



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)	7,809,260	1,090,920
Prepayments	(94,011)	(15,312)
Refinance with FHA	(23,557)	(4,498)
Full Payoff	(70,454)	(10,814)
Claims	(8,199)	(958)
Conveyance	(4,693)	(501)
Pre-Foreclosure Sale	(902)	(147)
Note Sales	(21)	(4)
Third-Party Sales	(2,583)	(306)
Endorsements	97,174	18,642
Adjustment ^a	6,157	(1,182)
Insurance in Force (Ending)	7,810,381	1,092,110

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

^a Reconciling adjustments represent late posting of previous period activity.

SOURCE: U.S. Department of HUD/FHA, May 2016.

Table 2. Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month

	Performing ^a		Non-Performing ^b	
	Loan Count	Loan Balance (\$ millions)	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	7,398,268	1,037,983	410,992	52,937
Prepayments	(92,550)	(15,298)	(1,461)	(14)
Refinance with FHA	(23,557)	(4,498)	0	0
Full Payoff	(68,993)	(10,674)	(1,461)	(141)
Claims	(2,206)	(224)	(5,993)	(735)
Delinquency Transitions within Portfolio				
Re-performing ^c	33,380	4,128	(33,380)	(4,128)
New 90+ Day Delinquency	(28,875)	(3,722)	28,875	3,722
Continued Serious Delinquency ^b	na	na	364,786	47,307
Endorsements	97,174	18,642	na	na
Adjustment ^d	6,157	(1,182)	na	na
Insurance in Force (Ending) ^e	7,406,843	1,039,921	403,538	52,188

na = not applicable.

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

^a Performing portion of the portfolio includes all current, 30-day delinquent, and 60-day delinquent loans.

^b 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.

^e Details may not sum to total due to rounding.

SOURCE: U.S. Department of HUD/FHA, May 2016.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	40,854	1,031
Property Improvement	28,044	491
Manufactured Housing	12,810	540
Prepayments	(515)	(10)
Property Improvement	(402)	(6)
Manufactured Housing	(113)	(4)
Claims	(16)	0
Property Improvement	(15)	0
Manufactured Housing	(1)	0
Endorsements	328	7
Property Improvement	308	6
Manufactured Housing	20	1
Adjustments ^a	(5)	1
Property Improvement	(43)	(1)
Manufactured Housing	38	2
Insurance in Force (Ending)	40,646	1,029
Property Improvement	27,892	489
Manufactured Housing	12,754	539

^a Reconciling adjustments represent late posting of previous period activity.
SOURCE: U.S. Department of HUD/FHA, May 2016.

Table 4. Single Family Insured Mortgage Endorsement Characteristic Shares

	Apr 2016	Mar 2016	FY 2016 to date	FY 2015 to date	FY 2015 Final
Total Endorsement Count	97,174	99,285	675,792	505,142	1,116,232
Loan Purpose Shares					
Purchase (%)	68.7	66.1	68.7	68.3	67.5
Refinance (%)	31.3	33.9	31.3	31.7	32.5
Purchase Loan Count and Shares					
Purchase Loan Count	66,716	65,619	464,337	345,246	753,389
First-Time Homebuyer (%)	83.0	82.4	81.8	81.8	81.5
203(k) Purchase and Rehabilitate (%)	1.8	2.0	1.9	2.2	2.0
Minority (%)	34.0	34.5	34.7	35.3	34.0
Non-Minority (%)	59.5	59.2	58.9	58.9	60.0
Undisclosed Race/Ethnicity (%)	6.6	6.4	6.4	5.8	5.9
Refinance Loan Count and Shares					
Refinance Loan Count	30,458	33,666	211,455	159,896	362,843
FHA Streamline (%)	56.7	57.0	55.1	62.1	64.2
FHA-to-FHA (Fully Underwritten) (%)	15.7	15.3	15.7	14.1	13.8
Non-cash-out (%)	42.6	39.8	40.4	51.5	51.4
Cash-out (%)	57.4	60.2	59.6	48.5	48.6
Conventional-to-FHA (%)	27.6	27.7	29.2	23.8	22.1
Non-cash-out (%)	41.8	41.9	43.6	51.5	50.7
Cash-out (%)	58.2	58.1	56.4	48.5	49.3
Property-Type Shares					
Single Family Detached (%)	88.2	87.9	87.7	87.9	88.2
Townhome (%)	4.8	4.8	5.0	4.5	4.6
Condominium (%)	2.8	2.8	2.8	2.9	2.8
2-4 Unit Properties (%)	1.9	2.1	2.1	2.2	2.1
Manufactured Housing (with Real Estate) (%)	2.3	2.5	2.4	2.5	2.2

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

SOURCE: U.S. Department of HUD/FHA, May 2016.

Table 5. Single Family Application Activity

Calendar Year	Month	Total Applications Received	Home Purchase	Conventional-to-FHA Refinance	FHA Non-Streamline Refinance	FHA Streamline - Standard MIP	FHA Streamline - Low MIP	
2014	Apr	103,095	74,814	11,513	3,018	2,503	11,247	
	May	99,446	73,371	10,850	3,206	2,923	9,096	
	Jun	99,451	72,451	10,224	3,349	3,464	9,963	
	Jul	97,893	71,544	10,368	3,176	3,427	9,378	
	Aug	89,277	63,956	10,421	3,319	3,811	7,770	
	Sep	87,166	62,206	10,474	3,409	3,012	8,065	
	Oct	93,206	64,352	11,746	4,131	5,294	7,683	
	Nov	74,286	50,488	9,403	3,142	5,633	5,620	
	Dec	71,754	48,102	9,457	3,068	5,874	5,253	
	2015	Jan	128,135	71,032	15,228	7,948	28,591	5,336
		Feb	179,536	85,220	17,822	11,502	58,744	6,248
		Mar	174,893	98,900	17,230	9,089	43,585	6,089
Apr		175,438	106,213	17,541	8,482	37,701	5,501	
May		156,976	101,097	15,612	6,770	28,833	4,664	
Jun		159,213	107,714	17,470	6,822	22,478	4,729	
Jul		150,719	102,056	18,100	6,816	18,557	5,190	
Aug		142,668	92,487	18,148	6,893	19,915	5,225	
Sep		143,468	92,282	18,213	7,058	20,407	5,508	
Oct		127,535	77,572	17,254	7,008	20,473	5,228	
Nov		113,417	69,273	16,210	6,118	17,369	4,447	
Dec		108,890	64,080	16,757	6,245	17,577	4,231	
2016	Jan	106,758	63,029	16,723	6,229	16,573	4,204	
	Feb	140,620	84,351	19,463	8,008	24,068	4,730	
	Mar	168,164	109,367	22,397	8,853	22,879	4,668	
	Apr	163,125	107,446	21,322	6,448	24,160	3,749	

NOTE: Does not include Home Equity Conversion Mortgage (HECM).
 SOURCE: U.S. Department of HUD/FHA, May 2016.

Table 6. Home Equity Conversion Mortgage Insured Mortgage Portfolio Change during Month

	Loan Count	MCA ^a (\$ millions)
Insurance in Force (Beginning)	598,372	146,620
Payoffs	(2,276)	(643)
Assignments	(1,448)	(359)
Shortfall Claims ^b	(1,966)	(367)
Endorsements	4,240	1,268
Insurance in Force (Ending)	596,922	146,519

^a MCA is the maximum claim amount payable by HUD. It is defined as 98 percent of 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*.

SOURCE: U.S. Department of HUD/FHA, May 2016.

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

	Apr 2016	Mar 2016	FY 2016 to Date	FY 2015 to Date	FY 2015 Final
Total Endorsement Count	4,240	4,526	29,820	32,979	57,990
Loan Purpose					
Home Purchase	4.6	4.1	4.7	4.1	4.2
Refinance	8.9	10.7	11.3	9.1	9.6
Equity Takeout (Traditional)	86.5	85.1	84.0	86.9	86.2
Product Type					
Fixed Rate	9.8	9.4	10.9	17.6	15.7
Adjustable Rate	90.2	90.6	89.1	82.4	84.3
Gender					
Individual Male	21.1	22.5	21.8	21.8	21.9
Individual Female	37.5	35.7	37.1	39.0	38.6
Joint Borrowers	41.0	41.3	40.8	38.4	38.8
Not Reported	0.4	0.5	0.4	0.8	0.7
Age					
62–69	42.2	41.8	42.6	45.8	46.2
70–79	39.8	40.2	39.1	37.3	37.1
80–89	14.8	15.0	15.4	14.4	14.2
90+	3.2	3.0	2.9	2.5	2.5
Initial Principal Limit (IPL) (\$ thousands)					
< 101	28.7	27.8	29.4	36.6	34.7
101–200	36.1	36.9	36.0	34.5	34.8
201–300	17.5	18.1	17.8	15.2	16.0
301–400	13.7	13.4	13.2	10.9	11.6
401–500	3.9	3.8	3.6	2.7	2.9
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
< 101	8.3	8.1	8.8	12.3	11.6
101–200	29.5	28.9	29.6	32.9	31.7
201–300	22.4	22.0	21.6	20.3	20.6
301–400	12.8	14.2	13.9	12.7	13.1
401–500	9.6	9.4	9.4	8.0	8.4
> 500	17.4	17.4	16.6	13.8	14.6

SOURCE: U.S. Department of HUD/FHA, May 2016.

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
2014	Jan	5,707	1,771	3,936	114	132	5,461
	Feb	5,700	1,951	3,749	131	140	5,429
	Mar	6,329	2,370	3,959	187	223	5,919
	Apr	6,406	2,184	4,222	221	288	5,897
	May	5,858	1,687	4,171	202	253	5,403
	Jun	6,145	1,640	4,505	218	313	5,614
	Jul	5,823	1,535	4,288	231	318	5,274
	Aug	11,415	2,717	8,698	358	806	10,251
	Sep	7,788	1,700	6,088	236	636	6,916
	Oct	8,471	1,862	6,609	256	832	7,383
	Nov	7,004	1,321	5,683	210	782	6,012
	Dec	7,680	1,401	6,279	249	769	6,662
2015	Jan	6,537	1,006	5,531	212	585	5,740
	Feb	9,758	1,418	8,340	228	897	8,633
	Mar	9,331	1,336	7,995	287	920	8,124
	Apr	13,488	1,841	11,647	436	1,382	11,670
	May	4,186	627	3,559	213	463	3,510
	Jun	6,183	921	5,262	274	713	5,196
	Jul	6,364	1,011	5,353	259	832	5,273
	Aug	6,089	871	5,218	256	771	5,062
	Sep	6,754	818	5,936	268	835	5,651
	Oct	7,046	782	6,264	241	996	5,809
	Nov	6,330	666	5,664	213	839	5,278
	Dec	6,075	715	5,360	196	647	5,232
2016	Jan	5,237	578	4,659	160	519	4,558
	Feb	6,256	678	5,578	185	641	5,430
	Mar	7,083	724	6,359	238	810	6,035
	Apr	6,613	694	5,919	246	645	5,722

SOURCE: U.S. Department of HUD/FHA, May 2016.