



FHA PRODUCTION REPORT

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

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Table 1a: Single Family Insured Mortgage Portfolio Change during Month ^a		
February 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	7,764,765	\$1,074,843
Prepayments	(68,311)	(12,257)
Refinance with FHA	(18,685)	(3,816)
Full Payoff	(49,626)	(8,441)
Claims	(8,466)	(1,114)
Conveyance	(5,703)	(693)
Pre-foreclosure Sale	(1,123)	(203)
Note Sales	(76)	(15)
Third-Party Sales	(1,564)	(204)
Endorsements	50,411	8,891
Adjustment ^b	3,479	(1,515)
Insurance in-Force (Ending)	7,741,878	\$1,068,848

Source: US Department of HUD/FHA; March 2015.

^a Does not include Home Equity Conversion Mortgages (HECM).

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

Table 1b: Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month ^a				
February 2015				
Status End of Previous Month	Performing ^b		Non-Performing ^c	
	Loan Count	Loan Balance (In Millions)	Loan Count	Loan Balance (In Millions)
Insurance in-Force (Beginning)	7,265,542	\$1,005,237	499,223	\$69,607
Prepayments	(67,421)	(12,152)	(890)	(105)
Refinance with FHA	(18,680)	(3,815)	(5)	(1)
Full Payoff	(48,741)	(8,336)	(885)	(104)
Claims	(2,172)	(390)	(6,294)	(725)
<i>Delinquency Transitions within Portfolio</i>				
Re-performing ^d	50,055	5,964	(50,055)	(5,964)
New 90+Day Delinquency	(37,537)	(4,723)	37,537	4,723
Continued Serious Delinquency ^c			485,745	62,813
Endorsements	50,411	8,891		
Adjustment ^e	3,479	(1,515)		
Insurance in-Force (Ending) ^f	7,249,839	1,000,071	492,039	\$68,777

Source: US Department of HUD/FHA; March 2015.

^a Does not include Home Equity Conversion Mortgages (HECM).

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

^c Non-performing portion of the portfolio includes loans that are seriously delinquent – 90+day, In Foreclosure, and In Bankruptcy.

^d Loans that are no longer seriously delinquent (now less than 90 days delinquency) through full or partial cure of delinquency. Cures can be with or without Loss Mitigation or Lender Assistance.

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

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

Table 2: Title I Insured Mortgage Portfolio Change during Month February 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	42,444	\$1,042
Property Improvement	29,105	494
Manufactured Housing	13,339	548
Prepayments	(316)	(5)
Property Improvement	(285)	(4)
Manufactured Housing	(31)	(1)
Claims	(39)	(1)
Property Improvement	(22)	(0)
Manufactured Housing	(17)	(1)
Endorsements	339	7
Property Improvement	300	5
Manufactured Housing	39	2
Adjustment ^a	3	(0)
Property Improvement	10	0
Manufactured Housing	(7)	(0)
Insurance in-Force (Ending)	42,431	\$1,043
Property Improvement	29,108	495
Manufactured Housing	13,323	548

Source: US Department of HUD/FHA; March 2015.

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

Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares ^a					
	Feb 2015	Jan 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	50,411	66,287	318,296	321,585	786,353
Loan Purpose Shares					
Purchase (%)	73.5	75.3	76.0	73.0	75.7
Refinance (%)	26.5	24.7	24.0	27.0	24.3
Purchase Loan Count and Shares					
Purchase Loan Count	37,038	49,926	241,772	234,813	594,997
First-Time Homebuyer (%)	82.1	81.6	81.7	80.1	81.2
203(K) Purchase and Rehabilitate (%)	2.7	2.4	2.3	2.5	2.3
Minority (%)	37.6	37.1	36.1	33.8	33.6
Non-Minority (%)	56.4	57.1	58.2	60.7	60.8
Undisclosed Race/Ethnicity (%)	6.0	5.8	5.8	5.5	5.6
Refinance Loan Count and Shares					
Refinance Loan Count	13,373	16,361	76,524	86,772	191,356
FHA Streamline (%)	53.9	50.5	51.0	62.9	60.1
FHA-to-FHA (Fully Underwritten) (%)	14.5	16.2	15.7	9.5	11.0
Non-cash-out (%)	43.2	43.8	41.3	45.2	43.0
Cash out (%)	56.8	56.2	58.7	54.8	57.0
Conventional-to-FHA (%)	31.6	33.3	33.3	27.7	28.9
Non-cash-out (%)	50.8	50.5	50.7	56.9	55.4
Cash out (%)	49.2	49.5	49.3	43.1	44.6
Property-Type Shares					
Single-Family Detached (%)	87.2	87.0	87.2	87.6	87.7
Townhome (%)	4.7	5.1	5.0	4.6	4.8
Condominium (%)	2.7	2.7	2.8	3.1	2.9
2-4 Unit Properties (%)	2.5	2.4	2.3	2.2	2.1
Manufactured Housing (With Real Estate) (%)	2.9	2.8	2.8	2.5	2.5

Source: US Department of HUD/FHA; March 2015.

^a Does not include Home Equity Conversion Mortgages (HECM).

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Calendar Year	Month	Total Applications Received	Home Purchase	Conventional-to-FHA Refinance	FHA Non-Streamline Refinance	FHA Streamline - Standard MIP	FHA Streamline - Low MIP ^b
2013	Feb	137,925	66,498	15,393	4,646	22,521	28,867
	Mar	221,598	113,900	25,683	7,274	38,948	35,793
	Apr	118,173	62,897	12,675	3,468	14,106	25,027
	May	182,431	101,178	18,957	5,219	22,913	34,164
	Jun	93,746	57,633	9,929	2,279	4,798	19,107
	Jul	108,196	68,994	11,085	2,229	3,478	22,410
	Aug	97,323	64,203	10,916	2,286	3,227	16,691
	Sep	83,445	58,541	9,743	2,083	1,767	11,311
	Oct	93,516	62,332	12,131	2,664	2,260	14,129
	Nov	75,371	49,838	9,663	2,341	2,696	10,833
	Dec	68,439	46,331	8,534	2,168	2,156	9,250
	2014	Jan	71,130	45,860	9,608	2,377	1,941
Feb		76,863	51,701	9,287	2,329	2,595	10,951
Mar		94,628	66,272	10,911	2,833	3,726	10,886
Apr		103,095	74,814	11,512	3,019	2,503	11,247
May		99,446	73,372	10,849	3,207	2,922	9,096
Jun		99,451	72,450	10,224	3,351	3,463	9,963
Jul		97,893	71,544	10,369	3,176	3,426	9,378
Aug		89,275	63,960	10,415	3,319	3,811	7,770
Sep		87,166	62,212	10,469	3,407	3,013	8,065
Oct		93,206	64,348	11,766	4,117	5,292	7,683
Nov		74,286	50,489	9,419	3,134	5,624	5,620
Dec		71,754	48,094	9,487	3,068	5,852	5,253
2015	Jan	128,135	71,079	15,543	7,731	28,446	5,336
	Feb	179,518	85,350	19,581	10,196	58,143	6,248

Source: US Department of HUD/FHA; March 2015.

^a Does not include Home Equity Conversion Mortgage (HECM)

^b Mortgage insurance premium (MIP) decreased on June 11, 2012 for targeted streamline refinance loans to 1/55 basis points.

Table 5: Home Equity Conversion Mortgage (HECM) Insured Mortgage Portfolio Change during Month February 2015		
	Loan Count	MCA ^a (In Millions)
Insurance in-Force (Beginning)	620,632	\$148,498
Payoffs	(1,689)	(482)
Assignments	(548)	(138)
Shortfall Claims ^b	(2,378)	(450)
Endorsements	4,716	1,307
Insurance in-Force (Ending)	620,733	\$148,734

Source: US Department of HUD/FHA; March 2015.

^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' and 'Mortgagor's Short Sale'.

Table 6: Home Equity Conversion Mortgage Endorsement Characteristic Shares					
	Feb 2015	Jan 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	4,716	4,937	23,852	23,308	51,617
Loan Purpose Shares (%)					
Home Purchase	3.7	4.6	4.3	3.6	3.5
Refinance	11.2	10.1	8.7	5.5	4.7
Equity Takeout (Traditional)	85.1	85.2	87.0	90.9	91.8
Product Type Shares					
Standard Loan Count	-	6	16	16,695	17,931
Fixed Rate (%)	0.0	83.3	62.5	0.7	0.8
Adjustable Rate (%)	0.0	16.7	37.5	99.3	99.2
Saver Loan Count	-	-	2	2,573	2,824
Fixed Rate (%)	0.0	0.0	100.0	60.5	61.1
Adjustable Rate (%)	0.0	0.0	0.0	39.5	38.9
HECM 2014	4,716	4,931	23,834	4,040	30,862
Fixed Rate (%)	16.1	18.2	18.9	17.6	25.2
Adjustable Rate (%)	83.9	81.8	81.1	82.4	74.8
Gender Shares (%)					
Individual Male	22.6	22.6	21.6	20.3	20.7
Individual Female	39.1	39.2	39.3	38.2	39.0
Joint Borrowers	37.8	37.4	38.4	38.9	38.3
Not Reported	0.6	0.8	0.8	2.5	2.0
Age Categories Shares (%)					
62-69	45.4	45.4	45.5	48.4	48.4
70-79	37.9	36.9	37.5	36.0	36.1
80-89	14.5	14.9	14.6	13.2	13.2
90+	2.2	2.8	2.5	2.4	2.3
Initial Principal Limit (IPL) Range (\$000) Shares (%)					
Up to \$100	35.5	35.8	37.1	35.6	39.5
\$101 - \$200	34.2	35.0	34.2	33.7	33.2
\$201 - \$300	15.3	14.9	15.1	15.8	14.7
\$301 - \$400	12.0	11.4	10.9	10.7	10.2
\$401 - \$500	3.0	2.9	2.6	4.3	2.4
Above \$500	0.0	0.0	0.0	0.0	0.0

Source: US Department of HUD/FHA; March 2015.

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Table 7: Home Equity Conversion Mortgage Application Activity

Calendar Year	Month	Total Applications Received	Product and Interest Rate Type ^a						Loan Purpose		
			Standard		Saver		HECM 2014		Home Purchase	Refinance	Equity Takeout
			Fixed ^b	Adjustable	Fixed	Adjustable	Fixed	Adjustable			
2013	May	6,526	-	5,723	386	417	-	-	224	303	5,999
	Jun	6,495	-	5,704	440	351	-	-	225	269	6,001
	Jul	7,397	-	6,445	592	360	-	-	217	305	6,875
	Aug	8,167	-	7,072	692	403	-	-	240	440	7,487
	Sep	16,006	-	13,503	1,692	754	16	41	604	1,162	14,240
	Oct	3,611	-	-	-	-	771	2,840	95	60	3,456
	Nov	4,964	-	-	-	-	1,213	3,751	101	101	4,762
	Dec	5,203	-	-	-	-	1,360	3,843	111	109	4,983
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	-	-	-	-	1,534	4,289	231	318	5,274
	Aug	11,415	-	-	-	-	2,720	8,695	358	806	10,251
	Sep	7,788	-	-	-	-	1,700	6,088	236	635	6,917
	Oct	8,471	-	-	-	-	1,866	6,605	255	831	7,385
	Nov	7,004	-	-	-	-	1,330	5,674	210	772	6,022
	Dec	7,680	-	-	-	-	1,420	6,260	250	763	6,667
2015	Jan	6,537	-	-	-	-	1,025	5,512	209	559	5,769
	Feb	9,758	-	-	-	-	1,551	8,207	211	786	8,761

Source: US Department of HUD/FHA; March 2015.

^a Application count by product type only includes Standard, Saver, and HECM 2014 applications and may not equal the total monthly application count.

^b HUD discontinued offering the fixed-rate standard option in April 2013; the remaining Standard and Saver programs were discontinued in October 2013.

Table 8: Multifamily Insured Mortgage Portfolio Change during Month February 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	10,701	\$71,096
Prepayments	(8)	-
Refinance with FHA	(7)	-
Full Payoff	(1)	-
Claims	(2)	(8)
Endorsements	29	181
Adjustment ^a	(30)	(138)
Insurance in-Force (Ending)	10,690	\$71,131

Source: US Department of HUD/FHA; March 2015.

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

Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares					
	Feb 2015	Jan 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	29	42	332	430	1,070
Property Size Shares (%)					
Up to 20 Units	3.4	0.0	1.8	0.7	1.6
21 - 50 Units	17.2	7.1	13.9	11.9	12.1
51 - 100 Units	37.9	28.6	28.0	28.6	26.9
101 - 150 Units	13.8	23.8	19.9	24.7	21.8
Over 150 Units	27.6	40.5	36.4	34.2	37.6
Mortgage Size Shares (%)					
Up to \$5 Million	51.7	31.0	39.5	44.2	41.0
\$5 - \$10 Million	24.1	23.8	23.2	23.5	24.5
\$10 - \$20 Million	24.1	26.2	23.2	21.9	21.8
\$20 - \$50 Million	0.0	19.0	13.9	10.0	11.6
\$50 - \$100 Million	0.0	0.0	0.3	0.5	1.1
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0
Over \$200 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	75.9	81.0	74.1	76.3	76.3
Outside Metropolitan Areas ^b	24.1	19.0	25.9	23.7	23.7
Property Use Shares (%)					
Mixed Use	0.0	0.0	0.3	0.9	0.7
Residential Only	100.0	100.0	99.7	99.1	99.3

Source: US Department of HUD/FHA; March 2015.

^a Metropolitan areas as defined by the Office of Management and Budget.

^b Includes Micropolitan areas as defined by the Office of Management and Budget.

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Table 10: Multifamily Application Activity								
Calendar Year	Month	Total Applications Received	New Construction	Purchase	Refinance	Substantial Rehabilitation	Property Improvement	Additions
2013	Jan	179	26	9	131	13	0	0
	Feb	220	18	4	184	14	0	0
	Mar	232	21	3	192	15	0	1
	Apr	242	20	3	206	13	0	0
	May	151	16	3	122	9	1	0
	Jun	151	22	4	112	13	0	0
	Jul	130	19	4	99	8	0	0
	Aug	143	15	8	108	12	0	0
	Sep	113	11	4	85	13	0	0
	Oct	70	11	1	48	10	0	0
	Nov	123	12	1	99	11	0	0
	Dec	116	20	0	78	18	0	0
2014	Jan	98	18	3	67	10	0	0
	Feb	73	15	1	45	12	0	0
	Mar	96	19	2	67	8	0	0
	Apr	92	18	11	54	9	0	0
	May	86	13	5	62	6	0	0
	Jun	74	10	1	54	8	1	0
	Jul	95	21	2	69	3	0	0
	Aug	82	21	1	48	9	1	2
	Sep	91	21	4	57	8	1	0
	Oct	95	26	4	55	8	1	1
	Nov	116	27	4	64	21	0	0
	Dec	93	23	1	57	12	0	0
2015	Jan	87	23	2	47	15	0	0
	Feb	78	19	0	48	11	0	0

Source: US Department of HUD/FHA; March 2015.

Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month February 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	3,155	\$23,397
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims	-	-
Refinance	-	-
New Construction	-	-
Endorsements	14	113
Adjustment ^a	(1)	(36)
Insurance in-Force (Ending)	3,168	\$23,474

Source: US Department of HUD/FHA; March 2015.

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

Table 12: Nursing Home and Assisted Living (Section 232) Insured Mortgage Endorsement Characteristic Shares

	Feb 2015	Jan 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	14	20	124	142	484
Property Size Shares					
Up to 20 Units	0.0	0.0	0.8	0.0	1.2
21 - 50 Units	7.1	20.0	7.3	5.6	8.7
51 - 100 Units	14.3	50.0	42.7	42.3	40.7
101 - 150 Units	50.0	15.0	33.1	24.6	27.1
Over 150 Units	28.6	15.0	16.1	27.5	22.3
Mortgage Size Shares					
Up to \$5 Million	35.7	20.0	26.6	26.1	29.5
\$5 - \$10 Million	50.0	70.0	51.6	45.1	43.2
\$10 - \$20 Million	7.1	5.0	14.5	23.2	21.3
\$20 - \$50 Million	7.1	5.0	7.3	5.6	5.6
\$50 - \$100 Million	0.0	0.0	0.0	0.0	0.4
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0
Over \$200 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	71.4	80.0	70.2	75.4	68.2
Outside Metropolitan Areas ^b	28.6	20.0	29.8	24.6	31.8

Source: US Department of HUD/FHA; March 2015.

^a Metropolitan areas as defined by the Office of Management and Budget.

^b Includes Micropolitan areas as defined by the Office of Management and Budget.

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Calendar Year	Month	Total Applications Received	New Construction	Additions	Purchase	Refinance	Property Improvement	Substantial Rehabilitation
2013	Jan	95	2	0	3	90	0	0
	Feb	140	5	5	3	124	3	0
	Mar	65	3	1	0	59	2	0
	Apr	59	2	1	0	55	0	1
	May	48	3	1	0	43	0	1
	Jun	100	4	1	0	91	2	2
	Jul	152	2	0	1	149	0	0
	Aug	46	3	1	0	40	2	0
	Sep	49	1	0	0	47	1	0
	Oct	75	1	1	2	70	1	0
	Nov	66	1	0	0	64	1	0
	Dec	62	4	2	2	51	2	1
2014	Jan	75	1	2	0	72	0	0
	Feb	67	2	3	0	61	1	0
	Mar	82	4	2	0	76	0	0
	Apr	92	4	1	1	81	4	1
	May	61	1	2	3	53	1	1
	Jun	65	2	1	0	61	1	0
	Jul	59	3	0	1	51	2	2
	Aug	63	4	3	0	55	1	0
	Sep	69	4	1	0	61	2	1
	Oct	48	0	0	2	43	2	1
	Nov	51	5	2	0	44	0	0
	Dec	45	0	1	0	41	2	1
2015	Jan	49	5	1	5	38	0	0
	Feb	54	2	2	0	50	0	0

Source: US Department of HUD/FHA; March 2015.

Table 14: Hospital (Section 242 Program) Insured Portfolio Change during Month		
February 2015 ^a		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	109	\$7,866
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims	-	-
Endorsements	-	-
Adjustment ^b	-	(25)
Insurance in-Force (Ending)	109	\$7,841

Source: US Department of HUD/FHA; March 2015.

^a Data is for the period from Feb 2, 2015 to Mar 2, 2015.

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

Table 15: Hospital (Section 242) Insured Mortgage Endorsement Characteristic Shares					
	Feb 2015	Jan 2015	FY 2015 to-date	FY 2014 to-date	FY 2014 Final
Total Endorsement Count	0	0	0	4	6
Property Size Shares					
Less than 25 Beds	0.0	0.0	0.0	0.0	16.7
26 - 50 Beds	0.0	0.0	0.0	0.0	0.0
51 - 100 Beds	0.0	0.0	0.0	25.0	16.7
101 - 200 Beds	0.0	0.0	0.0	25.0	33.3
Over 200 Beds	0.0	0.0	0.0	50.0	33.3
Mortgage Size Shares					
Up to \$10 Million	0.0	0.0	0.0	0.0	16.7
\$10 - \$25 Million	0.0	0.0	0.0	25.0	16.7
\$25 - \$50 Million	0.0	0.0	0.0	50.0	33.3
\$50 - \$100 Million	0.0	0.0	0.0	25.0	33.3
\$100 - \$250 Million	0.0	0.0	0.0	0.0	0.0
\$250 - \$500 Million	0.0	0.0	0.0	0.0	0.0
Over \$500 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	0.0	0.0	0.0	50.0	33.3
Outside Metropolitan Areas ^b	0.0	0.0	0.0	50.0	66.7

Source: US Department of HUD/FHA; March 2015.

^a Metropolitan areas as defined by the Office of Management and Budget.

^b Includes Micropolitan areas as defined by the Office of Management and Budget.

Table 16: Hospitals (Section 242 Program) Application Activity						
Calendar Year	Month	Total Applications Received	Section 242 (Construction - Non-Portfolio Hospital)	Section 241 (Construction or Addition Portfolio Hospital)	Section 223f (Refinancing or Acquisition-Non-Portfolio Hospital)	Section 223a7 (Refinancing-Portfolio Hospital)
2013	Jan	1	0	0	0	1
	Feb	0	0	0	0	0
	Mar	0	0	0	0	0
	Apr	4	0	3	1	0
	May	2	0	0	0	2
	Jun	0	0	0	0	0
	Jul	1	0	1	0	0
	Aug	0	0	0	0	0
	Sep	1	0	0	1	0
	Oct	2	0	2	0	0
	Nov	0	0	0	0	0
	Dec	0	0	0	0	0
2014	Jan	0	0	0	0	0
	Feb	0	0	0	0	0
	Mar	0	0	0	0	0
	Apr	1	0	0	1	0
	May	0	0	0	0	0
	Jun	2	0	1	1	0
	Jul	1	0	1	0	0
	Aug	1	0	0	0	1
	Sep	0	0	0	0	0
	Oct	0	0	0	0	0
	Nov	1	0	0	1	0
	Dec	0	0	0	0	0
2015	Jan	0	0	0	0	0
	Feb	0	0	0	0	0

Source: US Department of HUD/FHA; March 2015.