



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)	7,904,390	1,130,003
Prepayments	(76,375)	(11,254)
Refinance with FHA	(13,984)	(2,358)
Full Payoff	(62,391)	(8,895)
Claims	(6,135)	(743)
Conveyance	(2,442)	(268)
Pre-Foreclosure Sale	(618)	(104)
Note Sales	0	0
Third-Party Sales	(3,075)	(372)
Endorsements	91,564	18,084
Adjustment ^a	4,531	(1,622)
Insurance in Force (Ending) ^b	7,917,975	1,134,468

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

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

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

SOURCE: U.S. Department of HUD/FHA, May 2017.

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)	7,546,771	1,084,025	357,619	45,978
Prepayments	(74,758)	(11,238)	(1,617)	(15)
Refinance with FHA	(13,984)	(2,358)	0	0
Full Payoff	(60,774)	(8,880)	(1,617)	(15)
Claims	(1,861)	(180)	(4,274)	(563)
Delinquency Transitions within Portfolio				
Re-performing ^c	30,330	3,887	(30,330)	(3,887)
New 90+ Day Delinquency	(31,275)	(4,074)	31,275	4,074
Continued Serious Delinquency ^b	na	na	315,507	40,941
Endorsements	91,564	18,084	na	na
Adjustment ^d	4,531	(1,622)	na	na
Insurance in Force (Ending) ^e	7,566,247	1,089,069	351,728	45,399

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 2017.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	38,281	1,006
Property Improvement	25,783	464
Manufactured Housing	12,498	541
Prepayments	(635)	(13)
Property Improvement	(522)	(9)
Manufactured Housing	(113)	(4)
Claims	(30)	(1)
Property Improvement	(9)	0
Manufactured Housing	(21)	(1)
Endorsements	280	6
Property Improvement	261	5
Manufactured Housing	19	1
Adjustments ^a	19	2
Property Improvement	(22)	0
Manufactured Housing	41	2
Insurance in Force (Ending) ^b	37,915	1,000
Property Improvement	25,491	460
Manufactured Housing	12,424	540

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

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

SOURCE: U.S. Department of HUD/FHA, May 2017.

Table 4. Single Family Insured Mortgage Endorsement Characteristic Shares

	Apr 2017	Mar 2017	FY 2017 to date	FY 2016 to date	FY 2016 Final
Total Endorsement Count	91,564	98,214	727,376	675,796	1,258,063
Loan Purpose Shares					
Purchase (%)	72.8	68.4	66.3	68.7	69.9
Refinance (%)	27.2	31.6	33.7	31.3	30.1
Purchase Loan Count and Shares					
Purchase Loan Count	66,641	67,158	482,480	464,340	879,521
First-Time Homebuyer (%)	82.7	82.4	82.2	81.9	82.1
203(k) Purchase and Rehabilitate (%)	1.6	1.8	2.0	4.1	1.8
Minority (%)	35.3	35.4	36.3	34.7	34.4
Non-Minority (%)	57.8	58.0	57.0	58.9	59.1
Undisclosed Race/Ethnicity (%)	6.9	6.7	6.6	6.4	6.5
Refinance Loan Count and Shares					
Refinance Loan Count	24,923	31,056	244,896	211,456	378,542
FHA Streamline (%)	36.3	40.2	50.8	55.1	55.6
FHA-to-FHA (Fully Underwritten) (%)	22.4	20.9	18.2	15.7	16.0
Non-cash-out (%)	22.4	24.4	30.3	40.4	39.6
Cash-out (%)	77.6	75.6	69.7	59.6	60.4
Conventional-to-FHA (%)	41.2	38.9	31.0	29.2	28.4
Non-cash-out (%)	33.6	33.2	35.5	43.6	41.9
Cash-out (%)	66.4	66.8	64.5	56.4	58.1
Property-Type Shares					
Single Family Detached (%)	87.1	87.2	87.4	87.7	87.8
Townhome (%)	5.7	5.6	5.3	5.0	5.1
Condominium (%)	2.3	2.4	2.6	2.8	2.7
2-4 Unit Properties (%)	2.2	2.2	2.2	2.1	2.0
Manufactured Housing (with Real Estate) (%)	2.6	2.6	2.5	2.4	2.4

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

SOURCE: U.S. Department of HUD/FHA, May 2017.

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
2015	Jan	128,135	71,032	15,229	7,947	28,591	5,336
	Feb	179,536	85,220	17,822	11,502	58,744	6,248
	Mar	174,893	98,901	17,227	9,091	43,585	6,089
	Apr	175,438	106,212	17,540	8,484	37,701	5,501
	May	156,976	101,097	15,611	6,771	28,833	4,664
	Jun	159,214	107,714	17,469	6,823	22,479	4,729
	Jul	150,719	102,055	18,100	6,816	18,558	5,190
	Aug	142,669	92,484	18,151	6,893	19,916	5,225
	Sep	143,468	92,277	18,217	7,061	20,405	5,508
	Oct	127,535	77,572	17,254	7,004	20,477	5,228
	Nov	113,417	69,292	16,187	6,108	17,383	4,447
	Dec	108,890	64,102	16,726	6,261	17,570	4,231
2016	Jan	106,758	63,054	16,672	6,259	16,569	4,204
	Feb	140,620	84,383	19,339	8,067	24,101	4,730
	Mar	168,165	109,372	22,081	9,016	23,028	4,668
	Apr	163,138	107,336	19,501	8,049	24,503	3,749
	May	167,225	109,872	18,958	8,173	26,774	3,448
	Jun	167,999	110,439	20,222	8,707	25,396	3,235
	Jul	150,501	92,306	18,359	9,006	27,960	2,870
	Aug	164,502	99,100	20,841	9,971	31,180	3,410
	Sep	144,994	86,082	18,689	9,180	27,732	3,311
	Oct	138,548	78,164	19,505	8,996	28,492	3,391
	Nov	131,043	75,927	20,329	8,540	22,635	3,612
	Dec	103,284	62,315	18,615	7,094	11,685	3,575
2017	Jan	112,638	68,703	20,783	8,011	12,384	2,757
	Feb	120,443	80,336	19,828	7,872	9,516	2,891
	Mar	152,210	107,540	23,289	9,251	8,679	3,451
	Apr	132,452	95,448	20,533	7,184	6,855	2,432

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

SOURCE: U.S. Department of HUD/FHA, May 2017.

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

	Loan Count	MCA ^a (\$ millions)
Insurance in Force (Beginning)	569,848	143,418
Payoffs	(2,617)	(732)
Assignments	(1,838)	(424)
Shortfall Claims ^b	(1,987)	(374)
Endorsements	5,034	1,629
Insurance in Force (Ending) ^c	568,440	143,517

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

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

SOURCE: U.S. Department of HUD/FHA, May 2017.

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

	Apr 2017	Mar 2017	FY 2017 to Date	FY 2016 to Date	FY 2016 Final
Total Endorsement Count	5,034	5,355	31,839	29,821	48,868
Loan Purpose					
Home Purchase	4.2	4.3	4.6	4.7	4.8
Refinance	14.4	14.3	13.4	11.3	11.0
Equity Takeout (Traditional)	81.3	81.4	82.1	84.0	84.1
Product Type					
Fixed Rate	10.3	10.0	10.1	10.9	10.6
Adjustable Rate	89.7	90.0	89.9	89.1	89.4
Gender					
Individual Male	21.2	21.4	21.0	21.8	21.7
Individual Female	36.6	36.0	36.8	37.1	36.8
Joint Borrowers	41.3	41.6	41.3	40.8	41.0
Not Reported	0.9	0.9	1.0	0.4	0.5
Age					
62–69	39.9	41.0	41.2	42.6	42.5
70–79	40.6	40.5	40.4	39.1	39.3
80–89	16.4	15.4	15.6	15.4	15.3
90+	3.1	3.0	2.9	2.9	2.9
Initial Principal Limit (IPL) (\$ thousands)					
< 101	22.0	22.3	23.9	29.4	27.9
101–200	37.6	37.4	36.9	36.0	36.6
201–300	21.0	20.0	20.2	17.8	18.2
301–400	15.2	16.6	15.2	13.2	13.7
401–500	4.3	3.7	3.9	3.6	3.7
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
< 101	5.1	5.6	6.3	8.8	8.3
101–200	25.3	24.9	26.0	29.6	28.6
201–300	22.8	22.5	22.4	21.6	21.8
301–400	16.2	15.9	15.9	13.9	14.4
401–500	11.0	11.2	10.4	9.4	9.7
> 500	19.5	19.9	19.0	16.6	17.1

SOURCE: U.S. Department of HUD/FHA, May 2017.

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
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	869	5,220	256	771	5,062
	Sep	6,754	820	5,934	267	835	5,652
	Oct	7,046	777	6,269	240	996	5,810
	Nov	6,330	667	5,663	212	843	5,275
	Dec	6,075	722	5,353	196	646	5,233
2016	Jan	5,237	575	4,662	161	524	4,552
	Feb	6,256	672	5,584	186	656	5,414
	Mar	7,083	689	6,394	236	840	6,007
	Apr	6,613	690	5,923	256	742	5,615
	May	6,670	715	5,955	268	800	5,602
	Jun	6,987	771	6,216	282	905	5,800
	Jul	6,403	711	5,692	265	875	5,263
	Aug	7,529	790	6,739	256	1,058	6,215
	Sep	7,720	754	6,966	266	1,067	6,387
	Oct	6,533	730	5,803	235	998	5,300
	Nov	6,807	763	6,044	257	1,104	5,446
	Dec	6,067	668	5,399	220	1,064	4,783
2017	Jan	5,730	659	5,071	196	1,035	4,499
	Feb	6,346	652	5,694	202	1,101	5,043
	Mar	7,472	943	6,529	295	1,204	5,973
	Apr	6,594	763	5,831	263	1,020	5,311

SOURCE: U.S. Department of HUD/FHA, May 2017.