



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)	7,842,834	1,112,682
Prepayments	(82,104)	(12,745)
Refinance with FHA	(19,918)	(3,465)
Full Payoff	(62,186)	(9,281)
Claims	(6,196)	(740)
Conveyance	(3,237)	(357)
Pre-Foreclosure Sale	(663)	(111)
Note Sales	0	0
Third-Party Sales	(2,296)	(272)
Endorsements	114,374	22,992
Adjustment ^a	8,186	(970)
Insurance in Force (Ending) ^b	7,877,094	1,121,217

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, February 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)	7,452,785	1,062,532	390,049	50,150
Prepayments	(80,560)	(12,730)	(1,544)	(15)
Refinance with FHA	(19,917)	(3,465)	(1)	0
Full Payoff	(60,643)	(9,265)	(1,543)	(15)
Claims	(1,663)	(164)	(4,533)	(576)
Delinquency Transitions within Portfolio				
Re-performing ^c	33,109	4,135	(33,109)	(4,135)
New 90+ Day Delinquency	(38,962)	(4,977)	38,962	4,977
Continued Serious Delinquency ^b	na	na	344,298	44,430
Endorsements	114,374	22,992	na	na
Adjustment ^d	8,186	(970)	na	na
Insurance in Force (Ending) ^e	7,493,122	1,071,658	383,972	49,559

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, February 2017.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	38,930	1,014
Property Improvement	26,349	472
Manufactured Housing	12,581	542
Prepayments	(323)	(6)
Property Improvement	(281)	(5)
Manufactured Housing	(42)	(1)
Claims	(45)	(1)
Property Improvement	(22)	0
Manufactured Housing	(23)	(1)
Endorsements	174	5
Property Improvement	138	3
Manufactured Housing	36	2
Adjustments ^a	36	2
Property Improvement	(11)	0
Manufactured Housing	47	2
Insurance in Force (Ending) ^b	38,772	1,014
Property Improvement	26,173	470
Manufactured Housing	12,599	544

^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, February 2017.

Table 4. Single Family Insured Mortgage Endorsement Characteristic Shares

	Jan 2017	Dec 2016	FY 2017 to date	FY 2016 to date	FY 2016 Final
Total Endorsement Count	114,374	109,911	451,893	390,615	1,258,063
Loan Purpose Shares					
Purchase (%)	64.3	65.6	65.0	69.9	69.9
Refinance (%)	35.7	34.4	35.0	30.1	30.1
Purchase Loan Count and Shares					
Purchase Loan Count	73,558	72,070	293,912	272,948	879,521
First-Time Homebuyer (%)	82.1	82.0	82.0	81.4	82.1
203(k) Purchase and Rehabilitate (%)	1.9	1.7	1.7	1.9	1.8
Minority (%)	37.7	36.7	36.4	34.7	34.4
Non-Minority (%)	55.8	56.7	57.0	58.9	59.1
Undisclosed Race/Ethnicity (%)	6.5	6.6	6.6	6.4	6.5
Refinance Loan Count and Shares					
Refinance Loan Count	40,816	37,841	157,981	117,667	378,542
FHA Streamline (%)	51.8	53.6	56.3	54.2	55.6
FHA-to-FHA (Fully Underwritten) (%)	17.7	18.0	16.7	15.8	16.0
Non-cash-out (%)	30.6	34.7	34.5	40.5	39.6
Cash-out (%)	69.4	65.3	65.5	59.5	60.4
Conventional-to-FHA (%)	30.5	28.3	27.0	29.9	28.4
Non-cash-out (%)	36.5	36.6	36.7	44.7	41.9
Cash-out (%)	63.5	63.4	63.3	55.3	58.1
Property-Type Shares					
Single Family Detached (%)	87.2	87.6	87.6	87.6	87.8
Townhome (%)	5.4	5.1	5.2	5.0	5.1
Condominium (%)	2.6	2.6	2.6	2.8	2.7
2-4 Unit Properties (%)	2.2	2.2	2.2	2.2	2.0
Manufactured Housing (with Real Estate) (%)	2.6	2.5	2.4	2.5	2.4

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

SOURCE: U.S. Department of HUD/FHA, February 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	17,823	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	92,277	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	64,103	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	109,371	22,082	9,016	23,028	4,668
	Apr	163,138	107,335	19,501	8,050	24,503	3,749
	May	167,225	109,869	18,959	8,176	26,773	3,448
	Jun	167,999	110,436	20,225	8,707	25,396	3,235
	Jul	150,501	92,300	18,369	9,005	27,957	2,870
	Aug	164,502	99,087	20,858	9,943	31,204	3,410
	Sep	144,994	86,074	18,715	9,129	27,765	3,311
	Oct	138,548	78,123	19,582	8,913	28,539	3,391
	Nov	131,043	75,896	20,445	8,417	22,673	3,612
	Dec	103,284	62,299	18,823	6,869	11,718	3,575
2017	Jan	112,635	68,795	22,178	6,550	12,355	2,757

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

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

	Loan Count	MCA ^a (\$ millions)
Insurance in Force (Beginning)	575,436	143,587
Payoffs	(2,201)	(615)
Assignments	(1,468)	(359)
Shortfall Claims ^b	(2,450)	(462)
Endorsements	4,578	1,415
Insurance in Force (Ending) ^c	573,895	143,566

^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, February 2017.

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

	Jan 2017	Dec 2016	FY 2017 to Date	FY 2016 to Date	FY 2016 Final
Total Endorsement Count	4,578	4,656	17,030	16,467	48,865
Loan Purpose					
Home Purchase	4.7	4.8	4.8	5.0	4.8
Refinance	13.5	13.3	12.7	11.9	11.0
Equity Takeout (Traditional)	81.8	81.9	82.5	83.0	84.1
Product Type					
Fixed Rate	10.4	10.1	10.1	12.0	10.6
Adjustable Rate	89.6	89.9	89.9	88.0	89.4
Gender					
Individual Male	21.1	20.3	20.8	21.8	21.7
Individual Female	36.7	36.4	37.0	37.3	36.8
Joint Borrowers	40.9	42.4	41.2	40.6	41.0
Not Reported	1.2	0.9	1.0	0.3	0.5
Age					
62–69	41.5	41.6	41.5	43.3	42.5
70–79	39.3	41.2	40.2	38.5	39.3
80–89	16.4	14.9	15.6	15.4	15.3
90+	2.8	2.3	2.7	2.8	2.9
Initial Principal Limit (IPL) (\$ thousands)					
< 101	24.4	24.5	24.9	30.7	27.9
101–200	38.0	37.1	36.5	35.6	36.6
201–300	19.6	20.2	20.1	17.5	18.2
301–400	14.2	14.6	14.6	12.9	13.7
401–500	3.8	3.7	3.9	3.4	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, February 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	673	5,583	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	772	6,215	282	905	5,800
	Jul	6,403	710	5,693	265	873	5,265
	Aug	7,529	792	6,737	256	1,058	6,215
	Sep	7,720	757	6,963	267	1,061	6,392
	Oct	6,533	739	5,794	237	985	5,311
	Nov	6,807	769	6,038	257	1,092	5,458
	Dec	6,067	678	5,389	218	1,026	4,823
2017	Jan	5,730	678	5,052	190	942	4,598

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