



July 2023 Credit Risk Report

# FHA Single Family Loan Performance Trends



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

## Table of Contents

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Table 1. Delinquency Rates by Month.....	2
Table 2. New 90+ Day Delinquencies by Reason for Delinquency .....	3
Table 3. Delinquency Rates by Loan and Property Characteristics.....	4
Table 4. Monthly Foreclosure Statistics and Trends.....	6
Table 5. REO Recovery Rates .....	7
Table 6. REO Components of Loss by Property Disposition Month .....	9

## Table of Figures

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Figure 1: Failure Rate by Fiscal Year .....	10
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**Table 1. Delinquency Rates by Month**

Month	Active Insurance in Force (EOM)	Delinquency Rates <sup>a</sup> (%)			Exceptions <sup>b</sup> (%)		Serious Delinquency Rate <sup>c</sup> (%)
		30-day	60-day	90-day	In Foreclosure	In Bankruptcy	
<b>Non-Seasonally Adjusted</b>							
Jul 2022	7,243,496	4.92	1.50	3.76	0.63	0.54	4.93
Aug	7,251,083	4.69	1.54	3.66	0.63	0.53	4.82
Sep	7,263,194	4.73	1.56	3.66	0.58	0.52	4.77
Oct	7,277,614	4.91	1.63	3.70	0.55	0.52	4.77
Nov	7,297,596	5.25	1.77	3.71	0.55	0.52	4.79
Dec	7,314,834	5.56	1.84	3.82	0.57	0.52	4.91
Jan 2023	7,334,648	5.18	1.77	3.80	0.59	0.51	4.90
Feb	7,342,653	5.30	1.70	3.74	0.60	0.51	4.86
Mar	7,358,889	4.56	1.48	3.44	0.60	0.50	4.53
Apr	7,377,794	5.47	1.59	3.33	0.58	0.49	4.39
May	7,399,291	5.17	1.65	3.29	0.54	0.48	4.30
Jun	7,424,630	5.21	1.69	3.24	0.50	0.48	4.21
Jul	7,450,024	5.43	1.79	3.18	0.46	0.48	4.12
<b>Seasonally Adjusted</b>							
Jul 2022	7,243,496	5.04	1.54	4.02	0.63	0.54	5.19
Aug	7,251,083	4.57	1.50	3.80	0.63	0.54	4.97
Sep	7,263,194	4.53	1.47	3.68	0.60	0.53	4.81
Oct	7,277,614	4.63	1.50	3.65	0.57	0.52	4.73
Nov	7,297,596	4.77	1.57	3.47	0.56	0.52	4.55
Dec	7,314,834	4.93	1.61	3.49	0.57	0.52	4.58
Jan 2023	7,334,648	4.97	1.59	3.42	0.59	0.51	4.51
Feb	7,342,653	5.40	1.73	3.55	0.59	0.51	4.66
Mar	7,358,889	5.27	1.71	3.57	0.58	0.50	4.66
Apr	7,377,794	5.97	1.81	3.49	0.56	0.48	4.54
May	7,399,291	5.51	1.82	3.49	0.53	0.48	4.49
Jun	7,424,630	5.28	1.79	3.44	0.49	0.47	4.40
Jul	7,450,024	5.56	1.83	3.39	0.46	0.48	4.34

EOM = end of month.

<sup>a</sup> The 90-day category includes all loans that are at least 3 months delinquent excluding those loans in-foreclosure or in-bankruptcy processing. Included in the delinquency counts are loans under active consideration for loss mitigation foreclosure avoidance.

<sup>b</sup> Exceptions are counted separately from delinquencies, regardless of the length of the delinquency period.

<sup>c</sup> Serious delinquency rates are the sum of 90 day delinquencies, plus in-foreclosures and in-bankruptcies. Due to differing reporting methodologies, the delinquency and foreclosure numbers shown above may not fully reconcile with other FHA reporting areas. These differences reflect ordering of intra-month default status codes which may result in different delinquency statuses of mortgages during a month and at month end.

SOURCE: U.S. Department of HUD/FHA, August 2023.

**Table 2. New 90+ Day Delinquencies by Reason for Delinquency**

Fiscal Year and Quarter	New 90+ Day Delinquencies	Share by Reason for Delinquency (%)							
		Reduction of Income	Unemployed	Excessive Obligations	Death or Illness of Principal Borrower	Marital Difficulties	No Contact	National Emergency <sup>a</sup>	Other <sup>b</sup>
2018 Q3	64,411	29.62	6.18	23.63	12.35	3.67	8.91	3.97	11.67
2018 Q4	84,209	29.86	6.25	23.84	12.51	3.72	8.80	4.84	10.18
2019 Q1	92,091	29.25	6.03	23.87	12.47	3.45	8.68	6.07	10.18
2019 Q2	84,805	28.79	6.10	22.86	12.36	3.45	8.67	8.30	9.48
2019 Q3	69,297	26.77	5.76	22.14	12.28	3.48	7.94	12.28	9.36
2019 Q4	90,546	25.32	5.30	21.64	11.47	3.09	7.41	16.91	8.86
2020 Q1	114,287	21.54	4.44	18.30	9.46	2.39	6.58	25.56	11.73
2020 Q2	86,764	17.51	4.25	15.32	7.78	1.88	7.65	37.80	7.82
2020 Q3	467,559	5.93	1.91	2.90	1.15	0.24	1.33	81.97	4.59
2020 Q4	350,800	4.94	1.74	2.67	1.10	0.22	1.44	83.89	4.00
2021 Q1	190,202	5.55	2.02	3.60	1.80	0.36	2.52	80.16	3.98
2021 Q2	139,456	5.51	2.06	3.78	2.09	0.35	2.89	79.08	4.24
2021 Q3	79,543	5.75	1.95	4.61	2.84	0.47	3.59	76.17	4.62
2021 Q4	85,591	6.72	2.05	5.91	3.41	0.65	4.35	72.17	4.75
2022 Q1	106,139	7.21	2.07	6.56	3.82	0.67	4.42	69.96	5.30
2022 Q2	109,858	8.83	2.47	7.55	4.47	0.79	4.59	65.71	5.59
2022 Q3	95,206	10.85	3.01	9.30	5.56	1.01	4.87	59.09	6.31
2022 Q4	121,573	13.58	3.75	10.57	6.44	1.21	4.75	53.55	6.15
2023 Q1	137,528	15.32	4.32	11.31	7.05	1.39	4.86	48.25	7.50
2023 Q2	120,734	17.58	5.20	11.98	8.05	1.45	5.89	42.62	7.23
2023 Q3	115,329	20.34	6.05	13.55	8.89	1.64	8.77	34.03	6.73
2023 Q4 - Jul	46,279	21.67	6.87	14.97	9.12	1.52	15.40	23.67	6.78

<sup>a</sup> Includes neighborhood problems and COVID-19 Pandemic.

<sup>b</sup> Includes abandonment of property, distant employment transfer, property problems, inability to sell or rent property, military service, business failure, casualty loss, energy-environment cost, servicing problems, payment adjustment, payment dispute, transfer of ownership pending fraud and incarceration. Due to late reporting by a large servicer, the delinquency rates for February 2021 are likely understated

SOURCE: U.S. Department of HUD/FHA, August 2023.

**Table 3. Delinquency Rates by Loan and Property Characteristics**

	IIF Shares <sup>a</sup>	Rates in Percent of Active Loan Counts						Serious Delinquency Rate <sup>c</sup>
		All Past Due <sup>b</sup>	30 Day	60 Day	90+ Day	In Foreclosure	In Bankruptcy	
<b>Loan Purpose</b>								
All Active Loans	7,450,024	11.33	5.43	1.79	3.18	0.46	0.48	4.12
Purchase	70.72	12.86	6.10	2.08	3.69	0.49	0.51	4.68
Refinance	29.28	7.66	3.82	1.08	1.96	0.39	0.41	2.76
<b>Refinance</b>								
Refinance Loans	2,181,703	7.66	3.82	1.08	1.96	0.39	0.41	2.76
Conventional	31.26	8.34	3.98	1.18	2.12	0.56	0.49	3.17
No Cash-out	15.87	8.27	3.96	1.16	2.05	0.58	0.51	3.14
Cash-out	15.39	8.41	4.01	1.21	2.20	0.53	0.47	3.20
FHA	18.83	7.52	3.92	1.09	1.94	0.23	0.34	2.51
No Cash-out	7.98	7.28	3.75	1.06	1.86	0.26	0.35	2.47
Cash-out	10.84	7.70	4.04	1.12	2.01	0.20	0.33	2.54
Streamline	49.91	7.29	3.67	1.02	1.85	0.35	0.39	2.60
<b>Credit Score Range<sup>d</sup></b>								
Loans with Credit Scores	6,165,424	11.77	5.61	1.87	3.35	0.45	0.48	4.28
< 500	0.07	24.51	10.56	3.98	7.00	1.30	1.67	9.97
500-579	1.59	21.08	9.53	3.32	5.82	1.12	1.29	8.24
580-619	8.79	20.33	9.23	3.38	6.02	0.80	0.91	7.72
620-659	34.58	16.01	7.63	2.59	4.58	0.56	0.65	5.78
660-719	39.21	8.93	4.38	1.37	2.51	0.35	0.33	3.19
720-850	15.75	3.71	1.83	0.52	1.01	0.22	0.13	1.37
<b>Fiscal Year Cohort</b>								
All Cohorts	7,450,024	11.33	5.43	1.79	3.18	0.46	0.48	4.12
pre-2008	7.69	14.09	6.72	2.22	3.60	0.78	0.77	5.14
2008	1.54	17.67	7.84	2.60	4.67	1.38	1.19	7.24
2009	3.00	12.82	5.91	1.88	3.20	1.00	0.83	5.02
2010	3.62	10.26	4.79	1.55	2.70	0.65	0.57	3.92
2011	2.90	8.98	4.28	1.37	2.33	0.51	0.48	3.32
2012	3.71	7.43	3.59	1.13	1.96	0.37	0.39	2.71
2013	5.23	6.31	3.08	0.96	1.59	0.32	0.37	2.27
2014	2.23	12.10	5.67	1.81	3.14	0.67	0.82	4.62
2015	3.73	12.28	5.79	1.87	3.19	0.56	0.86	4.62
2016	5.25	12.38	6.02	1.85	3.12	0.56	0.83	4.51
2017	5.79	13.50	6.45	2.04	3.54	0.61	0.85	5.00
2018	4.70	17.26	7.71	2.75	5.00	0.83	0.96	6.80
2019	4.73	18.13	8.11	2.92	5.45	0.89	0.77	7.10
2020	9.50	11.62	5.57	1.89	3.42	0.40	0.34	4.16
2021	15.89	10.23	5.09	1.64	3.08	0.22	0.20	3.50
2022	12.63	11.53	5.58	1.86	3.77	0.18	0.15	4.09
2023	7.86	4.36	2.60	0.78	0.94	0.02	0.02	0.98

**Table 3. Delinquency Rates by Loan and Property Characteristics**

	IIF Shares <sup>a</sup>	Rates in Percent of Active Loan Counts						Seriously Delinquency Rate <sup>c</sup>
		All Past Due <sup>b</sup>	30 Day	60 Day	90+ Day	In Foreclosure	In Bankruptcy	
<b>Loan Amount at Origination (\$ thousands)</b>								
All Loan Amounts	7,450,024	11.33	5.43	1.79	3.18	0.46	0.48	4.12
< 50	1.78	11.89	5.56	1.84	2.92	0.99	0.58	4.50
50-99	17.00	11.06	5.31	1.71	2.77	0.68	0.59	4.04
100-149	22.49	11.32	5.49	1.76	2.97	0.50	0.60	4.07
150-199	19.17	11.69	5.67	1.85	3.23	0.42	0.52	4.17
200-249	13.99	11.53	5.57	1.84	3.33	0.36	0.43	4.12
250-399	20.06	11.34	5.37	1.82	3.52	0.31	0.33	4.15
400-499	3.48	10.43	4.73	1.63	3.58	0.31	0.19	4.07
> 499	2.03	10.09	4.35	1.53	3.63	0.41	0.17	4.21
<b>Property Type</b>								
All Property Types	7,450,024	11.33	5.43	1.79	3.18	0.46	0.48	4.12
Detached	85.46	11.50	5.55	1.82	3.21	0.43	0.49	4.13
Manufactured Housing	4.00	10.46	5.11	1.57	2.64	0.64	0.50	3.78
2-4 Units	2.58	8.81	3.77	1.28	2.74	0.80	0.24	3.77
Condo	2.39	8.25	3.63	1.24	2.40	0.55	0.43	3.39
Townhouse	5.56	11.97	5.45	1.94	3.63	0.51	0.44	4.58
<b>Purchase Loan Type</b>								
All Purchase Loans	5,268,028	12.86	6.10	2.08	3.69	0.49	0.51	4.68
Repeat	14.74	10.44	5.22	1.58	2.83	0.38	0.44	3.65
First-time	85.26	13.27	6.25	2.16	3.83	0.51	0.52	4.86
<b>Down Payment Assistance (DPA) Type</b>								
All Sources of Funds	7,450,024	11.33	5.43	1.79	3.18	0.46	0.48	4.12
Government	9.47	13.68	6.21	2.31	4.17	0.47	0.52	5.16
Relative	16.57	15.32	7.29	2.50	4.41	0.55	0.56	5.53
Other	1.70	16.01	7.38	2.57	4.59	0.60	0.86	6.06
Seller Funded	0.39	21.08	9.46	3.32	5.65	1.13	1.52	8.30
No DPA	71.87	9.94	4.83	1.52	2.72	0.43	0.44	3.59

IIF = insurance in force.

<sup>a</sup> For each subpanel, the loan shares add to 100%. However, in some of the subpanels, the total loans in the analysis do not add to 100% of IIF. For example, the IIF shares for refinance loans add to 100% of refinance loans. Streamline refinance loans are not included in the Credit Score Range analysis; the IIF shares in that panel, add to 100% of fully-underwritten loans.

<sup>b</sup> Includes all loans 30 or more days past due, including those in bankruptcy or foreclosure.

<sup>c</sup> Includes all loans 90 days past due plus all in-bankruptcy and in-foreclosure cases.

<sup>d</sup> Credit score reporting began in May 2004 but was not mandatory until July 2008. Streamline Refinance loans do not require credit score reporting. Due to differing reporting methodologies, the delinquency and foreclosure numbers shown above may not fully reconcile with other FHA reporting areas. These differences reflect ordering of intra-month default status codes which may result in different delinquency statuses of mortgages during a month and at month end.

SOURCE: U.S. Department of HUD/FHA, August 2023.

**Table 4. Monthly Foreclosure Statistics and Trends**

Fiscal Year	Month	Insurance in Force	Foreclosure Starts	In Foreclosure	Foreclosure Claims <sup>a</sup>	Foreclosure Starts: 6-month MA <sup>b</sup>	Annualized Foreclosure Rate <sup>c</sup> %
2020	Jul	8,038,312	601	20,737	1,800	3,030	0.27
	Aug	8,013,146	386	20,789	1,589	1,327	0.24
	Sep	7,988,354	485	20,009	1,666	384	0.25
2021	Oct	7,953,267	418	19,270	1,644	440	0.25
	Nov	7,913,900	396	17,932	1,342	456	0.20
	Dec	7,872,710	432	17,397	1,479	453	0.23
	Jan	7,854,545	370	17,037	1,206	415	0.18
	Feb	7,820,058	504	13,862	1,250	434	0.19
	Mar	7,754,867	589	15,667	1,540	452	0.24
	Apr	7,712,623	516	15,230	1,130	468	0.18
	May	7,675,350	460	15,061	981	479	0.15
	Jun	7,627,918	544	15,607	1,088	497	0.17
	Jul	7,588,572	719	15,804	916	555	0.14
	Aug	7,546,269	1,097	27,891	979	654	0.16
Sep	7,498,614	806	52,834	830	690	0.13	
2022	Oct	7,457,304	996	46,526	735	770	0.12
	Nov	7,408,662	1,913	81,541	723	1,013	0.12
	Dec	7,369,234	1,927	132,560	738	1,243	0.12
	Jan	7,344,489	6,219	58,513	820	2,160	0.13
	Feb	7,313,781	6,411	42,421	784	3,045	0.13
	Mar	7,279,440	12,485	45,348	1,085	4,992	0.18
	Apr	7,256,669	7,259	43,255	1,236	6,036	0.20
	May	7,241,481	7,010	46,203	1,111	6,885	0.18
	Jun	7,238,927	7,401	46,146	1,113	7,798	0.18
	Jul	7,243,496	6,408	45,616	1,071	7,829	0.18
	Aug	7,251,083	7,120	45,509	1,312	7,947	0.22
Sep	7,263,194	6,547	42,427	1,125	6,958	0.19	
2023	Oct	7,277,614	6,206	40,020	1,042	6,782	0.17
	Nov	7,297,596	6,061	40,499	1,013	6,624	0.17
	Dec	7,314,834	6,624	41,967	1,044	6,494	0.17
	Jan	7,334,648	7,204	43,335	1,017	6,627	0.17
	Feb	7,342,653	7,364	44,386	1,238	6,668	0.20
	Mar	7,358,889	8,255	44,042	1,377	6,952	0.22
	Apr	7,377,794	6,948	42,490	1,075	7,076	0.17
	May	7,399,291	6,499	39,764	1,348	7,149	0.22
Jun	7,424,630	5,401	36,823	1,302	6,945	0.21	
Jul	7,450,024	4,591	34,171	1,169	6,510	0.19	

<sup>a</sup> This is the number of claims paid by HUD. These are nearly all for completed foreclosure actions.

<sup>b</sup> The six-month moving average of foreclosure starts is presented here to smooth out variations in actual starts each month.

<sup>c</sup> An annualized foreclosure rate takes the monthly foreclosure claim rate and transforms that into its annual equivalency. That is, if the same foreclosure claim rate continued for 12 straight months, then the figure is the final annual foreclosure rate result as a percentage of beginning insurance-in-force. Due to differing reporting methodologies, the delinquency and foreclosure numbers shown above may not fully reconcile with other FHA reporting areas. These differences reflect ordering of intra-month default status codes which may result in different delinquency statuses of mortgages during a month and at month end.

SOURCE: U.S. Department of HUD/FHA, August 2023.

**Table 5. REO Recovery Rates**

Disposition State <sup>b</sup>	Dispositions	Recovery Rates (%)			Percentage Point Change	
		June 2023	May 2023	June 2022	From Previous Month	From Previous Year
US	355	74.4	75.2	75.3	-0.7	-0.9
PR	51	66.4	86.4	71.7	-20.1	-5.4
TX	38	75.0	80.5	87.1	-5.5	-12.2
VA	22	88.6	95.5	79.3	-6.9	9.4
IL	18	52.6	45.7	28.3	6.9	24.3
LA	16	55.7	59.2	46.1	-3.5	9.7
MI	16	69.4	78.2	129.8	-8.8	-60.4
OH	14	74.5	53.4	55.9	21.1	18.6
PA	14	67.6	66.5	61.6	1.2	6.1
NY	12	27.6	44.2	35.3	-16.6	-7.7
AL	11	75.2	71.9	84.4	3.3	-9.2
IN	11	94.1	61.3	69.1	32.8	25.0
MO	10	63.5	67.3	81.1	-3.9	-17.6
FL	9	116.4	55.6	109.0	60.7	7.3
CT	8	81.9	81.9	79.5	-0.1	2.4
GA	8	78.0	79.0	142.6	-1.1	-64.7
CO	7	91.2	97.2	na	-6.0	na
AR	6	55.7	47.3	62.7	8.4	-7.1
MN	6	83.1	na	90.6	na	-7.5
ND	6	63.5	60.1	36.5	3.4	27.0
NJ	6	40.5	80.6	64.9	-40.0	-24.3
NM	6	89.5	71.2	90.7	18.3	-1.2
KS	5	61.2	78.7	67.1	-17.5	-5.8
MS	5	48.4	64.7	68.5	-16.3	-20.0
NC	5	121.5	75.5	186.2	46.0	-64.7
OK	5	68.5	53.5	64.1	14.9	4.3
TN	5	109.4	107.7	197.8	1.7	-88.4
AK	4	86.1	95.3	na	-9.2	na
MD	4	77.4	93.5	85.5	-16.1	-8.1
SC	4	63.6	85.9	96.9	-22.3	-33.3
WI	4	94.1	45.2	84.0	48.9	10.1
CA	3	103.2	na	109.0	na	-5.8
WV	3	37.7	53.7	46.3	-16.0	-8.6
WY	3	70.3	64.5	54.8	5.9	15.5
KY	2	85.6	74.0	72.0	11.6	13.6
NV	2	90.0	na	na	na	na
AZ	1	149.9	81.6	65.7	68.3	84.1
DE	1	87.5	63.8	na	23.8	na
HI	1	53.9	na	na	na	na
IA	1	59.2	25.8	25.6	33.4	33.6



**Table 5. REO Recovery Rates**

Disposition State <sup>b</sup>	Dispositions	Recovery Rates (%)			Percentage Point Change	
		June 2023	May 2023	June 2022	From Previous Month	From Previous Year
MT	1	76.4	61.4	124.5	15.0	-48.1
NH	1	81.8	na	na	na	na
MA	0	na	75.7	66.5	na	na
ME	0	na	43.9	na	na	na
NE	0	na	19.3	na	na	na
RI	0	na	86.0	116.6	na	na
VT	0	na	16.2	na	na	na
WA	0	na	88.4	85.5	na	na

na = not applicable

<sup>a</sup> Rates are percentages of unpaid loan balance at time of default.

<sup>b</sup> State records are sorted by number of dispositions in the most recent month (largest to smallest).

SOURCE: U.S. Department of HUD/FHA, August 2023.

**Table 6. REO Components of Loss by Property Disposition Month**

Disposition Month	2023						2022						
	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun
<b>Loss Components as Percent of Defaulted Loan Balance</b>													
Claim Expenses <sup>a</sup> (%)	22.48	23.83	23.46	26.41	27.14	26.49	26.38	26.98	25.51	26.97	29.19	25.19	26.23
Holding Costs <sup>b</sup> (%)	9.17	7.85	7.47	7.58	8.36	8.36	8.26	8.34	8.77	9.04	9.48	9.31	8.03
Loss on Collateral <sup>c</sup> (%)	13.36	14.54	6.16	10.26	8.89	5.96	8.74	7.84	4.09	5.12	10.36	10.70	14.45
Sales Expense (%)	7.19	6.90	6.35	7.17	6.41	6.32	6.68	6.47	6.26	6.37	6.46	6.58	6.83
Program Discounts <sup>d</sup> (%)	0.91	0.62	0.05	0.65	0.00	0.00	0.24	0.20	0.47	0.25	0.00	0.00	0.40
Net Loss Rate <sup>e</sup> (%)	25.55	24.85	32.07	31.59	31.74	34.13	32.96	31.35	31.36	33.62	34.01	25.94	24.68
<b>Average Amount</b>													
Average Dollar Loss (\$)	34,738	34,855	42,946	40,774	39,532	41,120	38,724	39,983	37,102	40,762	41,753	30,952	30,703
Average Unpaid Balance (\$)	135,960	140,283	133,911	129,090	124,547	120,493	117,480	127,539	118,319	121,245	122,763	119,312	124,398
<b>Occurrence Counts</b>													
Number of Dispositions	355	339	280	314	271	204	271	253	232	218	218	212	227
Number of Discounts	4	4	1	3	0	0	1	1	2	1	0	0	1
<b>Stage</b>													
<b>Average Time in Months</b>													
Delinquency <sup>f</sup>	16.2	13.9	16.4	15.1	13.2	15.2	14.1	14.4	15.6	15.9	10.5	12.1	10.8
Foreclosure <sup>g</sup>	15.9	16.7	14.7	19.2	18.3	17.9	19.3	19.7	17.5	16.1	18.5	19.7	19.8
Deed Transfer <sup>h</sup>	10.2	9.9	9.9	10.8	12.8	11.7	10.9	13.0	14.2	13.9	15.7	16.3	15.6
REO	5.8	4.7	4.9	5.2	5.9	5.4	5.7	5.4	5.5	6.1	6.2	6.6	6.0
All Stages	48.0	45.1	46.2	50.1	49.8	49.7	49.9	52.4	52.4	51.7	51.3	54.4	51.6

<sup>a</sup> Includes interest on principal.

<sup>b</sup> Management, maintenance, repairs, administration, and security, net of rent and other income.

<sup>c</sup> Value when foreclosed (UPB) minus value received in REO; does not include Streamline refinances.

<sup>d</sup> Rate over all dispositions; effect is greater in the cases where a discount actually is given.

<sup>e</sup> Profit (loss) divided by Unpaid Principal Balance (UPB). The listed cost categories are not exhaustive and may exclude certain recoveries; they will not sum to the loss rate.

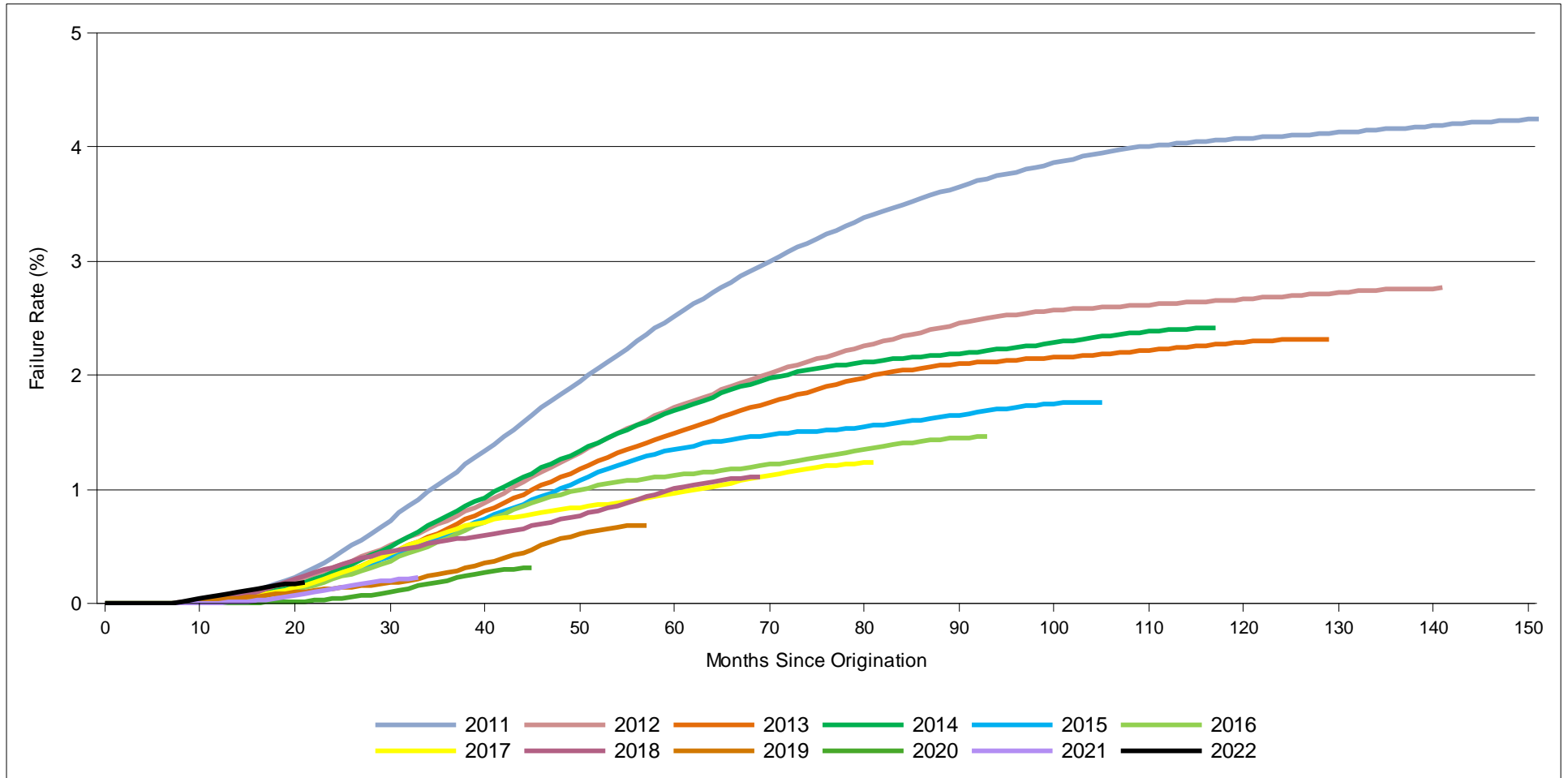
<sup>f</sup> First missed payment to date foreclosure initiated.

<sup>g</sup> Initiation of foreclosure proceedings to auction date.

<sup>h</sup> Auction date to HUD acquisition date.

SOURCE: U.S. Department of HUD/FHA, August 2023.

Figure 1. Failure Rate by Fiscal Year



NOTES: A loan that is in foreclosure processing or has gone to claim is deemed to be a 'failure' for this illustration. The failure rate is the sum of Cumulative Claim Rate and Cumulative Active Foreclosure Rate divided by Total Loans.

SOURCE: U.S. Department of HUD/FHA, August 2023.