



# FHA SINGLE FAMILY PRODUCTION REPORT

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

December  
2016

## Table of Contents

---

Table 1. Single Family Insured Mortgage Portfolio Change during Month .....	2
Table 2. Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month.....	3
Table 3. Title I Insured Mortgage Portfolio Change during Month .....	4
Table 4. Single Family Insured Mortgage Endorsement Characteristic Shares .....	5
Table 5. Single Family Application Activity .....	6
Table 6. Home Equity Conversion Mortgage Insured Mortgage Portfolio Change during Month .....	7
Table 7. Home Equity Conversion Mortgage Endorsement Characteristic Shares.....	8
Table 8. Home Equity Conversion Mortgage Application Activity.....	9

**Table 1. Single Family Insured Mortgage Portfolio Change during Month**

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	7,839,269	1,110,267
Prepayments	(107,392)	(17,901)
Refinance with FHA	(28,256)	(5,553)
Full Payoff	(79,136)	(12,347)
Claims	(6,504)	(789)
Conveyance	(3,165)	(352)
Pre-Foreclosure Sale	(747)	(122)
Note Sales	0	0
Third-Party Sales	(2,592)	(315)
Endorsements	109,912	22,092
Adjustment <sup>a</sup>	7,549	(987)
Insurance in Force (Ending) <sup>b</sup>	7,842,834	1,112,682

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

<sup>a</sup> Reconciling adjustments represent late posting of previous period activity.

<sup>b</sup> Details may not sum to total due to rounding.

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

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

	Performing <sup>a</sup>		Non-Performing <sup>b</sup>	
	Loan Count	Loan Balance (\$ millions)	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	7,456,576	1,061,129	382,693	49,138
Prepayments	(105,302)	(17,879)	(2,090)	(21)
Refinance with FHA	(28,253)	(5,553)	(3)	0
Full Payoff	(77,049)	(12,326)	(2,087)	(21)
Claims	(1,799)	(192)	(4,705)	(597)
Delinquency Transitions within Portfolio				
Re-performing <sup>c</sup>	30,489	3,797	(30,489)	(3,797)
New 90+ Day Delinquency	(42,550)	(5,389)	42,550	5,389
Continued Serious Delinquency <sup>b</sup>	na	na	338,486	43,591
Endorsements	109,912	22,092	na	na
Adjustment <sup>d</sup>	7,549	(987)	na	na
Insurance in Force (Ending) <sup>e</sup>	7,466,936	1,064,162	375,898	48,520

na = not applicable.

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

<sup>a</sup> Performing portion of the portfolio includes all current, 30-day delinquent, and 60-day delinquent loans.

<sup>b</sup> Non-performing portion of the portfolio includes loans that are serious delinquencies—90+ day delinquent, in foreclosure, and in bankruptcy.

<sup>c</sup> 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.

<sup>d</sup> Reconciling adjustments represent late posting of previous period activity.

<sup>e</sup> Details may not sum to total due to rounding.

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

**Table 3. Title I Insured Mortgage Portfolio Change during Month**

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	39,119	1,016
Property Improvement	26,525	474
Manufactured Housing	12,594	542
Prepayments	(412)	(8)
Property Improvement	(346)	(6)
Manufactured Housing	(66)	(3)
Claims	(19)	(1)
Property Improvement	(6)	0
Manufactured Housing	(13)	(1)
Endorsements	204	5
Property Improvement	181	4
Manufactured Housing	23	1
Adjustments <sup>a</sup>	38	2
Property Improvement	(5)	0
Manufactured Housing	43	2
Insurance in Force (Ending) <sup>b</sup>	38,930	1,014
Property Improvement	26,349	472
Manufactured Housing	12,581	542

<sup>a</sup> Reconciling adjustments represent late posting of previous period activity.

<sup>b</sup> Details may not sum to total due to rounding.

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

**Table 4. Single Family Insured Mortgage Endorsement Characteristic Shares**

	Dec 2016	Nov 2016	FY 2017 to date	FY 2016 to date	FY 2016 Final
Total Endorsement Count	109,912	111,281	337,521	301,188	1,258,063
<b>Loan Purpose Shares</b>					
Purchase (%)	65.6	64.3	65.3	69.9	69.9
Refinance (%)	34.4	35.7	34.7	30.1	30.1
<b>Purchase Loan Count and Shares</b>					
Purchase Loan Count	72,073	71,522	220,357	210,551	879,521
First-Time Homebuyer (%)	82.0	81.8	82.0	81.4	82.1
203(k) Purchase and Rehabilitate (%)	1.7	1.6	1.7	2.0	1.8
Minority (%)	36.7	36.0	36.0	34.4	34.4
Non-Minority (%)	56.7	57.4	57.4	59.2	59.1
Undisclosed Race/Ethnicity (%)	6.6	6.6	6.6	6.3	6.5
<b>Refinance Loan Count and Shares</b>					
Refinance Loan Count	37,839	39,759	117,164	90,637	378,542
FHA Streamline (%)	53.6	59.9	57.9	54.3	55.6
FHA-to-FHA (Fully Underwritten) (%)	18.0	15.5	16.4	15.7	16.0
Non-cash-out (%)	34.6	36.0	36.0	40.3	39.6
Cash-out (%)	65.4	64.0	64.0	59.7	60.4
Conventional-to-FHA (%)	28.3	24.6	25.7	30.0	28.4
Non-cash-out (%)	36.6	37.3	36.8	45.3	41.9
Cash-out (%)	63.4	62.7	63.2	54.7	58.1
<b>Property-Type Shares</b>					
Single Family Detached (%)	87.6	87.9	87.7	87.6	87.8
Townhome (%)	5.1	5.0	5.1	4.9	5.1
Condominium (%)	2.6	2.6	2.7	2.8	2.7
2-4 Unit Properties (%)	2.2	2.2	2.2	2.1	2.0
Manufactured Housing (with Real Estate) (%)	2.5	2.3	2.4	2.5	2.4

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

SOURCE: U.S. Department of HUD/FHA, January 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
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	11,745	4,132	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	15,229	7,947	28,591	5,336
	Feb	179,536	85,220	17,823	11,501	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	92,278	18,216	7,061	20,405	5,508
	Oct	127,535	77,571	17,255	7,004	20,477	5,228
	Nov	113,417	69,292	16,187	6,108	17,383	4,447
	Dec	108,890	64,103	16,725	6,261	17,570	4,231
2016	Jan	106,758	63,054	16,672	6,259	16,569	4,204
	Feb	140,620	84,384	19,338	8,067	24,101	4,730
	Mar	168,165	109,372	22,082	9,016	23,027	4,668
	Apr	163,138	107,335	19,501	8,051	24,502	3,749
	May	167,225	109,869	18,960	8,177	26,771	3,448
	Jun	167,999	110,433	20,232	8,697	25,402	3,235
	Jul	150,501	92,294	18,391	8,982	27,964	2,870
	Aug	164,502	99,086	20,870	9,928	31,208	3,410
	Sep	144,994	86,060	18,759	9,099	27,765	3,311
	Oct	138,548	78,132	19,651	8,847	28,527	3,391
	Nov	131,043	75,915	20,657	8,226	22,633	3,612
	Dec	103,271	62,403	19,636	6,021	11,636	3,575

NOTE: Does not include Home Equity Conversion Mortgage (HECM).  
 SOURCE: U.S. Department of HUD/FHA, January 2017.

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

	Loan Count	MCA <sup>a</sup> (\$ millions)
Insurance in Force (Beginning)	577,669	143,778
Payoffs	(2,692)	(741)
Assignments	(2,210)	(537)
Shortfall Claims <sup>b</sup>	(1,987)	(368)
Endorsements	4,656	1,455
Insurance in Force (Ending) <sup>c</sup>	575,436	143,587

<sup>a</sup> 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.

<sup>b</sup> Shortfall claims comprise claim types *Foreclosure*, *Deed in Lieu of Foreclosure*, and *Mortgagor's Short Sale*.

<sup>c</sup> Details may not sum to total due to rounding.

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

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

	Dec 2016	Nov 2016	FY 2017 to Date	FY 2016 to Date	FY 2016 Final
Total Endorsement Count	4,656	3,884	12,453	12,577	48,867
Loan Purpose					
Home Purchase	4.8	5.1	4.9	5.3	4.8
Refinance	13.3	12.2	12.4	11.5	11.0
Equity Takeout (Traditional)	81.9	82.7	82.7	83.1	84.1
Product Type					
Fixed Rate	10.1	9.8	10.0	12.4	10.6
Adjustable Rate	89.9	90.2	90.0	87.6	89.4
Gender					
Individual Male	20.3	21.2	21.2	22.1	21.7
Individual Female	36.4	37.6	37.6	37.1	36.8
Joint Borrowers	42.4	40.3	40.3	40.5	41.0
Not Reported	0.9	0.8	0.8	0.3	0.5
Age					
62–69	41.6	41.3	41.5	43.8	42.5
70–79	41.2	40.1	40.5	38.3	39.3
80–89	14.9	15.3	15.3	15.3	15.3
90+	2.3	3.3	2.7	2.6	2.9
Initial Principal Limit (IPL) (\$ thousands)					
< 101	24.5	26.4	25.1	31.2	27.9
101–200	37.1	34.2	36.0	35.9	36.6
201–300	20.2	20.2	20.3	17.3	18.2
301–400	14.6	14.9	14.7	12.4	13.7
401–500	3.7	4.2	3.9	3.2	3.7
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
< 101	7.4	7.1	7.3	10.0	8.3
101–200	27.3	26.1	26.7	30.8	28.6
201–300	20.7	22.2	21.5	21.5	21.8
301–400	14.9	16.0	15.4	13.5	14.4
401–500	10.8	10.1	10.4	8.9	9.7
> 500	18.9	18.5	18.7	15.3	17.1

SOURCE: U.S. Department of HUD/FHA, January 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
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	2,369	3,960	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	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	673	5,583	186	656	5,414
	Mar	7,083	689	6,394	236	840	6,007
	Apr	6,613	689	5,924	256	742	5,615
	May	6,670	717	5,953	268	800	5,602
	Jun	6,987	770	6,217	281	905	5,801
	Jul	6,403	712	5,691	264	872	5,267
	Aug	7,529	792	6,737	257	1,058	6,214
	Sep	7,720	765	6,955	266	1,055	6,399
	Oct	6,533	748	5,785	237	976	5,320
	Nov	6,807	785	6,022	257	1,060	5,490
	Dec	6,067	684	5,383	215	948	4,904

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