



# FHA SINGLE FAMILY PRODUCTION REPORT

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

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## Table of Contents

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Table 1. Single Family Insured Mortgage Portfolio Change during Month .....	2
Table 2. Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month.....	3
Table 3. Title I Insured Mortgage Portfolio Change during Month .....	4
Table 4. Single Family Insured Mortgage Endorsement Characteristic Shares .....	5
Table 5. Single Family Application Activity .....	6
Table 6. Home Equity Conversion Mortgage Insured Mortgage Portfolio Change during Month .....	7
Table 7. Home Equity Conversion Mortgage Endorsement Characteristic Shares .....	8
Table 8. Home Equity Conversion Mortgage Application Activity .....	9

**Table 1. Single Family Insured Mortgage Portfolio Change during Month**

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	7,810,381	1,092,110
Prepayments	(100,227)	(16,124)
Refinance with FHA	(21,835)	(4,171)
Full Payoff	(78,392)	(11,953)
Claims	(7,419)	(874)
Conveyance	(4,389)	(472)
Pre-Foreclosure Sale	(865)	(142)
Note Sales	(81)	(13)
Third-Party Sales	(2,084)	(246)
Endorsements	104,265	20,129
Adjustment <sup>a</sup>	6,695	(1,103)
Insurance in Force (Ending)	7,813,695	1,094,139

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, June 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)	7,410,982	1,040,359	399,399	51,750
Prepayments	(98,764)	(16,109)	(1,463)	(15)
Refinance with FHA	(21,834)	(4,171)	(1)	0
Full Payoff	(76,930)	(11,823)	(1,462)	(15)
Claims	(2,057)	(210)	(5,362)	(663)
Delinquency Transitions within Portfolio				
Re-performing <sup>c</sup>	31,462	4,036	(31,462)	(4,036)
New 90+ Day Delinquency	(31,953)	(4,030)	31,953	4,030
Continued Serious Delinquency <sup>b</sup>	na	na	355,377	46,101
Endorsements	104,265	20,129	na	na
Adjustment <sup>d</sup>	6,695	(1,103)	na	na
Insurance in Force (Ending) <sup>e</sup>	7,421,121	1,043,067	392,574	51,072

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, June 2016.

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

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	40,646	1,029
Property Improvement	27,892	489
Manufactured Housing	12,754	539
Prepayments	(630)	(13)
Property Improvement	(508)	(8)
Manufactured Housing	(122)	(4)
Claims	(48)	(1)
Property Improvement	(29)	0
Manufactured Housing	(19)	(1)
Endorsements	411	9
Property Improvement	388	7
Manufactured Housing	23	1
Adjustments <sup>a</sup>	25	2
Property Improvement	(4)	0
Manufactured Housing	29	2
Insurance in Force (Ending)	40,404	1,025
Property Improvement	27,739	488
Manufactured Housing	12,665	537

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

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

	May 2016	Apr 2016	FY 2016 to date	FY 2015 to date	FY 2015 Final
Total Endorsement Count	104,265	97,174	780,063	607,943	1,116,232
<b>Loan Purpose Shares</b>					
Purchase (%)	70.8	68.7	69.0	66.8	67.5
Refinance (%)	29.2	31.3	31.0	33.2	32.5
<b>Purchase Loan Count and Shares</b>					
Purchase Loan Count	73,861	66,716	538,203	406,190	753,389
First-Time Homebuyer (%)	83.3	83.0	82.1	81.8	81.5
203(k) Purchase and Rehabilitate (%)	1.7	1.8	1.9	2.2	2.0
Minority (%)	33.6	34.0	34.6	34.9	34.0
Non-Minority (%)	59.8	59.5	59.0	59.3	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	30,404	30,458	241,860	201,753	362,843
FHA Streamline (%)	54.8	56.7	55.1	64.0	64.2
FHA-to-FHA (Fully Underwritten) (%)	16.5	15.7	15.8	13.8	13.8
Non-cash-out (%)	41.4	42.6	40.6	53.2	51.4
Cash-out (%)	58.6	57.4	59.4	46.8	48.6
Conventional-to-FHA (%)	28.7	27.6	29.1	22.2	22.1
Non-cash-out (%)	41.4	41.8	43.3	51.6	50.7
Cash-out (%)	58.6	58.2	56.7	48.4	49.3
<b>Property-Type Shares</b>					
Single Family Detached (%)	88.1	88.2	87.8	88.1	88.2
Townhome (%)	5.1	4.8	5.0	4.5	4.6
Condominium (%)	2.6	2.8	2.8	2.9	2.8
2-4 Unit Properties (%)	1.8	1.9	2.1	2.2	2.1
Manufactured Housing (with Real Estate) (%)	2.4	2.3	2.4	2.4	2.2

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

SOURCE: U.S. Department of HUD/FHA, June 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	17,228	9,089	43,586	6,089
	Apr	175,438	106,212	17,542	8,482	37,701	5,501
	May	156,976	101,097	15,612	6,770	28,833	4,664
	Jun	159,213	107,714	17,470	6,822	22,478	4,729
	Jul	150,719	102,056	18,100	6,816	18,557	5,190
	Aug	142,668	92,485	18,150	6,893	19,915	5,225
	Sep	143,468	92,283	18,212	7,060	20,405	5,508
	Oct	127,535	77,577	17,252	7,004	20,474	5,228
	Nov	113,417	69,281	16,199	6,114	17,376	4,447
	Dec	108,890	64,092	16,736	6,261	17,570	4,231
2016	Jan	106,758	63,039	16,699	6,252	16,564	4,204
	Feb	140,620	84,362	19,396	8,042	24,090	4,730
	Mar	168,164	109,332	22,198	9,008	22,958	4,668
	Apr	163,138	107,311	19,851	7,855	24,372	3,749
	May	167,100	109,953	20,532	6,793	26,374	3,448

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

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

	Loan Count	MCA <sup>a</sup> (\$ millions)
Insurance in Force (Beginning)	596,922	146,519
Payoffs	(2,323)	(650)
Assignments	(1,595)	(397)
Shortfall Claims <sup>b</sup>	(2,112)	(387)
Endorsements	3,639	1,110
Insurance in Force (Ending)	594,531	146,194

<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, June 2016.

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

	May 2016	Apr 2016	FY 2016 to Date	FY 2015 to Date	FY 2015 Final
Total Endorsement Count	3,639	4,241	33,459	37,249	57,989
Loan Purpose					
Home Purchase	4.0	4.6	4.6	4.0	4.2
Refinance	10.1	8.9	11.2	9.1	9.6
Equity Takeout (Traditional)	85.9	86.5	84.2	86.9	86.2
Product Type					
Fixed Rate	9.5	9.8	10.8	17.1	15.7
Adjustable Rate	90.5	90.2	89.2	82.9	84.3
Gender					
Individual Male	21.5	21.1	21.8	21.8	21.9
Individual Female	37.1	37.5	37.1	38.8	38.6
Joint Borrowers	40.8	41.0	40.8	38.6	38.8
Not Reported	0.6	0.4	0.4	0.8	0.7
Age					
62–69	40.9	42.2	42.4	46.0	46.2
70–79	39.8	39.8	39.2	37.2	37.1
80–89	15.9	14.8	15.4	14.4	14.2
90+	3.4	3.2	3.0	2.5	2.5
Initial Principal Limit (IPL) (\$ thousands)					
< 101	26.0	28.7	29.0	36.5	34.7
101–200	37.2	36.1	36.2	34.5	34.8
201–300	18.8	17.5	17.9	15.3	16.0
301–400	14.1	13.7	13.3	10.9	11.6
401–500	3.9	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	8.1	8.3	8.8	12.4	11.6
101–200	26.5	29.5	29.3	32.9	31.7
201–300	22.6	22.4	21.7	20.3	20.6
301–400	15.2	12.8	14.1	12.7	13.1
401–500	10.1	9.6	9.5	8.0	8.4
> 500	17.5	17.4	16.7	13.8	14.6

SOURCE: U.S. Department of HUD/FHA, June 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	819	5,935	267	835	5,652
	Oct	7,046	779	6,267	240	996	5,810
	Nov	6,330	666	5,664	213	841	5,276
	Dec	6,075	718	5,357	196	645	5,234
2016	Jan	5,237	576	4,661	161	521	4,555
	Feb	6,256	669	5,587	185	645	5,426
	Mar	7,083	706	6,377	238	830	6,015
	Apr	6,613	669	5,944	252	705	5,656
	May	6,663	733	5,930	262	723	5,678

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