



# 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)	7,809,458	1,089,864
Prepayments	(97,680)	(15,738)
Refinance with FHA	(26,257)	(4,791.7)
Full Payoff	(71,423)	(10,947)
Claims	(9,283)	(1,094)
Conveyance	(5,557)	(591)
Pre-Foreclosure Sale	(1,133)	(192)
Note Sales	(9)	(1)
Third-Party Sales	(2,584)	(310)
Endorsements	99,285	18,950.6
Adjustment <sup>a</sup>	7,480	(1,062)
Insurance in Force (Ending)	7,809,260	1,090,920

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, April 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)	7,377,966	1,034,393	431,492	55,471
Prepayments	(96,163)	(15,723)	(1,517)	(15)
Refinance with FHA	(26,257)	(4,792)	0	0
Full Payoff	(69,906)	(10,764)	(1,517)	(182)
Claims	(2,518)	(255)	(6,765)	(839)
Delinquency Transitions within Portfolio				
Re-performing <sup>c</sup>	40,263	4,973	(40,263)	(4,973)
New 90+ Day Delinquency	(29,999)	(3,792)	29,999	3,792
Continued Serious Delinquency <sup>b</sup>	na	na	375,158	48,544
Endorsements	99,285	18,951	na	na
Adjustment <sup>d</sup>	7,480	(1,062)	na	na
Insurance in Force (Ending) <sup>e</sup>	7,386,050	1,036,304	423,210	54,616

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, April 2016.

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

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	40,989	1,031
Property Improvement	28,158	492
Manufactured Housing	12,831	540
Prepayments	(463)	(9)
Property Improvement	(393)	(6)
Manufactured Housing	(70)	(2)
Claims	(37)	(1)
Property Improvement	(28)	0
Manufactured Housing	(9)	0
Endorsements	370	9
Property Improvement	321	6
Manufactured Housing	49	3
Adjustments <sup>a</sup>	(5)	0
Property Improvement	(14)	0
Manufactured Housing	9	1
Insurance in Force (Ending)	40,854	1,031
Property Improvement	28,044	491
Manufactured Housing	12,810	540

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

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

	Mar 2016	Feb 2016	FY 2016 to date	FY 2015 to date	FY 2015 Final
Total Endorsement Count	99,285	88,715	578,618	401,737	1,116,232
Loan Purpose Shares					
Purchase (%)	66.1	66.6	68.7	71.5	67.5
Refinance (%)	33.9	33.4	31.3	28.5	32.5
Purchase Loan Count and Shares					
Purchase Loan Count	65,619	59,052	397,621	287,336	753,389
First-Time Homebuyer (%)	82.4	81.8	81.7	81.7	81.5
203(k) Purchase and Rehabilitate (%)	2.0	2.1	2.0	2.3	2.0
Minority (%)	34.5	36.0	34.8	35.8	34.0
Non-Minority (%)	59.2	57.8	58.8	58.4	60.0
Undisclosed Race/Ethnicity (%)	6.4	6.3	6.4	5.8	5.9
Refinance Loan Count and Shares					
Refinance Loan Count	33,666	29,663	180,997	114,401	362,843
FHA Streamline (%)	57.0	54.9	54.8	58.2	64.2
FHA-to-FHA (Fully Underwritten) (%)	15.3	15.7	15.7	14.5	13.8
Non-cash-out (%)	39.8	38.9	40.1	47.0	51.4
Cash-out (%)	60.2	61.1	59.9	53.0	48.6
Conventional-to-FHA (%)	27.7	29.4	29.4	27.3	22.1
Non-cash-out (%)	41.9	43.0	43.9	51.0	50.7
Cash-out (%)	58.1	57.0	56.1	49.0	49.3
Property-Type Shares					
Single Family Detached (%)	87.9	87.5	87.6	87.6	88.2
Townhome (%)	4.8	5.0	5.0	4.7	4.6
Condominium (%)	2.8	2.7	2.8	2.8	2.8
2-4 Unit Properties (%)	2.1	2.2	2.2	2.2	2.1
Manufactured Housing (with Real Estate) (%)	2.5	2.5	2.5	2.6	2.2

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

SOURCE: U.S. Department of HUD/FHA, April 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	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	98,900	17,229	9,090	43,585	6,089
Apr		175,437	106,212	17,544	8,480	37,700	5,501	
May		156,976	101,099	15,610	6,770	28,833	4,664	
Jun		159,212	107,714	17,470	6,821	22,478	4,729	
Jul		150,719	102,058	18,098	6,817	18,556	5,190	
Aug		142,668	92,488	18,146	6,892	19,917	5,225	
Sep		143,468	92,280	18,215	7,059	20,406	5,508	
Oct		127,535	77,562	17,260	7,016	20,469	5,228	
Nov		113,417	69,260	16,224	6,107	17,379	4,447	
Dec		108,890	64,059	16,800	6,246	17,554	4,231	
2016	Jan	106,758	63,022	16,776	6,196	16,560	4,204	
	Feb	140,620	84,363	19,617	7,904	24,006	4,730	
	Mar	168,159	109,543	23,587	7,723	22,638	4,668	

NOTE: Does not include Home Equity Conversion Mortgage (HECM).  
 SOURCE: U.S. Department of HUD/FHA, April 2016.

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

	Loan Count	MCA <sup>a</sup> (\$ millions)
Insurance in Force (Beginning)	599,494	146,612
Payoffs	(2,466)	(675)
Assignments	(1,151)	(290)
Shortfall Claims <sup>b</sup>	(2,031)	(383)
Endorsements	4,526	1,356
Insurance in Force (Ending)	598,372	146,620

<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, April 2016.

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

	Mar 2016	Feb 2016	FY 2016 to Date	FY 2015 to Date	FY 2015 Final
Total Endorsement Count	4,526	4,586	25,580	28,487	57,990
Loan Purpose					
Home Purchase	4.1	4.0	4.7	4.2	4.2
Refinance	10.7	11.8	11.7	8.9	9.6
Equity Takeout (Traditional)	85.2	84.2	83.6	86.9	86.2
Product Type					
Fixed Rate	9.4	9.7	11.1	18.3	15.7
Adjustable Rate	90.6	90.3	88.9	81.7	84.3
Gender					
Individual Male	22.5	21.7	21.9	21.7	21.9
Individual Female	35.7	37.3	37.0	39.2	38.6
Joint Borrowers	41.3	40.6	40.7	38.4	38.8
Not Reported	0.5	0.4	0.4	0.8	0.7
Age					
62–69	41.8	41.6	42.7	45.5	46.2
70–79	40.2	39.4	39.0	37.5	37.1
80–89	15.0	16.0	15.4	14.5	14.2
90+	3.0	3.0	2.9	2.5	2.5
Initial Principal Limit (IPL) (\$ thousands)					
< 101	27.8	27.2	29.5	36.9	34.7
101–200	36.9	36.7	36.0	34.4	34.8
201–300	18.1	18.6	17.8	15.1	16.0
301–400	13.4	13.8	13.1	11.0	11.6
401–500	3.8	3.8	3.5	2.7	2.9
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
< 101	8.1	7.6	8.9	12.4	11.6
101–200	28.9	28.8	29.6	32.9	31.7
201–300	22.0	21.7	21.4	20.3	20.6
301–400	14.1	14.9	14.1	12.7	13.1
401–500	9.4	10.1	9.4	8.0	8.4
> 500	17.4	17.0	16.5	13.8	14.6

SOURCE: U.S. Department of HUD/FHA, April 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	871	5,218	256	771	5,062
	Sep	6,754	822	5,932	268	835	5,651
	Oct	7,046	780	6,266	240	996	5,810
	Nov	6,330	661	5,669	213	835	5,282
	Dec	6,075	717	5,358	195	644	5,236
2016	Jan	5,237	578	4,659	160	514	4,563
	Feb	6,256	697	5,559	185	627	5,444
	Mar	7,083	746	6,337	234	754	6,095

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