



# 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)	7,813,695	1,094,139
Prepayments	(111,173)	(18,070)
Refinance with FHA	(25,605)	(4,932)
Full Payoff	(85,568)	(13,138)
Claims	(10,353)	(1,349)
Conveyance	(4,651)	(500)
Pre-Foreclosure Sale	(879)	(143)
Note Sales	(2,827)	(480)
Third-Party Sales	(1,996)	(227)
Endorsements	115,647	22,499
Adjustment <sup>a</sup>	6,488	(1,153)
Insurance in Force (Ending)	7,814,304	1,096,066

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

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

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

**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)	7,418,050	1,042,954	395,645	51,185
Prepayments	(109,514)	(17,947)	(1,659)	(123)
Refinance with FHA	(25,602)	(4,932)	(3)	0
Full Payoff	(83,912)	(13,015)	(1,656)	(123)
Claims	(2,693)	(284)	(7,660)	(1,065)
Delinquency Transitions within Portfolio				
Re-performing <sup>c</sup>	30,128	3,836	(30,128)	(3,836)
New 90+ Day Delinquency	(35,028)	(4,498)	35,028	4,498
Continued Serious Delinquency <sup>b</sup>	na	na	347,716	44,976
Endorsements	115,647	22,499	na	na
Adjustment <sup>d</sup>	6,488	(1,153)	na	na
Insurance in Force (Ending) <sup>e</sup>	7,427,978	1,045,963	386,326	50,103

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, July 2016.

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

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	40,404	1,025
Property Improvement	27,739	488
Manufactured Housing	12,665	537
Prepayments	(578)	(11)
Property Improvement	(475)	(7)
Manufactured Housing	(103)	(3)
Claims	(44)	(1)
Property Improvement	(25)	0
Manufactured Housing	(19)	(1)
Endorsements	320	7
Property Improvement	284	5
Manufactured Housing	36	2
Adjustments <sup>a</sup>	55	3
Property Improvement	(6)	0
Manufactured Housing	61	3
Insurance in Force (Ending)	40,157	1,024
Property Improvement	27,517	486
Manufactured Housing	12,640	538

<sup>a</sup> Reconciling adjustments represent late posting of previous period activity.  
SOURCE: U.S. Department of HUD/FHA, July 2016.

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

	Jun 2016	May 2016	FY 2016 to date	FY 2015 to date	FY 2015 Final
Total Endorsement Count	115,647	104,265	895,713	736,393	1,116,232
<b>Loan Purpose Shares</b>					
Purchase (%)	73.1	70.8	69.5	66.0	67.5
Refinance (%)	26.9	29.2	30.5	34.0	32.5
<b>Purchase Loan Count and Shares</b>					
Purchase Loan Count	84,551	73,861	622,757	486,138	753,389
First-Time Homebuyer (%)	82.8	83.3	82.2	81.8	81.5
203(k) Purchase and Rehabilitate (%)	1.5	1.7	1.9	2.1	2.0
Minority (%)	33.3	33.6	34.4	34.4	34.0
Non-Minority (%)	60.2	59.8	59.2	59.8	60.0
Undisclosed Race/Ethnicity (%)	6.6	6.6	6.4	5.8	5.9
<b>Refinance Loan Count and Shares</b>					
Refinance Loan Count	31,096	30,404	272,956	250,255	362,843
FHA Streamline (%)	54.2	54.8	55.0	65.5	64.2
FHA-to-FHA (Fully Underwritten) (%)	17.1	16.5	16.0	13.4	13.8
Non-cash-out (%)	39.8	41.4	40.5	53.7	51.4
Cash-out (%)	60.2	58.6	59.5	46.3	48.6
Conventional-to-FHA (%)	28.7	28.7	29.1	21.1	22.1
Non-cash-out (%)	40.4	41.4	43.0	51.7	50.7
Cash-out (%)	59.6	58.6	57.0	48.3	49.3
<b>Property-Type Shares</b>					
Single Family Detached (%)	88.0	88.1	87.8	88.2	88.2
Townhome (%)	5.3	5.1	5.0	4.5	4.6
Condominium (%)	2.6	2.6	2.7	2.9	2.8
2-4 Unit Properties (%)	1.9	1.8	2.1	2.1	2.1
Manufactured Housing (with Real Estate) (%)	2.3	2.4	2.4	2.3	2.2

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

SOURCE: U.S. Department of HUD/FHA, July 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	17,471	6,821	22,478	4,729
	Jul	150,719	102,056	18,099	6,816	18,558	5,190
	Aug	142,668	92,486	18,149	6,892	19,916	5,225
	Sep	143,468	92,283	18,212	7,060	20,405	5,508
	Oct	127,535	77,577	17,250	7,004	20,476	5,228
	Nov	113,417	69,287	16,192	6,112	17,379	4,447
	Dec	108,890	64,097	16,731	6,268	17,563	4,231
2016	Jan	106,758	63,048	16,674	6,258	16,574	4,204
	Feb	140,620	84,375	19,359	8,058	24,098	4,730
	Mar	168,165	109,341	22,145	9,024	22,987	4,668
	Apr	163,138	107,289	19,656	8,018	24,426	3,749
	May	167,226	109,857	19,407	7,930	26,584	3,448
	Jun	167,937	110,668	22,118	6,914	25,002	3,235

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

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

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

	Loan Count	MCA <sup>a</sup> (\$ millions)
Insurance in Force (Beginning)	594,531	146,194
Payoffs	(2,660)	(757)
Assignments	(1,814)	(463)
Shortfall Claims <sup>b</sup>	(2,502)	(459)
Endorsements	3,763	1,148
Insurance in Force (Ending)	591,318	145,663

<sup>a</sup> 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.

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

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

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

	Jun 2016	May 2016	FY 2016 to Date	FY 2015 to Date	FY 2015 Final
Total Endorsement Count	3,763	3,639	37,223	42,544	57,989
Loan Purpose					
Home Purchase	4.8	4.0	4.6	3.9	4.2
Refinance	10.6	10.1	11.1	9.1	9.6
Equity Takeout (Traditional)	84.6	85.9	84.3	86.9	86.2
Product Type					
Fixed Rate	9.9	9.5	10.7	16.5	15.7
Adjustable Rate	90.1	90.5	89.3	83.5	84.3
Gender					
Individual Male	22.1	21.5	21.8	21.9	21.9
Individual Female	35.2	37.1	36.9	38.7	38.6
Joint Borrowers	42.4	40.8	40.9	38.7	38.8
Not Reported	0.4	0.6	0.4	0.8	0.7
Age					
62–69	42.6	40.9	42.5	46.2	46.2
70–79	39.1	39.8	39.2	37.0	37.1
80–89	15.5	15.9	15.4	14.3	14.2
90+	2.8	3.4	2.9	2.5	2.5
Initial Principal Limit (IPL) (\$ thousands)					
< 101	26.6	26.0	28.8	36.2	34.7
101–200	37.4	37.2	36.3	34.6	34.8
201–300	18.3	18.8	17.9	15.5	16.0
301–400	14.0	14.1	13.4	10.9	11.6
401–500	3.7	3.9	3.6	2.8	2.9
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
< 101	7.9	8.1	8.7	12.2	11.6
101–200	17.5	17.5	16.8	13.9	31.7
201–300	27.4	26.5	29.1	32.6	20.6
301–400	21.6	22.6	21.7	20.4	13.1
401–500	15.9	15.2	14.3	12.9	8.4
> 500	9.6	10.1	9.5	8.1	14.6

SOURCE: U.S. Department of HUD/FHA, July 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	668	5,662	212	842	5,276
	Dec	6,075	720	5,355	196	645	5,234
2016	Jan	5,237	576	4,661	161	522	4,554
	Feb	6,256	671	5,585	185	647	5,424
	Mar	7,083	701	6,382	237	833	6,013
	Apr	6,613	679	5,934	257	723	5,633
	May	6,670	722	5,948	269	777	5,624
	Jun	6,983	784	6,199	269	791	5,923

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