



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)	7,824,682	1,099,666
Prepayments	(119,941)	(19,861)
Refinance with FHA	(28,849)	(5,685)
Full Payoff	(91,092)	(14,176)
Claims	(8,796)	(1,097)
Conveyance	(4,293)	(474)
Pre-Foreclosure Sale	(1,286)	(224)
Note Sales	(95)	(20)
Third-Party Sales	(3,122)	(379)
Endorsements	130,167	25,866
Adjustment ^a	8,710	(791)
Insurance in Force (Ending)	7,834,822	1,103,783

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, September 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)	7,439,229	1,049,731	385,453	49,935
Prepayments	(118,240)	(19,720)	(1,701)	(141)
Refinance with FHA	(28,848)	(5,685)	(1)	(0)
Full Payoff	(89,392)	(14,035)	(1,700)	(141)
Claims	(3,064)	(338)	(5,732)	(759)
Delinquency Transitions within Portfolio				
Re-performing ^c	32,091	3,996	(32,091)	(3,996)
New 90+ Day Delinquency	(38,858)	(4,952)	38,858	4,952
Continued Serious Delinquency ^b			339,429	43,913
Endorsements	130,167	25,866		
Adjustment ^d	8,710	(791)		
Insurance in Force (Ending) ^e	7,456,802	1,054,748	378,020	49,035

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, September 2016.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	39,906	1,020
Property Improvement	27,322	484
Manufactured Housing	12,584	537
Prepayments	(540)	(10)
Property Improvement	(461)	(7)
Manufactured Housing	(79)	(3)
Claims	(37)	(1)
Property Improvement	(22)	(0)
Manufactured Housing	(15)	(1)
Endorsements	177	4
Property Improvement	156	3
Manufactured Housing	21	1
Adjustments ^a	55	4
Property Improvement	(13)	0
Manufactured Housing	68	4
Insurance in Force (Ending)	39,561	1,017
Property Improvement	26,982	479
Manufactured Housing	12,579	538

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

Table 4. Single Family Insured Mortgage Endorsement Characteristic Shares

	Aug 2016	Jul 2016	FY 2016 to date	FY 2015 to date	FY 2015 Final
Total Endorsement Count	130,167	115,245	1,141,122	996,903	1,116,232
Loan Purpose Shares					
Purchase (%)	71.0	72.5	70.0	66.9	67.5
Refinance (%)	29.0	27.5	30.0	33.1	32.5
Purchase Loan Count and Shares					
Purchase Loan Count	92,462	83,550	798,768	666,832	753,389
First-Time Homebuyer (%)	82.0	82.2	82.1	81.6	81.5
203(k) Purchase and Rehabilitate (%)	1.7	1.6	1.8	2.0	2.0
Minority (%)	34.7	33.5	34.3	34.1	34.0
Non-Minority (%)	58.8	60.1	59.2	60.0	60.0
Undisclosed Race/Ethnicity (%)	6.5	6.4	6.4	5.9	5.9
Refinance Loan Count and Shares					
Refinance Loan Count	37,705	31,695	342,354	330,071	362,843
FHA Streamline (%)	60.4	56.2	55.7	65.0	64.2
FHA-to-FHA (Fully Underwritten) (%)	14.7	16.3	15.9	13.6	13.8
Non-cash-out (%)	37.8	36.7	39.8	52.5	51.4
Cash-out (%)	62.2	63.3	60.2	47.5	48.6
Conventional-to-FHA (%)	24.9	27.5	28.5	21.4	22.1
Non-cash-out (%)	38.2	39.9	42.3	51.2	50.7
Cash-out (%)	61.8	60.1	57.7	48.8	49.3
Property-Type Shares					
Single Family Detached (%)	87.9	88.1	87.8	88.3	88.2
Townhome (%)	5.3	5.3	5.1	4.6	4.6
Condominium (%)	2.6	2.6	2.7	2.9	2.8
2-4 Unit Properties (%)	2.0	1.8	2.0	2.1	2.1
Manufactured Housing (with Real Estate) (%)	2.2	2.2	2.4	2.2	2.2

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

SOURCE: U.S. Department of HUD/FHA, September 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	Jan	71,130	45,860	9,607	2,378	1,941	11,344
	Feb	76,863	51,700	9,288	2,329	2,595	10,951
	Mar	94,628	66,271	10,912	2,833	3,726	10,886
	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	98,901	17,227	9,091	43,585	6,089
	Apr	175,438	106,212	17,541	8,483	37,701	5,501
	May	156,976	101,097	15,612	6,770	28,833	4,664
	Jun	159,213	107,714	17,469	6,823	22,478	4,729
	Jul	150,719	102,055	18,100	6,817	18,557	5,190
	Aug	142,668	92,485	18,150	6,892	19,916	5,225
	Sep	143,468	92,282	18,213	7,060	20,405	5,508
	Oct	127,535	77,572	17,253	7,005	20,477	5,228
	Nov	113,417	69,292	16,187	6,109	17,382	4,447
	Dec	108,890	64,103	16,725	6,261	17,570	4,231
2016	Jan	106,758	63,053	16,671	6,263	16,567	4,204
	Feb	140,620	84,381	19,344	8,076	24,089	4,730
	Mar	168,165	109,358	22,097	9,016	23,026	4,668
	Apr	163,138	107,312	19,535	8,037	24,505	3,749
	May	167,225	109,836	19,050	8,123	26,768	3,448
	Jun	167,999	110,412	20,401	8,614	25,337	3,235
	Jul	150,501	92,341	18,861	8,550	27,879	2,870
	Aug	164,487	99,321	22,785	8,215	30,756	3,410

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

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

	Loan Count	MCA ^a (\$ millions)
Insurance in Force (Beginning)	588,666	145,298
Payoffs	(2,610)	(726)
Assignments	(2,405)	(590)
Shortfall Claims ^b	(2,103)	(395)
Endorsements	4,378	1,359
Insurance in Force (Ending)	585,926	144,946

^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, September 2016.

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

	Aug 2016	Jul 2016	FY 2016 to Date	FY 2015 to Date	FY 2015 Final
Total Endorsement Count	4,378	3,530	45,130	53,321	57,990
Loan Purpose					
Home Purchase	5.6	5.9	4.8	4.0	4.2
Refinance	10.7	10.0	11.0	9.5	9.6
Equity Takeout (Traditional)	83.6	84.0	84.2	86.4	86.2
Product Type					
Fixed Rate	10.5	10.4	10.6	15.8	15.7
Adjustable Rate	89.5	89.6	89.4	84.2	84.3
Gender					
Individual Male	21.4	21.4	21.7	21.8	21.9
Individual Female	36.0	36.3	36.8	38.7	38.6
Joint Borrowers	41.8	41.8	41.1	38.7	38.8
Not Reported	0.9	0.5	0.4	0.7	0.7
Age					
62–69	43.4	41.9	42.5	46.2	46.2
70–79	39.3	40.4	39.3	37.0	37.1
80–89	14.6	15.3	15.3	14.3	14.2
90+	2.7	2.4	2.9	2.5	2.5
Initial Principal Limit (IPL) (\$ thousands)					
< 101	23.9	26.0	28.1	35.1	34.7
101–200	38.6	36.6	36.5	34.8	34.8
201–300	19.7	18.8	18.2	15.9	16.0
301–400	14.1	14.8	13.6	11.4	11.6
401–500	3.6	3.8	3.6	2.9	2.9
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
< 101	6.7	8.0	8.4	11.7	11.6
101–200	26.5	26.9	28.7	31.9	31.7
201–300	22.9	21.9	21.8	20.6	20.6
301–400	15.5	14.4	14.4	13.1	13.1
401–500	11.2	10.3	9.7	8.3	8.4
> 500	17.2	18.5	17.0	14.4	14.6

SOURCE: U.S. Department of HUD/FHA, September 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	869	5,220	256	771	5,062
	Sep	6,754	820	5,934	267	835	5,652
	Oct	7,046	776	6,270	240	996	5,810
	Nov	6,330	667	5,663	212	843	5,275
	Dec	6,075	721	5,354	196	645	5,234
2016	Jan	5,237	577	4,660	161	524	4,552
	Feb	6,256	675	5,581	186	655	5,415
	Mar	7,083	690	6,393	236	840	6,007
	Apr	6,613	683	5,930	257	738	5,618
	May	6,670	704	5,966	268	796	5,606
	Jun	6,987	773	6,214	282	889	5,816
	Jul	6,403	708	5,695	262	838	5,303
	Aug	7,529	798	6,731	252	957	6,320

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