | 0.44      |
| Sep   | 0.33                             | 0.43                         | 0.64                 | 0.37      |
| Oct   | 0.32                             | 0.24                         | 0.57                 | 0.34      |
| Nov   | 0.29                             | 0.14                         | 0.35                 | 0.28      |
| Dec   | 0.33                             | 0.14                         | 0.38                 | 0.31      |
| <b>2012</b>   |                                  |                              |                      |           |
| Jan   | 0.36                             | 0.17                         | 0.41                 | 0.34      |
| Feb   | 0.42                             | 0.15                         | 0.39                 | 0.36      |
| Mar   | 0.36                             | 0.13                         | 0.43                 | 0.34      |
| Apr   | 0.39                             | 0.17                         | 0.38                 | 0.35      |
| May   | 0.39                             | 0.22                         | 0.38                 | 0.36      |
| Jun   | 0.38                             | 0.21                         | 0.50                 | 0.37      |
| Jul   | 0.43                             | 0.25                         | 0.38                 | 0.40      |
| Aug   | 0.40                             | 0.26                         | 0.30                 | 0.35      |
| Sep   | 0.31                             | 0.28                         | 0.26                 | 0.29      |
| Oct   | 0.26                             | 0.20                         | 0.25                 | 0.25      |
| Nov   | 0.26                             | 0.12                         | 0.19                 | 0.22      |
| Dec   | 0.24                             | 0.14                         | 0.20                 | 0.22      |
| <b>2013</b>   |                                  |                              |                      |           |
| Jan   | 0.28                             | 0.14                         | 0.18                 | 0.22      |
| Feb   | 0.26                             | 0.11                         | 0.18                 | 0.21      |
| Mar   | 0.33                             | 0.16                         | 0.27                 | 0.28      |
| Apr   | 0.31                             | 0.15                         | 0.25                 | 0.27      |
| May   | 0.30                             | 0.19                         | 0.23                 | 0.26      |
| Jun   | 0.34                             | 0.15                         | 0.24                 | 0.29      |
| Jul   | 0.35                             | 0.24                         | 0.28                 | 0.32      |
| Aug   | 0.39                             | 0.29                         | 0.26                 | 0.35      |
| Sep   | 0.34                             | 0.13                         | 0.28                 | 0.31      |
| Oct   | 0.34                             | 0.27                         | 0.30                 | 0.32      |
| Nov   | 0.30                             | 0.32                         | 0.33                 | 0.30      |
| Dec   | 0.34                             | 0.11                         | 0.35                 | 0.32      |
| <b>2014</b>   |                                  |                              |                      |           |
| Jan   | 0.32                             | 0.33                         | 0.28                 | 0.32      |
| Feb   | 0.40                             | 0.24                         | 0.43                 | 0.39      |
| Mar   | 0.40                             | 0.29                         | 0.37                 | 0.39      |

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

<sup>a</sup> Early Payment Delinquencies are defined as loans which have had a 90-day delinquency within the first six months of required mortgage payments. The first payment-due month is the second month after loan closing. Thus, these rates indicate the percent of loans experiencing a 90-day delinquency within 7 months of loan closing.



Table 5: Average Debt-to-Income Ratios on New Purchase Endorsements by Credit Score Value Range

| Fiscal Year | Quarter              | Loan Count | Credit Score Value Ranges <sup>a</sup> |         |         |         |         |       |
|-------------|----------------------|------------|--|---------|---------|---------|---------|-------|
|             |                      |            | 500-619                                | 620-639 | 640-679 | 680-719 | 720-850 | All   |
| 2009        | Oct-Dec              | 261,430    | 39.98                                  | 41.94   | 42.36   | 42.50   | 41.16   | 41.59 |
|             | Jan-Mar              | 182,635    | 40.01                                  | 41.63   | 41.84   | 41.91   | 40.51   | 41.18 |
|             | Apr-Jun              | 228,751    | 39.74                                  | 41.42   | 41.37   | 41.00   | 39.75   | 40.66 |
|             | Jul-Sep              | 322,734    | 39.35                                  | 41.61   | 41.59   | 41.26   | 39.92   | 40.75 |
| 2010        | Oct-Dec              | 304,928    | 39.11                                  | 41.51   | 41.46   | 41.24   | 39.90   | 40.65 |
|             | Jan-Mar              | 245,879    | 38.91                                  | 41.40   | 41.54   | 41.35   | 39.96   | 40.63 |
|             | Apr-Jun              | 289,776    | 38.88                                  | 41.01   | 41.24   | 41.07   | 39.60   | 40.36 |
|             | Jul-Sep              | 268,997    | 38.58                                  | 40.91   | 41.17   | 41.10   | 39.79   | 40.31 |
| 2011        | Oct-Dec              | 196,800    | 38.50                                  | 40.59   | 40.74   | 40.80   | 39.61   | 40.05 |
|             | Jan-Mar              | 168,776    | 38.92                                  | 40.45   | 41.47   | 41.36   | 40.31   | 40.50 |
|             | Apr-Jun              | 201,157    | 38.45                                  | 40.30   | 41.31   | 41.33   | 40.29   | 40.34 |
|             | Jul-Sep              | 210,695    | 38.11                                  | 40.09   | 41.22   | 41.29   | 40.45   | 40.23 |
| 2012        | Oct-Dec              | 176,168    | 37.81                                  | 40.01   | 40.95   | 41.04   | 40.37   | 40.04 |
|             | Jan-Mar              | 166,168    | 37.76                                  | 39.75   | 40.96   | 40.87   | 40.17   | 39.90 |
|             | Apr-Jun              | 193,557    | 37.54                                  | 39.42   | 40.67   | 40.60   | 39.94   | 39.63 |
|             | Jul-Sep              | 197,970    | 37.06                                  | 39.05   | 40.42   | 40.42   | 39.97   | 39.39 |
| 2013        | Oct-Dec              | 177,852    | 37.08                                  | 38.62   | 40.17   | 40.29   | 39.78   | 39.19 |
|             | Jan-Mar              | 157,439    | 37.46                                  | 38.74   | 40.19   | 40.25   | 39.88   | 39.30 |
|             | Apr-Jun              | 181,297    | 36.50                                  | 38.47   | 39.94   | 40.06   | 39.86   | 38.97 |
|             | Jul-Sep              | 185,828    | 35.02                                  | 38.76   | 40.41   | 40.74   | 40.72   | 39.13 |
| 2014        | Oct-Dec              | 152,966    | 35.15                                  | 39.24   | 40.73   | 41.04   | 41.26   | 39.49 |
|             | Jan-Mar              | 119,832    | 35.44                                  | 39.69   | 40.83   | 41.02   | 41.20   | 39.64 |
|             | Apr-Jun              | 148,017    | 35.68                                  | 39.42   | 40.57   | 40.63   | 40.95   | 39.45 |
|             | Jul-Sep              | 174,182    | 35.69                                  | 39.76   | 40.80   | 40.85   | 41.20   | 39.66 |
| 2015        | Oct-Dec <sup>b</sup> | 58,781     | 36.11                                  | 40.20   | 40.90   | 40.95   | 41.32   | 39.90 |

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

<sup>a</sup> Credit scores are cobranded between the three major credit repositories (Equifax, Experian, TransUnion) and Fair Isaac Corporation (FICO). Values can range from 300 to 850. FHA policy permits credit scores of 580 and above, except for loans with equity positions of 10 percent or more, which may have credit scores as low as 500. They are grouped here according to the “decision” score used for loan underwriting. The decision score represents the weakest borrower on a loan application when there are multiple applicants. Streamline refinance loans do not require full underwriting; therefore, they are not represented here.

<sup>b</sup> Only includes data for October.

FHA Single Family Origination Trends

| Fiscal Year | Quarter              | Loan Count | Credit Score Value Ranges <sup>a</sup> |         |         |         |         | All   |
|-------------|----------------------|------------|--|---------|---------|---------|---------|-------|
|             |                      |            | 500-619                                | 620-639 | 640-679 | 680-720 | 720-850 |       |
| 2009        | Oct-Dec              | 261,430    | 95.33                                  | 96.08   | 96.23   | 96.31   | 96.26   | 96.04 |
|             | Jan-Mar              | 182,635    | 95.22                                  | 95.89   | 96.00   | 96.22   | 96.21   | 95.91 |
|             | Apr-Jun              | 228,751    | 95.03                                  | 95.75   | 95.70   | 95.85   | 95.85   | 95.64 |
|             | Jul-Sep              | 322,734    | 94.72                                  | 95.61   | 95.62   | 95.73   | 95.65   | 95.47 |
| 2010        | Oct-Dec              | 304,928    | 94.86                                  | 95.59   | 95.61   | 95.70   | 95.63   | 95.48 |
|             | Jan-Mar              | 245,879    | 94.47                                  | 95.57   | 95.61   | 95.62   | 95.51   | 95.36 |
|             | Apr-Jun              | 289,776    | 94.75                                  | 95.76   | 95.73   | 95.70   | 95.60   | 95.51 |
|             | Jul-Sep              | 268,997    | 94.68                                  | 95.66   | 95.60   | 95.68   | 95.51   | 95.43 |
| 2011        | Oct-Dec              | 196,800    | 94.38                                  | 95.56   | 95.70   | 95.74   | 95.64   | 95.41 |
|             | Jan-Mar              | 168,776    | 94.45                                  | 95.32   | 95.61   | 95.69   | 95.57   | 95.33 |
|             | Apr-Jun              | 201,157    | 94.64                                  | 95.53   | 95.77   | 95.87   | 95.74   | 95.51 |
|             | Jul-Sep              | 210,695    | 94.79                                  | 95.72   | 95.97   | 95.99   | 95.90   | 95.67 |
| 2012        | Oct-Dec              | 176,168    | 94.68                                  | 95.82   | 96.09   | 96.06   | 96.04   | 95.74 |
|             | Jan-Mar              | 166,168    | 94.81                                  | 95.85   | 96.00   | 96.11   | 96.14   | 95.78 |
|             | Apr-Jun              | 193,557    | 94.92                                  | 95.84   | 96.05   | 96.01   | 96.05   | 95.77 |
|             | Jul-Sep              | 197,970    | 94.80                                  | 95.79   | 95.99   | 96.03   | 96.02   | 95.73 |
| 2013        | Oct-Dec              | 177,852    | 94.38                                  | 95.60   | 95.93   | 96.01   | 96.14   | 95.61 |
|             | Jan-Mar              | 157,439    | 94.29                                  | 95.54   | 95.92   | 95.95   | 96.12   | 95.56 |
|             | Apr-Jun              | 181,297    | 94.41                                  | 95.59   | 95.87   | 95.80   | 96.11   | 95.56 |
|             | Jul-Sep              | 185,828    | 93.92                                  | 95.45   | 95.80   | 95.73   | 95.97   | 95.37 |
| 2014        | Oct-Dec              | 152,966    | 93.82                                  | 95.42   | 95.80   | 95.64   | 96.10   | 95.35 |
|             | Jan-Mar              | 119,832    | 93.88                                  | 95.42   | 95.78   | 95.70   | 96.05   | 95.37 |
|             | Apr-Jun              | 148,017    | 93.93                                  | 95.49   | 95.83   | 95.55   | 96.06   | 95.37 |
|             | Jul-Sep              | 174,182    | 93.83                                  | 95.51   | 95.81   | 95.51   | 96.02   | 95.33 |
| 2015        | Oct-Dec <sup>b</sup> | 58,781     | 93.92                                  | 95.56   | 95.81   | 95.46   | 96.27   | 95.40 |

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

<sup>a</sup> Credit scores are cobranded between the three major credit repositories (Equifax, Experian, TransUnion) and Fair Isaac Corporation (FICO). Values can range from 300 to 850. FHA policy permits credit scores of 580 and above, except for loans with equity positions of 10 percent or more, which may have credit scores as low as 500. They are grouped here according to the “decision” score used for loan underwriting. The decision score represents the weakest borrower on a loan application when there are multiple applicants. Streamline refinance loans do not require full underwriting; therefore, they are not represented here.

<sup>b</sup> Only includes data for October.