

SINGLE-FAMILY OPERATIONS

June 2011

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Applications

During June, the seasonally adjusted annual rate for single family applications moved upward to 1,388,000 -- 7.8 percent higher than last month.

Actual application receipts also advanced to a total of 131,796 cases. This included 87,674 purchase cases, 35,367 refinance transactions as well as 8,755 reverse mortgages.

The refinance applications consisted of 12,748 prior FHA's and 22,619 conventional conversions. Also included in the refinances were 157 H4H cases and 114 short refinance transactions.

Endorsements

This month, FHA insured 101,469 single-family mortgages covering \$17.7 billion. So far this fiscal year, FHA has insured 987,352 mortgages for \$186.4 billion.

During June, 74,370 purchase money mortgages were endorsed, as well as 21,242 refinance transactions and 5,857 HECMs.

With respect to the refinancing, 8,952 were prior FHA cases, the bulk having streamlined processing and 12,290 conventional conversions. Included in the refinance total were 58 H4H cases and 50 short refinances.

Of the 5,857 reverse mortgages; 5,054 were the standard traditional type. Also, 524 saver mortgages were endorsed.

Automated Underwriting

Of the cases endorsed this month, 86,618 were accepted and endorsed using the FHA score card -- that is 90.6 percent of the cases insured.

Processing Time

This month, the average time for processing the bulk of the cases were 9.4 weeks, -- 6.1 week from application to closing and 3.3 weeks from closing to endorsement.

Insurance-In-Force

As of the end of June, FHA had 7,151,199 single-family mortgages-in-force with an amortized balance of \$994.6 billion.

Defaults and Claims

At the end of June, lenders reported 584,822 mortgages in serious delinquency, bankruptcy or in foreclosure. This is slightly higher than last month, but the seriously delinquent rate remained at 8.2 percent.

Through nine months of the fiscal year, FHA has paid 256,770 claims, however, 164,584 (64%) were loss mitigation retention claim payments. In addition, 68,915 conveyance claims were paid as well as a smaller number of other claims.

FHA SINGLE-FAMILY OUTLOOK

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MONTHLY COMPARISONS

	CURRENT MONTH	LAST MONTH	RATE OF CHANGE	LAST YEAR	RATE OF CHANGE
TOTAL APPLICATIONS: *	131,796	118,784	11.0%	168,915	-22.0%
Annual Rate	1,388,000	1,288,100	7.8%	1,848,900	-24.9%
Average per workday	5,486	5,091	7.8%	7,308	-24.9%
Purchase	87,674	79,931	9.7%	89,951	-2.5%
Refinance	35,367	31,380	12.7%	69,876	-49.4%
Prior FHA	12,748	10,308	23.7%	23,659	-46.1%
Conventional to FHA	22,619	21,072	7.3%	46,217	-51.1%
H4H (HOPE for Homeowners)	157	134	17.2%	50	214.0%
Short Refinance	114	65	75.4%		
HECM	8,755	7,473	17.2%	9,088	-3.7%
TOTAL ENDORSEMENTS: *	101,469	95,907	5.8%	150,911	-32.8%
Annual Rate	1,217,600	1,150,900	5.8%	1,810,900	-32.8%
Weighted Average FICO Score **	700	701	-0.1%	697	0.4%
Minority	25,699	23,677	8.5%	37,728	-31.9%
% Minority	25.3%	24.7%	0.6% #	25.0%	0.3% #
Purchase	74,370	66,475	11.9%	115,831	-35.8%
% Purchase	73.3%	69.3%	4.0% #	76.8%	-3.5% #
Average FICO Score **	699	700	-0.1%	698	0.1%
1st Time Home Buyer	57,229	51,236	11.7%	92,198	-37.9%
% 1st Time Home Buyer	77.0%	77.1%	-0.1% #	79.6%	-2.6% #
Non-Minority	36,366	32,704	11.2%	59,725	-39.1%
% Non-Minority	63.5%	63.8%	-0.3% #	64.8%	-1.2% #
Minority	17,373	15,451	12.4%	26,701	-34.9%
% Minority	30.4%	30.2%	0.2% #	29.0%	1.4% #
Not-Disclosed	3,490	3,081	13.3%	5,772	-39.5%
% Not-Disclosed	6.1%	6.0%	0.1% #	6.3%	-0.2% #
Refinanced	21,242	24,244	-12.4%	29,776	-28.7%
% Refinanced	20.9%	25.3%	-4.3% #	19.7%	1.2% #
Average FICO Score **	698	701	-0.4%	694	0.6%
Prior FHA	8,952	10,315	-13.2%	9,682	-7.5%
Streamline	6,353	7,658	-17.0%	6,801	-6.6%
% Streamline	29.9%	31.6%	-1.7% #	22.8%	7.1% #
Full Process	2,599	2,657	-2.2%	2,881	-9.8%
Cash Out	611	611	0.0%	892	-31.5%
Conventional to FHA	12,290	13,929	-11.8%	20,095	-38.8%
Cash Out	3,557	4,026	-11.6%	6,426	-44.6%
Total Cash Out	4,168	4,637	-10.1%	7,318	-43.0%
Total % Cash Out	19.6%	19.1%	0.5% #	24.6%	-5.0% #
H4H (HOPE for Homeowners)	58	39	48.7%	7	
Short Refinance	50	44	13.6%		
HECM	5,857	5,188	12.9%	5,304	10.4%
% HECM	5.8%	5.4%	0.4% #	3.5%	2.3% #
HECM Standard Traditional	5,045	4,587	10.0%	4,916	2.6%
HECM Stndrd Traditional ARM	1,162	1,019	14.0%	1,348	-13.8%
HECM Standard Purchase	146	96	52.1%	101	44.6%
HECM Stndrd Purchase ARM	2	3	-33.3%	5	-60.0%
HECM Standard Refinance	142	140	1.4%	287	-50.5%
% HECM Standard Refinance	2.4%	2.7%	-0.3% #	5.4%	-3.0% #
HECM Stndrd Refinance ARM	21	20	5.0%	74	-71.6%
HECM Saver Total	524	365	43.6%		

Source: * F17 CHUMS

- Percentage point difference

NA - Not available at this time.

** This series represents the composite FICO score value that is used for loan underwriting.

FHA SINGLE-FAMILY OUTLOOK

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MONTHLY COMPARISONS

	CURRENT MONTH	LAST MONTH	RATE OF CHANGE	LAST YEAR	RATE OF CHANGE
FORWARD ENDORSEMENTS ONLY: *					
Section 203(k)	2,077	1,759	18.1%	1,845	12.6%
Condominium	4,291	3,960	8.4%	7,638	-43.8%
% Condominium	4.2%	4.1%	0.1% #	5.1%	-0.8% #
ARM (Excludes HECM ARM)	4,085	4,194	-2.6%	4,542	-10.1%
% ARM	4.0%	4.4%	-0.3% #	3.0%	1.0% #
Manufactured Housing (Real Estate)	1,856	1,720	7.9%	2,345	-20.9%
Interest Buy-down	453	328	38.1%	404	12.1%
Average Processing Time * ^					
(Existing Homes, weeks)					
Application to Closing	6.1	6.0	1.7%	7.1	-14.1%
Closing to Endorsement	3.3	3.0	10.0%	3.9	-15.4%
Lender Insurance *					
Total Lender Insurance	79,092	74,208	6.6%	111,490	-29.1%
% of Total Insurance	77.9%	77.4%	0.6% #	73.9%	4.1% #
Forward Mortgages	77,369	73,070	5.9%	110,374	-29.9%
HECM	1,723	1,138	51.4%	1,116	54.4%
Automated Underwriting System * x					
AUS Endorsed	86,618	81,347	6.5%	134,648	-35.7%
AUS as % of Total Endorsed	90.6%	89.7%	0.9% #	92.5%	-1.9% #
Mortgage Insurance *					
Total Number	101,469	95,907	5.8%	150,911	-32.8%
Total Amount (\$B)	\$17.7	\$16.9	4.7%	\$26.4	-33.0%
Forward Mortgages					
Total Forward Number	95,612	90,719	5.4%	145,607	-34.3%
Amount (\$B)	\$16.3	\$15.6	4.5%	\$25.1	-35.1%
Purchase Number	74,370	66,475	11.9%	115,831	-35.8%
Amount (\$B)	\$12.5	\$11.2	11.6%	\$19.6	-36.2%
Refinance Number	21,242	24,244	-12.4%	29,776	-28.7%
Amount (\$B)	\$3.8	\$4.4	-13.6%	\$5.5	-30.9%
Reverse Mortgages					
HECM Number	5,857	5,188	12.9%	5,304	10.4%
Max Claim Amount (\$B)	\$1.4	\$1.3	7.7%	\$1.3	7.7%
Mortgage Insurance-In-Force **					
Total Number	7,151,199	7,090,489	0.9%	6,402,527	11.7%
Total Unpaid Balance Amount (\$B)	\$994.6	\$984.6	1.0%	\$865.5	14.9%
Loans Seriously Delinquent *** <					
Seriously Delinquent	584,822	578,933	1.0%	551,330 r	6.1%
Seriously Delinquent Rate	8.2%	8.2%	0.0% #	8.6% r	-0.4% #

Source: * F17 CHUMS ** A43 Single Family Insurance System *** F42D Consolidated Single Family Default Monitoring System

Percentage point difference

r - revised

^ Existing homes, including purchase and refinance cases, represent virtually all of insurance activity.

x AUS includes only forward mortgages accepted and endorsed by the FHA scorecard (TOTAL).

< This count of seriously delinquent mortgages includes all bankruptcies, all foreclosures and 90 days or more delinquencies.

FHA SINGLE-FAMILY OUTLOOK

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FISCAL YEAR COMPARISONS

	PROJECTIONS FY 2011 AS OF OCT 10	FY 2011 TO DATE	FY 2010 TO DATE	RATE OF CHANGE 2011/2010	FY 2010 FINAL
TOTAL APPLICATIONS: *	2,000,000	1,216,566	1,704,783	-28.6%	2,334,696
Purchase	1,120,000	687,815	994,268	-30.8%	1,256,565
Refinance	800,000	456,033	645,669	-29.4%	981,160
Prior FHA	300,000	185,090	230,185	-19.6%	423,093
Conventional to FHA	500,000	270,943	415,484	-34.8%	558,067
H4H (HOPE for Homeowners)		1,255	421	198.1%	540 r
Short Refinance		649			
HECM	80,000	72,718	64,846	12.1%	96,971
TOTAL ENDORSEMENTS: *	1,500,000	987,352	1,337,230	-26.2%	1,746,997
Minority	375,000	237,922	325,468	-26.9%	429,926
% Minority	25.0%	24.1%	24.3%	-0.2% #	24.6%
Purchase	900,000	566,813	840,687	-32.6%	1,109,699
% Purchase	60.0%	57.4%	62.9%	-5.5% #	63.5%
1st Time Home Buyer	720,000	424,475	678,968	-37.5%	882,200
% 1st Time Home Buyer	80.0%	74.9%	80.8%	-5.9% #	79.5%
Non-Minority	460,800	261,673	435,648	-39.9%	558,991
% Non-Minority	64.0%	61.6%	64.2%	-2.5% #	63.4%
Minority	216,000	135,609	198,941	-31.8%	265,138
% Minority	30.0%	31.9%	29.3%	2.6% #	30.1%
Not-Disclosed	43,200	27,192	44,375	-38.7%	58,061
% Not-Disclosed	6.0%	6.4%	6.5%	-0.1% #	6.6%
Refinanced	525,000	364,312	435,942	-16.4%	558,192
% Refinanced	35.0%	36.9%	32.6%	4.3% #	32.0%
Prior FHA	231,000	199,117	191,252	4.1%	252,522
Streamline	204,750	161,842	167,830	-3.6%	212,940
% Streamline	39.0%	44.4%	38.5%	5.9% #	38.1%
Full Process	26,250	37,275	27,422	35.9%	39,582
Cash Out	17,000	7,322	9,261	-20.9%	12,129
Conventional to FHA	294,000	165,201	240,695	-31.4%	305,676
Cash Out	203,000	43,750	78,559	-44.3%	98,107
Total Cash Out	220,000	51,072	87,820	-41.8%	110,236
Total % Cash Out	41.9%	14.0%	20.1%	-6.1% #	19.7%
H4H (HOPE for Homeowners)		285	48		107
Short Refinance		245			
HECM	75,000	56,227	60,601	-7.2%	79,106
% HECM	5.0%	5.7%	4.5%	1.2% #	4.5%
HECM Standard Traditional	67,500	50,650	55,626	-8.9%	72,855
HECM Stndrd Traditional ARM	66,150	15,851	17,807	-11.0%	23,005
HECM Standard Purchase	2,400	1,052	1,011	4.1%	1,389
HECM Stndrd Purchase ARM	2,352	95	107	-11.2%	146
HECM Standard Refinance	5,100	2,273	3,967	-42.7%	4,862
% HECM Standard Refinance	6.8%	4.0%	6.5%	-2.5% #	6.1%
HECM Stndrd Refinance ARM	4,998	489	1,216	-59.8%	1,457
HECM Saver Total		2,253			

Source: * F17 CHUMS

- Percentage point difference

r - revised

FHA SINGLE-FAMILY OUTLOOK

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FISCAL YEAR COMPARISONS

	PROJECTIONS FY 2011 AS OF OCT 10	FY 2011 TO DATE	FY 2010 TO DATE	RATE OF CHANGE 2011/2010	FY 2010 FINAL
FORWARD ENDORSEMENTS ONLY: *					
Section 203(k)	22,000	14,914	16,393	-9.0%	22,491
Condominium	110,000	44,287	73,699	-39.9%	93,468
% Condominium	7.3%	4.5%	5.5%	-1.0% #	5.4%
ARM (Excludes HECM ARM)	50,000	39,503	33,849	16.7%	46,940
% ARM	3.3%	4.0%	2.5%	1.5% #	2.7%
Manufactured Housing (Real Estate)	50,000	16,207	23,615	-31.4%	30,751
Interest Buy-down	4,000	2,563	2,896	-11.5%	3,845
Lender Insurance *					
Total Lender Insurance	1,050,000	754,275	970,573	-22.3%	1,277,137
% of Total Insurance	70.0%	76.4%	72.6%	3.8% #	73.1%
Forward Mortgages	1,029,000	739,378	958,296	-22.8%	1,259,909
HECM	21,000	14,897	12,277	21.3%	17,228
Automated Underwriting System * x					
AUS Endorsed	1,125,000	755,074	1,072,393	-29.6%	1,409,766
AUS as % of Total Endorsed	78.9%	81.1%	84.0%	-2.9% #	84.5%
Mortgage Insurance *					
Total Number	1,500,000	987,352	1,337,230	-26.2%	1,746,997
Total Amount (\$B)	\$288.7	\$186.4	\$242.6	-23.2%	\$318.8
Forward Mortgages					
Total Forward Number	1,425,000	931,125	1,276,629	-27.1%	1,667,891
Amount (\$B)	\$270.0	\$172.3	\$226.2	-23.8%	\$297.7
Purchase Number					
Purchase Number	900,000	566,813	840,687	-32.6%	1,109,699
Amount (\$B)	\$162.0	\$98.9	\$144.4	-31.5%	\$191.7
Refinance Number					
Refinance Number	525,000	364,312	435,942	-16.4%	558,192
Amount (\$B)	\$107.6	\$73.4	\$81.8	-10.3%	\$106.0
Reverse Mortgages					
HECM Number	75,000	56,227	60,601	-7.2%	79,106
Max Claim Amount (\$B)	\$18.7	\$14.1	\$16.4	-14.0%	\$21.1
Claims **					
Total Claims	345,000	256,770	207,715	23.6%	303,402
Loss Mitigation Retention	218,000	164,584	124,191	32.5%	182,968
Pre-Foreclosures	19,000	16,492	10,683	54.4%	15,291
Conveyances	100,000	68,915	69,504	-0.8%	99,653
HECM	7,000	5,650	3,337	69.3%	5,361
Other Claims	1,000	1,129	0		129

Source: * F17 CHUMS ** A43C Claims System

= Percentage point difference

x AUS includes only forward mortgages accepted and endorsed by the FHA scorecard (TOTAL).