



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)	7,840,261	1,108,620
Prepayments	(110,532)	(18,620)
Refinance with FHA	(29,248)	(5,840)
Full Payoff	(81,284)	(12,779)
Claims	(8,818)	(1,128)
Conveyance	(3,206)	(357)
Pre-Foreclosure Sale	(929)	(155)
Note Sales	(1,885)	(288)
Third-Party Sales	(2,798)	(328)
Endorsements	111,278	22,462
Adjustment ^a	7,080	(1,068)
Insurance in Force (Ending) ^b	7,839,269	1,110,267

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, December 2016.

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)	7,456,744	1,058,960	383,517	49,659
Prepayments	(108,912)	(18,477)	(1,620)	(142)
Refinance with FHA	(29,248)	(5,840)	0	0
Full Payoff	(79,664)	(12,637)	(1,620)	(142)
Claims	(2,179)	(235)	(6,639)	(893)
Delinquency Transitions within Portfolio				
Re-performing ^c	31,037	3,980	(31,037)	(3,980)
New 90+ Day Delinquency	(41,440)	(5,256)	41,440	5,256
Continued Serious Delinquency ^b	na	na	336,548	43,417
Endorsements	111,278	22,462	na	na
Adjustment ^d	7,080	(1,068)	na	na
Insurance in Force (Ending) ^e	7,464,011	1,061,643	375,258	48,624

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, December 2016.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in Force (Beginning)	39,344	1,017
Property Improvement	26,766	477
Manufactured Housing	12,578	540
Prepayments	(452)	(8)
Property Improvement	(399)	(6)
Manufactured Housing	(53)	(2)
Claims	(58)	(2)
Property Improvement	(28)	0
Manufactured Housing	(30)	(1)
Endorsements	257	6
Property Improvement	222	4
Manufactured Housing	35	2
Adjustments ^a	28	3
Property Improvement	(36)	0
Manufactured Housing	64	3
Insurance in Force (Ending) ^b	39,119	1,016
Property Improvement	26,525	474
Manufactured Housing	12,594	542

^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, December 2016.

Table 4. Single Family Insured Mortgage Endorsement Characteristic Shares

	Nov 2016	Oct 2016	FY 2017 to date	FY 2016 to date	FY 2016 Final
Total Endorsement Count	111,278	116,324	227,606	212,517	1,258,063
Loan Purpose Shares					
Purchase (%)	64.3	66.0	65.1	70.3	69.9
Refinance (%)	35.7	34.0	34.9	29.7	30.1
Purchase Loan Count and Shares					
Purchase Loan Count	71,520	76,759	148,282	149,391	879,521
First-Time Homebuyer (%)	81.8	82.2	82.0	81.3	82.1
203(k) Purchase and Rehabilitate (%)	1.6	1.7	1.7	1.9	1.8
Minority (%)	36.0	35.2	35.6	34.0	34.4
Non-Minority (%)	57.4	58.2	57.8	59.6	59.1
Undisclosed Race/Ethnicity (%)	6.6	6.6	6.6	6.3	6.5
Refinance Loan Count and Shares					
Refinance Loan Count	39,758	39,565	79,324	63,126	378,542
FHA Streamline (%)	59.9	59.8	59.9	55.5	55.6
FHA-to-FHA (Fully Underwritten) (%)	15.5	15.7	15.6	15.3	16.0
Non-cash-out (%)	36.0	37.5	36.8	40.5	39.6
Cash-out (%)	64.0	62.5	63.2	59.5	60.4
Conventional-to-FHA (%)	24.5	24.5	24.5	29.2	28.4
Non-cash-out (%)	37.3	36.6	36.9	46.2	41.9
Cash-out (%)	62.7	63.4	63.1	53.8	58.1
Property-Type Shares					
Single Family Detached (%)	87.9	87.7	87.8	87.6	87.8
Townhome (%)	5.0	5.1	5.1	5.0	5.1
Condominium (%)	2.6	2.7	2.7	2.9	2.7
2-4 Unit Properties (%)	2.2	2.1	2.1	2.1	2.0
Manufactured Housing (with Real Estate) (%)	2.3	2.3	2.3	2.5	2.4

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

SOURCE: U.S. Department of HUD/FHA, December 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	11,745	4,132	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	17,823	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	92,279	18,215	7,061	20,405	5,508
	Oct	127,535	77,571	17,255	7,004	20,477	5,228
	Nov	113,417	69,293	16,186	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	19,337	8,068	24,101	4,730
	Mar	168,165	109,372	22,081	9,019	23,025	4,668
	Apr	163,138	107,333	19,505	8,049	24,502	3,749
	May	167,225	109,861	18,966	8,177	26,773	3,448
	Jun	167,999	110,423	20,241	8,701	25,399	3,235
	Jul	150,501	92,284	18,421	8,955	27,971	2,870
	Aug	164,502	99,084	20,918	9,879	31,211	3,410
	Sep	144,994	86,059	18,861	9,016	27,747	3,311
	Oct	138,548	78,168	19,952	8,525	28,512	3,391
	Nov	131,042	76,070	21,877	6,975	22,508	3,612

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

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

	Loan Count	MCA ^a (\$ millions)
Insurance in Force (Beginning)	580,432	144,163
Payoffs	(2,449)	(677)
Assignments	(2,246)	(549)
Shortfall Claims ^b	(1,952)	(373)
Endorsements	3,884	1,214
Insurance in Force (Ending) ^c	577,669	143,778

^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 of Foreclosure*, and *Mortgagor's Short Sale*.

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

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

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

	Nov 2016	Oct 2016	FY 2017 to Date	FY 2016 to Date	FY 2016 Final
Total Endorsement Count	3,884	3,913	7,797	8,348	48,867
Loan Purpose					
Home Purchase	5.1	4.8	5.0	5.3	4.8
Refinance	12.2	11.4	11.8	10.9	11.0
Equity Takeout (Traditional)	82.7	83.7	83.2	83.8	84.1
Product Type					
Fixed Rate	9.8	10.1	9.9	12.4	10.6
Adjustable Rate	90.2	89.9	90.1	87.6	89.4
Gender					
Individual Male	21.2	20.5	20.9	22.4	21.7
Individual Female	37.6	37.5	37.6	37.0	36.8
Joint Borrowers	40.3	41.1	40.7	40.3	41.0
Not Reported	0.8	0.9	0.8	0.3	0.5
Age					
62–69	41.3	41.6	41.5	44.1	42.5
70–79	40.1	40.1	40.1	38.2	39.3
80–89	15.3	15.7	15.5	15.2	15.3
90+	3.3	2.6	3.0	2.5	2.9
Initial Principal Limit (IPL) (\$ thousands)					
< 101	26.4	24.5	25.4	31.7	27.9
101–200	34.2	36.4	35.3	36.1	36.6
201–300	20.2	20.4	20.3	17.0	18.2
301–400	14.9	14.7	14.8	12.2	13.7
401–500	4.2	3.9	4.0	2.9	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, December 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	2,369	3,960	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	777	6,269	240	996	5,810
	Nov	6,330	667	5,663	212	843	5,275
	Dec	6,075	721	5,354	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	841	6,006
	Apr	6,613	688	5,925	256	742	5,615
	May	6,670	716	5,954	268	800	5,602
	Jun	6,987	773	6,214	281	900	5,806
	Jul	6,403	708	5,695	264	868	5,271
	Aug	7,529	797	6,732	258	1,055	6,216
	Sep	7,720	775	6,945	266	1,037	6,417
	Oct	6,533	751	5,782	236	943	5,354
	Nov	6,807	778	6,029	250	981	5,576

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