



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)	7,877,094	1,121,217
Prepayments	(71,069)	(10,852)
Refinance with FHA	(18,750)	(3,298)
Full Payoff	(52,319)	(7,554)
Claims	(5,593)	(674)
Conveyance	(2,836)	(321)
Pre-Foreclosure Sale	(616)	(105)
Note Sales	(1)	0
Third-Party Sales	(2,140)	(249)
Endorsements	85,705	17,038
Adjustment ^a	5,789	(1,403)
Insurance in Force (Ending) ^b	7,891,926	1,125,325

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, March 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)	7,489,390	1,071,407	387,704	49,810
Prepayments	(69,598)	(10,839)	(1,471)	(13)
Refinance with FHA	(18,749)	(3,298)	(1)	0
Full Payoff	(50,849)	(7,541)	(1,470)	(13)
Claims	(1,551)	(149)	(4,042)	(526)
Delinquency Transitions within Portfolio				
Re-performing ^c	41,467	5,306	(41,467)	(5,306)
New 90+ Day Delinquency	(35,617)	(4,547)	35,617	4,547
Continued Serious Delinquency ^b	na	na	337,032	43,443
Endorsements	85,705	17,038	na	na
Adjustment ^d	5,789	(1,403)	na	na
Insurance in Force (Ending) ^e	7,509,735	1,076,055	382,191	49,270

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, March 2017.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	38,772	1,014
Property Improvement	26,173	470
Manufactured Housing	12,599	544
Prepayments	(375)	(8)
Property Improvement	(318)	(5)
Manufactured Housing	(57)	(2)
Claims	(35)	(1)
Property Improvement	(22)	0
Manufactured Housing	(13)	(1)
Endorsements	186	4
Property Improvement	157	3
Manufactured Housing	29	1
Adjustments ^a	(17)	1
Property Improvement	(33)	0
Manufactured Housing	16	1
Insurance in Force (Ending) ^b	38,531	1,010
Property Improvement	25,957	467
Manufactured Housing	12,574	543

^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, March 2017.

Table 4. Single Family Insured Mortgage Endorsement Characteristic Shares

	Feb 2017	Jan 2017	FY 2017 to date	FY 2016 to date	FY 2016 Final
Total Endorsement Count	85,705	114,374	537,595	479,333	1,258,063
Loan Purpose Shares					
Purchase (%)	63.9	64.3	64.9	69.3	69.9
Refinance (%)	36.1	35.7	35.1	30.7	30.1
Purchase Loan Count and Shares					
Purchase Loan Count	54,767	73,558	348,678	332,003	879,521
First-Time Homebuyer (%)	82.3	82.1	82.1	81.5	82.1
203(k) Purchase and Rehabilitate (%)	2.1	1.9	1.8	2.0	1.8
Minority (%)	38.3	37.7	36.7	34.9	34.4
Non-Minority (%)	55.0	55.8	56.7	58.7	59.1
Undisclosed Race/Ethnicity (%)	6.6	6.5	6.6	6.4	6.5
Refinance Loan Count and Shares					
Refinance Loan Count	30,938	40,816	188,917	147,330	378,542
FHA Streamline (%)	44.8	51.8	54.4	54.3	55.6
FHA-to-FHA (Fully Underwritten) (%)	19.7	17.7	17.2	15.8	16.0
Non-cash-out (%)	25.7	30.6	32.9	40.1	39.6
Cash-out (%)	74.3	69.4	67.1	59.9	60.4
Conventional-to-FHA (%)	35.5	30.5	28.4	29.8	28.4
Non-cash-out (%)	35.0	36.5	36.4	44.3	41.9
Cash-out (%)	65.0	63.5	63.6	55.7	58.1
Property-Type Shares					
Single Family Detached (%)	86.9	87.2	87.5	87.6	87.8
Townhome (%)	5.4	5.4	5.2	5.0	5.1
Condominium (%)	2.5	2.6	2.6	2.8	2.7
2-4 Unit Properties (%)	2.4	2.2	2.2	2.2	2.0
Manufactured Housing (with Real Estate) (%)	2.8	2.6	2.5	2.5	2.4

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

SOURCE: U.S. Department of HUD/FHA, March 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	84,384	19,338	8,067	24,101	4,730
	Mar	168,165	109,372	22,081	9,016	23,028	4,668
	Apr	163,138	107,336	19,500	8,050	24,503	3,749
	May	167,225	109,870	18,958	8,175	26,774	3,448
	Jun	167,999	110,438	20,224	8,706	25,396	3,235
	Jul	150,501	92,304	18,363	9,007	27,957	2,870
	Aug	164,502	99,092	20,847	9,963	31,190	3,410
	Sep	144,994	86,075	18,703	9,160	27,745	3,311
	Oct	138,548	78,134	19,546	8,955	28,522	3,391
	Nov	131,043	75,898	20,378	8,476	22,679	3,612
	Dec	103,284	62,298	18,681	7,023	11,707	3,575
2017	Jan	112,638	68,705	20,992	7,787	12,397	2,757
	Feb	120,422	80,483	21,178	6,383	9,487	2,891

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

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

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

	Loan Count	MCA ^a (\$ millions)
Insurance in Force (Beginning)	573,895	143,566
Payoffs	(2,119)	(584)
Assignments	(1,735)	(432)
Shortfall Claims ^b	(1,955)	(376)
Endorsements	4,419	1,401
Insurance in Force (Ending) ^c	572,505	143,576

^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, March 2017.

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

	Feb 2017	Jan 2017	FY 2017 to Date	FY 2016 to Date	FY 2016 Final
Total Endorsement Count	4,419	4,578	21,450	21,053	48,867
Loan Purpose					
Home Purchase	4.1	4.7	4.7	4.8	4.8
Refinance	13.9	13.5	12.9	11.9	11.0
Equity Takeout (Traditional)	82.0	81.8	82.4	83.3	84.1
Product Type					
Fixed Rate	9.9	10.4	10.1	11.5	10.6
Adjustable Rate	90.1	89.6	89.9	88.5	89.4
Gender					
Individual Male	21.0	21.1	20.8	21.8	21.7
Individual Female	37.2	36.7	37.1	37.3	36.8
Joint Borrowers	40.8	40.9	41.2	40.6	41.0
Not Reported	1.0	1.2	1.0	0.3	0.5
Age					
62–69	41.5	41.5	41.5	42.9	42.5
70–79	40.7	39.3	40.3	38.7	39.3
80–89	14.8	16.4	15.4	15.5	15.3
90+	3.0	2.8	2.8	2.8	2.9
Initial Principal Limit (IPL) (\$ thousands)					
< 101	24.2	24.4	24.7	29.9	27.9
101–200	36.6	38.0	36.6	35.8	36.6
201–300	19.8	19.6	20.0	17.8	18.2
301–400	15.7	14.2	14.8	13.1	13.7
401–500	3.7	3.8	3.9	3.4	3.7
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
< 101	5.5	6.7	6.7	9.1	8.3
101–200	26.9	26.8	26.5	29.8	28.6
201–300	22.3	22.6	22.3	21.3	21.8
301–400	15.6	16.9	15.8	14.1	14.4
401–500	10.6	9.0	10.1	9.4	9.7
> 500	19.2	18.0	18.7	16.3	17.1

SOURCE: U.S. Department of HUD/FHA, March 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	710	5,693	265	875	5,263
	Aug	7,529	791	6,738	256	1,058	6,215
	Sep	7,720	754	6,966	266	1,064	6,390
	Oct	6,533	733	5,800	236	991	5,306
	Nov	6,807	765	6,042	257	1,099	5,451
	Dec	6,067	669	5,398	219	1,051	4,797
2017	Jan	5,730	680	5,050	193	1,012	4,525
	Feb	6,346	656	5,690	196	980	5,170

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