



# FHA PRODUCTION REPORT

MAY  
2013

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

# Monthly Production Report

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Table 1  
Single-Family Insured Portfolio Change During Month  
(Excluding HECMS)  
May 2013

	Loan Count	Loan Balances (Millions)
Insurance in-Force (Beginning)	7,803,709	\$1,096,477
Prepayments	(122,569)	(20,232)
Refinance with FHA	(51,462)	(8,939)
Full Payoff	(71,107)	(11,294)
Claims	(22,689)	(3,384)
Conveyance	(11,197)	(1,364)
Pre-foreclosure Sale	(3,113)	(573)
Notes Sales	(8,027)	(1,395)
Third-Party Sales	(352)	(51)
Endorsements	123,799	21,923
Adjustment <sup>a</sup>	20,963	1,376
Insurance in-Force (Ending)	7,803,213	\$1,096,160

<sup>a</sup> Reconciling adjustments represent late posting of previous period activity

Source: US Department of HUD/FHA; May 2013

Table 2  
Title 1 Insured Portfolio Change During Month  
(Excluding HECMS)  
May 2013

	Loan Count	Original Loan Balances (Millions)
Insurance in-Force (Beginning)	41,225	\$996
Property Improvement	26,350	414
Manufactured Housing	14,875	582
Prepayments	(494)	(10)
Property Improvement	(269)	(3)
Manufactured Housing	(225)	(7)
Claims	(25)	(1)
Property Improvement	(10)	(0)
Manufactured Housing	(15)	(1)
Endorsements	668	14
Property Improvement	619	11
Manufactured Housing	49	2
Adjustments	(46)	(1)
Property Improvement	(30)	(0)
Manufactured Housing	(16)	(1)
Insurance in-Force (Ending)	41,328	\$998
Property Improvement	26,660	421
Manufactured Housing	14,668	577

Source: US Department of HUD/FHA; May 2013

Table 3  
 FHA Single-Family Mortgages Insured Portfolio  
 Endorsement Characteristic Shares  
 May 2013

	May 2013	April 2013	FY 2013 to Date	FY 2012 to Date	FY 2012 Final
Total Endorsement Count	123,799	120,917	948,204	748,035	1,184,740
Loan Purpose Shares					
Purchase	49.6%	48.3%	48.0%	62.5%	61.9%
Refinance	50.4%	51.7%	52.0%	37.5%	38.1%
Purchase Loan count and Shares					
Purchase Loan Count	61,466	58,413	455,172	467,239	733,864
First-time homebuyer	79.5%	78.9%	78.5%	77.3%	77.6%
203(K) purchase and rehabilitation	2.3%	2.6%	2.6%	3.0%	3.1%
Minority	28.6%	29.3%	30.1%	30.5%	30.0%
Non-Minority	66.3%	65.4%	64.7%	63.9%	64.5%
Undisclosed Race/Ethnicity	5.1%	5.3%	5.2%	5.6%	5.5%
Refinance Loan Count and Shares					
Refinance Loan Count	62,333	62,504	493,032	280,796	450,876
FHA Streamline	80.9%	80.2%	80.9%	53.8%	60.8%
FHA-to-FHA (Fully Underwritten)	5.8%	6.0%	5.9%	12.3%	10.6%
Non-cash-out	73.2%	75.1%	76.6%	80.9%	80.0%
Cash out	26.8%	24.9%	23.4%	19.1%	20.0%
Conventional-to-FHA	13.3%	13.7%	13.2%	33.9%	28.7%
Non-cash-out	65.3%	65.7%	65.2%	65.9%	65.3%
Cash out	34.7%	34.3%	34.8%	34.1%	34.7%
Property-Type Shares					
Single-Family Detached	88.9%	88.7%	88.9%	88.6%	88.7%
Townhome	3.2%	3.2%	3.1%	4.2%	4.1%
Condominium	4.4%	4.5%	4.5%	3.7%	3.8%
2-4 unit properties	1.7%	1.8%	1.7%	1.8%	1.8%
Manufactured housing (with real estate)	1.8%	1.8%	1.7%	1.7%	1.6%

Source: US Department of HUD/FHA; May 2013

Table 4  
 FHA Single-Family Mortgages Insured Portfolio Application Activity  
 Count by Loan Purpose and Month

Calendar Year	Month	Forward Mortgages					
		Total Applications Received	Home Purchase	Conventional-to-FHA Refinance	FHA Non-Streamline Refinance	FHA Streamline - Standard MIP	FHA Streamline - Low MIP <sup>c</sup>
2012	Jan	121,009	61,360	23,440	6,545	29,664	
	Feb	148,497	75,254	27,436	7,804	38,003	
	Mar	199,146	118,268	31,093	8,357	41,428	
	Apr	149,465	87,777	25,882	6,158	29,648	
	May	117,221	82,677	16,818	3,967	13,759	
	Jun	181,801	78,917	16,206	4,646	16,437	65,595
	Jul	174,516	77,310	16,171	4,955	18,623	57,457
	Aug	170,187	79,207	17,296	5,378	21,222	47,084
	Sep	136,120	65,449	14,538	4,325	19,577	32,231
	Oct	165,740	73,916	17,888	5,960	33,037	34,939
	Nov	144,196	63,170	15,829	5,089	29,553	30,555
	Dec	119,772	49,819	13,536	4,182	26,204	26,031
2013	Jan	138,929	58,911	16,069	5,019	28,278	30,652
	Feb	137,925	66,486	15,419	4,616	22,563	28,841
	Mar	221,597	113,890	25,960	7,120	39,015	35,612
	Apr	118,172	62,892	12,867	3,372	14,176	24,865
	May	182,287	101,360	20,365	4,720	22,633	33,209

<sup>a</sup>Mortgage insurance premium (MIP) increased on Apr 9, 2012 to 175/120/125 basis points.

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

<sup>c</sup>Mortgage insurance premium (MIP) increased on June 11, 2012 for high-balance loans to 175/140/145 basis points.

Source: US Department of HUD/FHA; May 2013.

Table 5  
Multifamily Mortgage Insured Portfolio Change During the Month  
May 2013

	Loan Count	Loan Balances (Millions)
Insurance in-Force (Beginning)	10,177	\$60,262
Prepayments	(28)	(16)
Refinance with FHA	(19)	(8)
Full Payoff	(9)	(8)
Claims	-	0
221d4	-	0
223f	-	0
Endorsements	175	1,540
Adjustments <sup>a</sup>	(121)	(1,085)
Insurance in-Force (Ending)	10,203	\$60,700

<sup>a</sup> Reconciling adjustments represent late posting of previous period  
Source: US Department of HUD/FHA; May 2013

Table 6  
 FHA Multifamily Mortgage Insured Portfolio  
 Endorsement Characteristic Shares  
 May 2013

	May 2013	April 2013	FY 2013 to Date	FY 2012 to Date	FY 2012 Final
Total Endorsement Count	169	167	1,396	975	1,594
Property Size Shares					
Less than 20 Units	0.6%	0.6%	0.7%	1.1%	0.9%
21 - 50 Units	13.0%	12.6%	11.5%	11.4%	11.9%
51 - 100 Units	25.4%	26.3%	24.6%	25.6%	24.9%
101 - 150 Units	21.3%	22.8%	21.9%	21.4%	21.6%
Over 150 Units	39.6%	37.7%	41.3%	40.4%	40.8%
Mortgage Size Shares					
Total Endorsement Count	169	167	1,396	975	1,594
Up to 5 Million	49.7%	44.3%	40.2%	39.6%	40.5%
5 - 10 Million	19.5%	21.0%	24.6%	24.9%	23.4%
10 - 20 Million	21.3%	21.0%	22.3%	22.5%	22.6%
20 - 50 Million	9.5%	12.6%	11.7%	11.8%	12.5%
50 - 100 Million	0.0%	1.2%	0.9%	1.1%	0.9%
100 - 200 Million	0.0%	0.0%	0.1%	0.1%	0.1%
Over 200 Million	0.0%	0.0%	0.1%	0.0%	0.0%
Metropolitan Area Shares					
Total Endorsement Count	169	167	1,396	975	1,594
In Metropolitan Areas <sup>a</sup>	77.5%	84.4%	77.1%	75.1%	74.7%
Outside Metropolitan Areas <sup>a,b</sup>	22.5%	15.6%	22.9%	24.9%	25.3%
Property Use Shares					
Total Endorsement Count	169	167	1,396	975	1,594
Mixed Use	0.6%	0.6%	2.1%	1.7%	1.6%
Residential Only	99.4%	99.4%	97.9%	98.3%	98.4%

<sup>a</sup> Metropolitan and Micropolitan areas as defined by the Office of Management and Budget

<sup>b</sup> Includes Micropolitan areas

Source: US Department of HUD/FHA; May 2013

Table 7  
 FHA Multifamily Mortgage Insured Portfolio Application Activity  
 Count by Loan Purpose and Month

Calendar Year	Month	FHA Multifamily Insurance Applications						
		Total Applications Received	New Construction	Purchase	Refinance	Substantial Rehabilitation	Property Improvement	Additions
2012	Jan	106	14	1	85	6	0	0
	Feb	152	24	1	114	12	1	0
	Mar	133	9	1	110	13	0	0
	Apr	169	16	2	144	6	1	0
	May	131	10	0	114	7	0	0
	Jun	176	23	2	138	13	0	0
	Jul	173	18	2	149	4	0	0
	Aug	242	34	3	194	10	0	1
	Sep	237	21	1	197	18	0	0
	Oct	226	18	7	186	14	0	1
	Nov	169	12	7	132	18	0	0
	Dec	157	17	4	132	3	1	0
2013	Jan	179	26	9	131	13	0	0
	Feb	220	18	4	184	14	0	0
	Mar	231	21	3	191	15	0	1
	Apr	239	20	3	205	11	0	0
	May	139	14	4	112	8	1	0

Source: US Department of HUD/FHA; May 2013

Table 8  
Nursing Home and Assisted Living (232 Program) Insured Portfolio Change  
During the Month - May 2013

	Loan Count	Loan Balances (Millions)
Insurance in-Force (Beginning)	2,798	\$19,744
Prepayments	(2)	(5)
Refinance with FHA	(1)	(3)
Full Payoff	(1)	(2)
Claims	(1)	-
Refinance	(1)	(3)
New Construction	-	
Endorsements	72	598
Adjustments <sup>a</sup>	(125)	(837)
Insurance in-Force (Ending)	2,742	\$19,497

<sup>a</sup> Reconciling adjustments represent late posting of previous period  
Source: US Department of HUD/FHA; May 2013

Table 9  
Hospital (242 Program) Insured Portfolio Change  
During the Month - May 2013

	Loan Count	Loan Balances (Millions)
Insurance in-Force (Beginning)	111	\$8,615
Prepayments	0	0
Refinance with FHA	0	0
Full Payoff	0	0
Claims	0	0
242	0	0
Endorsements	0	0
Adjustments <sup>a</sup>	0	0
Insurance in-Force (Ending)	111	\$8,592

<sup>a</sup> Reconciling adjustments represent late posting of previous period  
Source: US Department of HUD/FHA; May 2013

Table 10  
 FHA Healthcare Mortgages Insured Portfolio  
 Endorsement Characteristic Shares  
 May 2013

	Nursing Homes and Assisted Living (232 Program)					Hospitals (242 Program)				
	May 2013	April 2013	FY 2013 to Date	FY 2012 to Date	FY 2012 Final	May 2013	April 2013	FY 2013 to Date	FY 2012 to Date	FY 2012 Final
Total Endorsement Count	53	86	515	460	740	0	0	10	7	14
Property Size Shares										
Less than 20 Units	0.0%	2.3%	0.6%	0.9%	0.7%	0.0%	0.0%	10.0%	28.6%	21.4%
21 - 50 Units	11.3%	4.7%	8.2%	8.7%	7.8%	0.0%	0.0%	30.0%	14.3%	14.3%
51 - 100 Units	41.5%	44.2%	39.6%	39.1%	35.7%	0.0%	0.0%	30.0%	28.6%	21.4%
101 - 150 Units	20.8%	29.1%	33.6%	31.1%	33.8%	0.0%	0.0%	10.0%	14.3%	7.1%
Over 150 Units	26.4%	19.8%	18.1%	20.2%	22.0%	0.0%	0.0%	20.0%	14.3%	35.7%
Mortgage Size Shares										
Up to 5 Million	34.0%	39.5%	35.5%	32.8%	32.7%	0.0%	0.0%	0.0%	0.0%	0.0%
5 - 10 Million	32.1%	44.2%	41.9%	43.0%	42.2%	0.0%	0.0%	0.0%	0.0%	0.0%
10 - 20 Million	28.3%	15.1%	19.0%	21.3%	22.0%	0.0%	0.0%	20.0%	42.9%	28.6%
20 - 50 Million	5.7%	1.2%	3.5%	2.8%	3.1%	0.0%	0.0%	40.0%	28.6%	21.4%
50 - 100 Million	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	14.3%	28.6%
100 - 200 Million	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	0.0%	7.1%
Over 200 Million	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	14.3%	14.3%
Metropolitan Area Shares										
In Metropolitan <sup>a</sup> Areas	58.5%	55.8%	64.5%	75.7%	74.9%	0.0%	0.0%	30.0%	57.1%	57.1%
Outside Metropolitan Areas <sup>b</sup>	41.5%	44.2%	35.5%	24.3%	25.1%	0.0%	0.0%	70.0%	42.9%	42.9%

<sup>a</sup> Metropolitan and Micropolitan areas as defined by the Office of Management and Budget

<sup>b</sup> Includes Micropolitan areas

Source: US Department of HUD/FHA; May 2013

Table 11  
 FHA Healthcare Insured Portfolio Application Activity  
 Count by Loan Purpose and Month

Calendar Year	Month	Total Applications Received	Nursing Homes and Assisted Living (232 Program)							Hospitals (242 Program)				
			New Construction	Additions	Purchase	Refinance	Property Improvement	Substantial Rehabilitation	New Construction	Additions	Refinance	Property Improvement	Substantial Rehabilitation	
			2012	Jan	133	1	8	2	121	0	0	1	0	0
	Feb	116	1	3	1	109	1	0	0	1	0	0	0	0
	Mar	173	1	5	10	157	0	0	0	0	0	0	0	0
	Apr	127	3	6	2	111	2	0	2	0	1	0	0	0
	May	104	0	5	1	95	0	0	0	0	1	2	0	0
	Jun	155	2	6	0	147	0	0	0	0	0	0	0	0
	Jul	165	0	5	1	157	2	0	0	0	0	0	0	0
	Aug	172	1	4	1	166	0	0	0	0	0	0	0	0
	Sep	136	0	0	4	127	0	2	0	0	3	0	0	0
	Oct	127	0	2	3	121	1	0	0	0	0	0	0	0
	Nov	36	1	1	0	33	0	0	0	0	1	0	0	0
	Dec	125	0	3	1	116	0	3	1	0	1	0	0	0
2013	Jan	95	0	2	3	89	0	0	0	0	1	0	0	0
	Feb	141	5	5	3	124	3	0	0	1	0	0	0	0
	Mar	67	1	3	0	60	2	0	0	1	0	0	0	0
	Apr	67	1	2	0	56	0	1	0	2	4	0	0	1
	May	48	1	3	0	43	0	1	0	0	0	0	0	0

Source: US Department of HUD/FHA; June 2013