



FHA PRODUCTION REPORT

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

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Table of Contents

Table 1a: Single Family Insured Mortgage Portfolio Change during Month	2
Table 1b: Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month	3
Table 2: Title I Insured Mortgage Portfolio Change during Month.....	4
Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares	5
Table 4: Single-Family Application Activity	6
Table 5: Home Equity Conversion Mortgage (HECM) Insured Mortgage Portfolio Change during Month	7
Table 6: Home Equity Conversion Mortgage Endorsement Characteristic Shares	8
Table 7: Home Equity Conversion Application Activity.....	9
Table 8: Multifamily Insured Mortgage Portfolio Change during Month	10
Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares.....	11
Table 10: Multifamily Application Activity	12
Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month	13
Table 12: Nursing Home and Assisted Living (Section 232) Insured Mortgage Endorsement Characteristic Shares	14
Table 13: Nursing Homes and Assisted Living (Section 232 Program) Application Activity	15
Table 14: Hospital (Section 242 Program) Insured Portfolio Change during Month	16
Table 15: Hospital (Section 242) Insured Mortgage Endorsement Characteristic Shares	17
Table 16: Hospitals (Section 242 Program) Application Activity	18

FHA Production Report

Table 1a: Single Family Insured Mortgage Portfolio Change during Month ^a		
November 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	7,765,800	\$1,078,374
Prepayments	(76,028)	(12,250)
Refinance with FHA	(17,594)	(3,188)
Full Payoff	(58,434)	(9,062)
Claims	(8,515)	(1,031)
Conveyance	(4,575)	(489)
Pre-foreclosure Sale	(1,099)	(186)
Note Sales	(655)	(96)
Third-Party Sales	(2,186)	(260)
Endorsements	93,327	17,760
Adjustment ^b	6,386	(1,082)
Insurance in-Force (Ending)	7,780,970	\$1,081,770

Source: US Department of HUD/FHA; December 2015.

^a Does not include Home Equity Conversion Mortgages (HECM).

^b Reconciling adjustments represent late posting of previous period activity.

Table 1b: Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month ^a				
November 2015				
Status End of Previous Month	Performing ^b		Non-Performing ^c	
	Loan Count	Loan Balance (In Millions)	Loan Count	Loan Balance (In Millions)
Insurance in-Force (Beginning)	7,339,674	\$1,020,783	426,126	\$57,591
Prepayments	(74,815)	(12,098)	(1,213)	(152)
Refinance with FHA	(17,591)	(3,188)	(3)	(0)
Full Payoff	(57,224)	(8,910)	(1,210)	(152)
Claims	(2,313)	(328)	(6,202)	(704)
<i>Delinquency Transitions within Portfolio</i>				
Re-performing ^d	31,962	3,952	(31,962)	(3,952)
New 90+Day Delinquency	(40,634)	(5,067)	40,634	5,067
Continued Serious Delinquency ^c			412,510	52,784
Endorsements	93,327	17,760		
Adjustment ^e	6,386	(1,082)		
Insurance in-Force (Ending) ^f	7,362,259	\$1,025,035	418,711	\$56,735

Source: US Department of HUD/FHA; December 2015.

^a Does not include Home Equity Conversion Mortgages (HECM).

^b Performing portion of the portfolio includes all current, 30-day and 60-day delinquent loans.

^c Non-performing portion of the portfolio includes loans that are seriously delinquent – 90+day, In Foreclosure, and In Bankruptcy.

^d Loans that are no longer seriously delinquent (now less than 90 days delinquency) through full or partial cure of delinquency. Cures can be with or without Loss Mitigation or Lender Assistance.

^e Reconciling adjustments represent late posting of previous period activity.

^f Details may not sum to total due to rounding.

Table 2: Title I Insured Mortgage Portfolio Change during Month November 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	41,561	\$1,037
Property Improvement	28,608	496
Manufactured Housing	12,953	541
Prepayments	(440)	(8)
Property Improvement	(375)	(6)
Manufactured Housing	(65)	(2)
Claims	(13)	(0)
Property Improvement	(9)	(0)
Manufactured Housing	(4)	(0)
Endorsements	358	7
Property Improvement	328	6
Manufactured Housing	30	2
Adjustment ^a	36	2
Property Improvement	10	0
Manufactured Housing	26	2
Insurance in-Force (Ending)	41,502	\$1,038
Property Improvement	28,562	496
Manufactured Housing	12,940	542

Source: US Department of HUD/FHA; December 2015.

^a Reconciling adjustments represent late posting of previous period activity.

Table 3: Single-Family Insured Mortgage Endorsement Characteristic Shares^a

	Nov 2015	Oct 2015	FY 2016 to-date	FY 2015 to date	FY 2015 Final
Total Endorsement Count	93,327	119,186	212,514	133,923	1,116,232
Loan Purpose Shares					
Purchase (%)	69.9	70.6	70.3	77.4	67.5
Refinance (%)	30.1	29.4	29.7	22.6	32.5
Purchase Loan Count and Shares					
Purchase Loan Count	65,277	84,110	149,388	103,619	753,389
First-Time Homebuyer (%)	81.3	81.2	81.3	81.7	81.5
203(K) Purchase and Rehabilitate (%)	2.0	1.9	1.9	2.2	2.0
Minority (%)	34.2	33.9	34.0	35.2	34.0
Non-Minority (%)	59.3	59.9	59.7	59.1	60.0
Undisclosed Race/Ethnicity (%)	6.5	6.2	6.3	5.7	5.9
Refinance Loan Count and Shares					
Refinance Loan Count	28,050	35,076	63,126	30,304	362,843
FHA Streamline (%)	55.2	55.7	55.5	50.3	64.2
FHA-to-FHA (Fully Underwritten) (%)	15.4	15.3	15.3	15.5	13.8
Non-cash-out (%)	40.7	40.2	40.5	38.7	51.4
Cash out (%)	59.3	59.8	59.5	61.3	48.6
Conventional-to-FHA (%)	29.4	29.0	29.2	34.1	22.1
Non-cash-out (%)	46.4	46.1	46.2	51.1	50.7
Cash out (%)	53.6	53.9	53.8	48.9	49.3
Property-Type Shares					
Single-Family Detached (%)	87.6	87.7	87.6	87.1	88.2
Townhome (%)	5.0	5.0	5.0	5.0	4.6
Condominium (%)	2.8	2.9	2.9	2.8	2.8
2-4 Unit Properties (%)	2.1	2.0	2.1	2.2	2.1
Manufactured Housing (With Real Estate) (%)	2.6	2.4	2.5	2.8	2.2

Source: US Department of HUD/FHA; December 2015.

^a Does not include Home Equity Conversion Mortgages (HECM).

FHA Production Report

Calendar Year	Month	Total Applications Received	Home Purchase	Conventional-to-FHA Refinance	FHA Non-Streamline Refinance	FHA Streamline - Standard MIP	FHA Streamline - Low MIP ^b
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	10,369	3,176	3,426	9,378
	Aug	89,277	63,957	10,420	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	71,031	15,231	7,946	28,591	5,336
	Feb	179,536	85,222	17,822	11,500	58,744	6,248
	Mar	174,893	98,901	17,228	9,091	43,584	6,089
	Apr	175,437	106,215	17,543	8,477	37,701	5,501
	May	156,976	101,099	15,612	6,762	28,839	4,664
	Jun	159,209	107,704	17,483	6,819	22,474	4,729
	Jul	150,720	102,052	18,115	6,808	18,555	5,190
	Aug	142,668	92,478	18,192	6,826	19,947	5,225
	Sep	143,468	92,264	18,309	7,046	20,341	5,508
	Oct	127,535	77,599	17,538	6,877	20,293	5,228
	Nov	113,417	69,391	17,283	5,148	17,148	4,447

Source: US Department of HUD/FHA; December 2015.

^a Does not include Home Equity Conversion Mortgage (HECM)

^b Mortgage insurance premium (MIP) decreased on June 11, 2012 for targeted streamline refinance loans to 1/55 basis points.

Table 5: Home Equity Conversion Mortgage (HECM) Insured Mortgage Portfolio Change during Month		
November 2015		
	Loan Count	MCA ^a (In Millions)
Insurance in-Force (Beginning)	603,486	\$146,646
Payoffs	(1,943)	(559)
Assignments	(1,300)	(335)
Shortfall Claims ^b	(1,935)	(351)
Endorsements	4,020	1,132
Insurance in-Force (Ending)	602,328	\$146,533

Source: US Department of HUD/FHA; December 2015.

^a 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.

^b Shortfall claims comprise claim types 'Foreclosure / Deed In Lieu' and 'Mortgagor's Short Sale'.

Table 6: Home Equity Conversion Mortgage Endorsement Characteristic Shares					
	Nov 2015	Oct 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	4,020	4,328	8,348	9,259	57,990
Loan Purpose Shares (%)					
Home Purchase	4.9	5.6	5.3	4.7	4.2
Refinance	11.3	10.5	10.9	7.0	9.6
Equity Takeout (Traditional)	83.7	83.9	83.8	88.4	86.2
Product Type Shares (%)					
Fixed Rate	11.8	12.9	12.4	20.8	15.7
Adjustable Rate	88.2	87.1	87.6	79.2	84.3
Gender Shares (%)					
Individual Male	22.2	22.6	22.4	20.9	21.9
Individual Female	36.7	37.3	37.0	39.4	38.6
Joint Borrowers	40.7	39.9	40.3	38.8	38.8
Not Reported	0.3	0.3	0.3	0.9	0.7
Age Categories Shares (%)					
62-69	44.2	43.9	44.1	45.2	46.2
70-79	38.9	37.5	38.2	37.9	37.1
80-89	14.4	16.0	15.2	14.5	14.2
90+	2.5	2.5	2.5	2.5	2.5
Initial Principal Limit (IPL) Range (\$000) Shares (%)					
Up to \$100	32.9	30.6	31.7	37.7	34.7
\$101 - \$200	35.8	36.5	36.2	34.4	34.8
\$201 - \$300	16.7	17.3	17.0	15.0	16.0
\$301 - \$400	11.9	12.5	12.2	10.4	11.6
\$401 - \$500	2.7	3.2	2.9	2.4	2.9
Above \$500	0.0	0.0	0.0	0.0	0.0

Source: US Department of HUD/FHA; December 2015.

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Table 7: Home Equity Conversion 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	1,007	5,530	212	585	5,740
	Feb	9,758	1,420	8,338	228	896	8,634
	Mar	9,331	1,338	7,993	287	920	8,124
	Apr	13,488	1,840	11,648	436	1,381	11,671
	May	4,186	626	3,560	213	463	3,510
	Jun	6,183	923	5,260	276	713	5,194
	Jul	6,364	1,019	5,345	258	829	5,277
	Aug	6,089	876	5,213	256	764	5,069
	Sep	6,754	831	5,923	271	822	5,661
	Oct	7,046	797	6,249	235	946	5,865
	Nov	6,330	693	5,637	201	726	5,403

Source: US Department of HUD/FHA; December 2015.

Table 8: Multifamily Insured Mortgage Portfolio Change during Month November 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	10,769	\$74,152
Prepayments	(9)	-
Refinance with FHA	(7)	-
Full Payoff	(2)	-
Claims	-	-
Endorsements	52	463
Adjustment ^a	(73)	(618)
Insurance in-Force (Ending)	10,739	\$73,997

Source: US Department of HUD/FHA; December 2015.

^a Reconciling adjustments represent late posting of previous period activity.

Table 9: Multifamily Insured Mortgage Endorsement Characteristic Shares					
	Nov 2015	Oct 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	52	68	120	164	903
Property Size Shares (%)					
Up to 20 Units	1.9	1.5	1.7	1.8	1.0
21 - 50 Units	17.3	11.8	14.2	14.6	11.6
51 - 100 Units	26.9	27.9	27.5	25.6	27.8
101 - 150 Units	21.2	17.6	19.2	18.9	20.4
Over 150 Units	32.7	41.2	37.5	39.0	39.2
Mortgage Size Shares (%)					
Up to \$5 Million	42.3	41.2	41.7	37.2	37.3
\$5 - \$10 Million	19.2	20.6	20.0	21.3	23.1
\$10 - \$20 Million	26.9	23.5	25.0	26.2	23.7
\$20 - \$50 Million	11.5	13.2	12.5	14.6	15.5
\$50 - \$100 Million	0.0	1.5	0.8	0.6	0.3
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0
Over \$200 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	75.0	66.2	70.0	73.8	72.8
Outside Metropolitan Areas ^b	25.0	33.8	30.0	26.2	27.2
Property Use Shares (%)					
Mixed Use	1.9	0.0	0.8	0.6	0.7
Residential Only	98.1	100.0	99.2	99.4	99.3

Source: US Department of HUD/FHA; December 2015.

^a Metropolitan areas as defined by the Office of Management and Budget.

^b Includes Micropolitan areas as defined by the Office of Management and Budget.

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Calendar Year	Month	Total Applications Received	New Construction	Purchase	Refinance	Substantial Rehabilitation	Property Improvement	Additions
2013	Oct	70	11	1	48	10	0	0
	Nov	123	12	1	99	11	0	0
	Dec	116	20	0	78	18	0	0
2014	Jan	98	18	3	67	10	0	0
	Feb	73	15	1	45	12	0	0
	Mar	96	19	2	67	8	0	0
	Apr	92	18	11	54	9	0	0
	May	86	13	5	62	6	0	0
	Jun	74	10	1	54	8	1	0
	Jul	95	21	2	69	3	0	0
	Aug	82	21	1	48	9	1	2
	Sep	91	21	4	57	8	1	0
	Oct	95	26	4	55	8	1	1
	Nov	116	27	4	64	21	0	0
	Dec	93	23	1	57	12	0	0
2015	Jan	88	24	2	47	15	0	0
	Feb	93	25	1	52	15	0	0
	Mar	116	18	8	79	9	1	1
	Apr	96	22	1	59	13	0	1
	May	108	26	0	65	16	0	1
	Jun	158	36	2	105	14	0	1
	Jul	171	42	1	108	17	2	1
	Aug	99	26	2	58	12	1	0
	Sep	103	31	4	59	8	0	1
	Oct	97	23	2	58	14	0	0
	Nov	73	21	2	42	8	0	0

Source: US Department of HUD/FHA; December 2015.

Table 11: Nursing Home and Assisted Living (Section 232 Program) Insured Portfolio Change during Month November 2015		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	3,189	\$23,907
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims	-	-
Refinance	-	-
New Construction	-	-
Endorsements	14	147
Adjustment ^a	(10)	(33)
Insurance in-Force (Ending)	3,193	\$24,021

Source: US Department of HUD/FHA; December 2015.

^a Reconciling adjustments represent late posting of previous period activity.

Table 12: Nursing Home and Assisted Living (Section 232) Insured Mortgage Endorsement Characteristic Shares

	Nov 2015	Oct 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	14	37	51	56	291
Property Size Shares					
Up to 20 Units	0.0	0.0	0.0	1.8	0.3
21 - 50 Units	21.4	2.7	7.8	1.8	8.2
51 - 100 Units	35.7	48.6	45.1	50.0	39.2
101 - 150 Units	21.4	35.1	31.4	32.1	30.2
Over 150 Units	21.4	13.5	15.7	14.3	22.0
Mortgage Size Shares					
Up to \$5 Million	42.9	32.4	35.3	33.9	27.5
\$5 - \$10 Million	14.3	21.6	19.6	44.6	41.9
\$10 - \$20 Million	35.7	40.5	39.2	16.1	22.0
\$20 - \$50 Million	7.1	5.4	5.9	5.4	8.6
\$50 - \$100 Million	0.0	0.0	0.0	0.0	0.0
\$100 - \$200 Million	0.0	0.0	0.0	0.0	0.0
Over \$200 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	85.7	59.5	66.7	68.2	71.8
Outside Metropolitan Areas ^b	14.3	40.5	33.3	31.8	28.2

Source: US Department of HUD/FHA; December 2015.

^a Metropolitan areas as defined by the Office of Management and Budget.

^b Includes Micropolitan areas as defined by the Office of Management and Budget.

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Table 13: Nursing Homes and Assisted Living (Section 232 Program) Application Activity								
Calendar Year	Month	Total Applications Received	New Construction	Additions	Purchase	Refinance	Property Improvement	Substantial Rehabilitation
2013	Oct	75	1	1	2	70	1	0
	Nov	66	1	0	0	64	1	0
	Dec	62	4	2	2	51	2	1
2014	Jan	75	1	2	0	72	0	0
	Feb	67	2	3	0	61	1	0
	Mar	82	4	2	0	76	0	0
	Apr	92	4	1	1	81	4	1
	May	61	1	2	3	53	1	1
	Jun	65	2	1	0	61	1	0
	Jul	59	3	0	1	51	2	2
	Aug	63	4	3	0	55	1	0
	Sep	69	4	1	0	61	2	1
	Oct	48	0	0	2	43	2	1
	Nov	51	5	2	0	44	0	0
	Dec	55	1	1	1	49	2	1
2015	Jan	53	5	2	5	41	0	0
	Feb	59	2	3	0	54	0	0
	Mar	55	2	0	1	48	1	3
	Apr	76	5	0	1	67	2	1
	May	74	5	2	4	59	4	0
	Jun	70	3	4	3	60	0	0
	Jul	23	3	1	5	14	0	0
	Aug	85	2	0	0	83	0	0
	Sep	34	1	0	3	30	0	0
	Oct	34	4	2	0	26	2	0
	Nov	11	0	1	1	9	0	0

Source: US Department of HUD/FHA; December 2015.

Table 14: Hospital (Section 242 Program) Insured Portfolio Change during Month		
November 2015 ^a		
	Loan Count	Loan Balances (In Millions)
Insurance in-Force (Beginning)	110	\$7,441
Prepayments	-	-
Refinance with FHA	-	-
Full Payoff	-	-
Claims	-	-
Endorsements	-	-
Adjustment ^b	(1)	(16)
Insurance in-Force (Ending)	109	\$7,425

Source: US Department of HUD/FHA; December 2015.

^a Data is for the period from August 3, 2015 to September 1, 2015.

^b Reconciling adjustments represent late posting of previous period activity.

	Nov 2015	Oct 2015	FY 2016 to-date	FY 2015 to-date	FY 2015 Final
Total Endorsement Count	0	0	0	0	5
Property Size Shares					
Less than 25 Beds	0.0	0.0	0.0	0.0	80.0
26 - 50 Beds	0.0	0.0	0.0	0.0	0.0
51 - 100 Beds	0.0	0.0	0.0	0.0	0.0
101 - 200 Beds	0.0	0.0	0.0	0.0	0.0
Over 200 Beds	0.0	0.0	0.0	0.0	20.0
Mortgage Size Shares					
Up to \$10 Million	0.0	0.0	0.0	0.0	0.0
\$10 - \$25 Million	0.0	0.0	0.0	0.0	40.0
\$25 - \$50 Million	0.0	0.0	0.0	0.0	40.0
\$50 - \$100 Million	0.0	0.0	0.0	0.0	0.0
\$100 - \$250 Million	0.0	0.0	0.0	0.0	20.0
\$250 - \$500 Million	0.0	0.0	0.0	0.0	0.0
Over \$500 Million	0.0	0.0	0.0	0.0	0.0
Metropolitan Area Shares (%)					
In Metropolitan Areas ^a	0.0	0.0	0.0	0.0	60.0
Outside Metropolitan Areas ^b	0.0	0.0	0.0	0.0	40.0

Source: US Department of HUD/FHA; December 2015.

^a Metropolitan areas as defined by the Office of Management and Budget.

^b Includes Micropolitan areas as defined by the Office of Management and Budget.

Table 16: Hospitals (Section 242 Program) Application Activity						
Calendar Year	Month	Total Applications Received	Section 242 (Construction - Non-Portfolio Hospital)	Section 241 (Construction or Addition Portfolio Hospital)	Section 223f (Refinancing or Acquisition-Non-Portfolio Hospital)	Section 223a7 (Refinancing-Portfolio Hospital)
2013	Oct	2	0	2	0	0
	Nov	0	0	0	0	0
	Dec	0	0	0	0	0
2014	Jan	0	0	0	0	0
	Feb	0	0	0	0	0
	Mar	0	0	0	0	0
	Apr	1	0	0	1	0
	May	0	0	0	0	0
	Jun	2	0	1	1	0
	Jul	1	0	1	0	0
	Aug	1	0	0	0	1
	Sep	0	0	0	0	0
	Oct	0	0	0	0	0
	Nov	1	0	0	1	0
	Dec	0	0	0	0	0
2015	Jan	0	0	0	0	0
	Feb	0	0	0	0	0
	Mar	1	1	0	0	0
	Apr	1	0	0	0	1
	May	0	0	0	0	0
	Jun	0	0	0	0	0
	Jul	2	0	0	1	1
	Aug	2	0	1	1	0
	Sep	0	0	0	0	0
	Oct	0	0	0	0	0
	Nov	0	0	0	0	0

Source: US Department of HUD/FHA; December 2015.