



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FEDERAL HOUSING ADMINISTRATION

SINGLE FAMILY HOUSING



Welcome to...

Office of Single Family Housing

Single Family Neighborhood Watch

Today's webinar begins at 2:00 PM (Eastern)

We will be underway shortly

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OFFICE OF SINGLE FAMILY HOUSING



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Contact FHA Resource Center

- Online at: www.hud.gov/answers.
- Via email at: answers@hud.gov.
- Via phone at: [1-800-Call-FHA \(1-800-225-5342\)](tel:1-800-225-5342)
- Persons with hearing or speech impairments can access their state's telecommunications relay system (TRS) to make TTY calls by dialing 7-1-1.



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- FHA Single Family Housing page:
https://www.hud.gov/program_offices/housing/sfh
- FHA FAQ page:
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- Single Family Housing Archived Webinars (On Demand) page:
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SINGLE FAMILY HOUSING



Office of Lender Activities and Program Compliance
Single Family Neighborhood Watch

August 14, 2024

Last Updated: 8/13/2024

Presented by the Quality Assurance Division:
Jack Higgins, Director
Tom Cook, Management & Program Analyst



OFFICE OF SINGLE FAMILY HOUSING



Agenda

Overview

Early Warnings

Credit Watch Termination Initiative

Servicing

Additional Functions

Resources

Q&A



Overview



Overview

- Originally implemented in 1998.
- Provides data queries/reports.
- Tracks performance of FHA loans across business channels, loan administration functions and geographic areas.
- Used by FHA staff, lenders and the general public.
- Promotes transparency and self-regulation.
- Interfaces with HUD's Single Family Housing underwriting and delinquency reporting systems, enterprise data warehouse and institution approval and recertification management system.



Early Warnings



Early Warnings

- Track loan performance.
- Generate a variety of reports.
- View compare ratios.
- Drill down to case-level details on loans tied to your institution.



Early Warnings (cont.)

- Select a lender (or choose all)
- Choose portfolio options:
 - 2 Year
 - 1 Year
 - 2 Year with Streamlines
 - 1 Year with Streamlines
 - Refinance - Negative Equity

The screenshot shows the Neighborhood Watch Early Warning System interface. At the top, the title "Neighborhood Watch" is displayed in large white letters on a blue background, with "EARLY WARNING SYSTEM" in a smaller box to the right. Below the title, the "US Department of Housing and Urban Development" logo is visible. A navigation menu includes "Early Warnings", "Servicing", "Analysis", "Details", "Queries", "Reporting", "Help/About", and "Sign Off". The main content area is titled "EARLY WARNINGS -- SINGLE LENDER" and contains a "Submit" button, a text input field for the lender's name or ID, and a "Loan Portfolio" dropdown menu. The dropdown menu is open, showing options: "2 Year FHA", "1 Year FHA", "2 Year FHA - With Streamlines", "1 Year FHA - With Streamlines", and "Refinance - Negative Equity". The "Neighborhood Watch" logo is also present in the bottom right corner of the interface.

Early Warnings (cont.)

- Choose report criteria based on a variety of factors:
 - Type of performance data (origination vs. underwriting)
 - Specific time period (month/quarter end date)
 - Geographic area
 - Other output options

EARLY WARNINGS -- SINGLE LENDER

Direct Endorsement Lender: [REDACTED]
Area: UNITED STATES

Mortgagee Selections: Direct Endorsement Lender, Originator by Institution, Originator by Branch
Delinquent Choices: Seriously Delinquent, Seriously Delinquent within the first year
2 Year Performance Period: Data as of 05/31/2024, Data as of All Quarter End Dates, Data as of 2024Q1

Compare Lenders to Area: View Credit Watch data: (must select HUD Offices from the "Show Data For" box)

Output Options: Show: All Loans
Show only records between 1 and 9999999 total loans underwritten
and between 0 and 9999999 total seriously delinquent and claims
and between 0 and 9999999 compare ratio

View Original Mortgage Amounts for 2 Year Data:
 Loans Underwritten Seriously Delinquent and Claims

Show Data For: Nationwide Totals

Report Options: Detail and Totals Detail Only Totals Only
Sort By: Percent of Seriously Delinquent and Claims Descending

Early Warnings (cont.)

- Report Output:

- Compare ratios
- Total portfolio counts
- Seriously delinquent and claim counts/percentages
- Links to data definitions and case-level details
- Excel download option

Single Lender - Direct Endorsement Lender
[REDACTED]
Loans Underwritten in the United States
Loan Portfolio - 2 Year FHA
Delinquent Choice - Seriously Delinquent
Performance Period - 05/31/2024
 Sort Order by Percent Seriously Delinquent and Claims in Descending Order
Data shown includes all insured single family loans with beginning amortization date between June 1, 2022 and May 31, 2024


Rank	United States	Compare Ratio	Supplemental Performance Metric	Mix-Adjusted SDQ Rate	Loans Underwritten	Seriously Delinquent & Claims	% Seriously Delinquent & Claims	Branches	% Loans	Area Loans Underwritten	Area Seriously Delinquent & Claims	Area % Seriously Delinquent & Claims	FHA Portfolio Actual Supplemental Performance Metric	FHA Portfolio Benchmark SDQ Rate
		Total Retail Sponsored		Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored
1	United States	63%	111%	1.33%	3,327	49	1.47	21	98.47	1,503,427	35,029	2.33		
		63%			3,276	48	1.47	3		1,168,588	27,383	2.34		
		86%			51	1	1.96		1.53	334,839	7,646	2.28	146%	1.60%

Displaying records 1 to 1 out of a total number of 1 records
[Download this report to an Excel file](#) [Help]



Early Warnings (cont.)

- Compare ratio measures a lender’s serious delinquencies and claims against all FHA loans in a geographic area.
- Lenders have many compare ratios depending on:
 - Loan portfolio
 - Performance period
 - Geographic area
- Helps FHA and lenders manage performance and risk through benchmarks and triggers for more detailed analysis.
- Used by FHA to monitor lender performance under the Credit Watch Termination and Lender Insurance programs.

		<u>Compare Ratio</u>
<u>Rank</u>	<u>United States</u>	Total Retail Sponsored
		63%
1 	<u>United States</u>	63%
		86%



Early Warnings (cont.)

- Compare ratio example calculation:
 - Lender % Seriously Delinquent and Claims (1.47) divided by Area % Seriously Delinquent and Claims (2.33) = **.630901** x 100 = **63%**

Single Lender - Direct Endorsement Lender

Loans Underwritten in the United States
 Loan Portfolio - 2 Year FHA
 Delinquent Choice - Seriously Delinquent
 Performance Period - 05/31/2024

Sort Order by Percent Seriously Delinquent and Claims in Descending Order
 Data shown includes all insured single family loans with beginning amortization date between June 1, 2022 and May 31, 2024

Rank	United States	Compare Ratio	Supplemental Performance Metric	Mix-Adjusted SDQ Rate	Loans Underwritten	Seriously Delinquent & Claims	% Seriously Delinquent & Claims	Branches	% Loans	Area Loans Underwritten	Area Seriously Delinquent & Claims	Area % Seriously Delinquent & Claims
		Total Retail Sponsored			Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Retail Sponsored	Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored
1	United States	63%	111%	1.33%	3,327	49	1.47	21	98.47	1,503,427	35,029	2.33
		63%			3,276	48	1.47			1,168,588	27,383	2.34
		86%			51	1	1.96	3	1.53	334,839	7,646	2.28

Displaying records 1 to 1 out of a total number of 1 records
[Download this report to an Excel file \[Help\]](#)



Early Warnings (cont.)

- Drill Downs:
 - Loan counts with blue hyperlinks
 - Provides access to case-level details
 - Only accessible to authorized users

Rank	United States	Compare Ratio	Supplemental Performance Metric	Mix-Adjusted SDQ Rate	Loans Underwritten	Seriously Delinquent & Claims
		Total Retail Sponsored			Total Retail Sponsored	Total Retail Sponsored
1	United States	63%	111%	1.33%	3,327	49
		63%			3,276	
		86%			51	1

SERIOUSLY DELINQUENT AND CLAIM CASES

Lender: [REDACTED] Submit

Area: **United States**

Report Options: [Printing Format](#) Viewing Format Custom Format

Sort By: Case Number Ascending

Early Warnings (cont.)

- Drill Downs:
 - Table with key data elements for each case
 - Case numbers link to Case Status/Details
 - Download option and data dictionary

[REDACTED]
 Loans Underwritten - Seriously Delinquent and Claims Reported -- United States
 Output Option - All Loans
 Loan Portfolio - 2 year FHA
 Performance Period - 05/31/2024
 Data shown includes all insured single family loans with a beginning amortization date between June 1, 2022 and May 31, 2024

Originating Sponsor ID	Srvcr/Holder ID	Sponsored Originator Name - EIN ID (last 4 digits)	Sponsored Originator NMLS ID	Case Number	FHA Ins Stat	Term	Liv Unit	Loan Purp	Refi Code	Const. Code	Prog ID Code	Gift Ltr Amt	Gift Ltr Src	Mort Amount/ Int Rate	Front Back Ratio	Loan to Value Ratio	Credit Score	Borrower Name/ SSN/TIN Last Four Digits	Street Address/ City State Zip	Census Tract/ Undrsrvd Ind.	ADP Code	Closing/ Endorse Date	Beg. Amort/ First Payment Due Date	LI Loan	Binder Type Received	Loan Officer NMLS ID	Underwriter Name ID	Unwtr Rvwr Appr	Unwtr Mort Cr Rng	Currently Delq	
					A	360	1	1		5	0	\$0	0	\$601,788 5.625	43.000 52.000	96.49	658			023500 N	703	04/27/2023 05/09/2023	05/01/2023 06/01/2023	Yes				TOTAL SCORECARD ZFHA			Y
					A	360	1	6		5	0	\$0	0	\$340,192 5.625	41.200 42.900	96.44	620			010500 Y	703	10/31/2022 11/10/2022	11/01/2022 12/01/2022	Yes				TOTAL SCORECARD ZFHA			Y
					A	360	1	6		5	0	\$0	0	\$333,841 4.750	17.700 38.100	96.50	642			000000 Y	703	06/06/2022 06/22/2022	07/01/2022 08/01/2022	Yes				TOTAL SCORECARD ZFHA			Y
					A	360	1	3	C	4	0	\$0	0	\$282,865 5.625	46.500 49.800	77.22	668			050545 Y	703	06/30/2023 07/18/2023	07/01/2023 08/01/2023	Yes				TOTAL SCORECARD ZFHA			Y
					A	360	1	1		4	0	\$0	0	\$122,733 4.750	19.000 45.200	96.50	644			503100 Y	703	06/17/2022 07/13/2022	07/01/2022 08/01/2022	No	Electronic Binder			TOTAL SCORECARD ZFHA			Y
					A	360	1	1		4	0	\$3,500	1	\$126,172 4.750	42.600 42.600	96.49	653			951400 Y	703	05/18/2022 06/01/2022	06/01/2022 07/01/2022	Yes	Electronic Binder			TOTAL SCORECARD ZFHA			Y
					A	360	1	1		4	77	\$3,000	1	\$133,929 5.250	13.700 32.400	96.50	674			950300 Y	703	06/01/2022 06/28/2022	06/01/2022 07/01/2022	Yes				TOTAL SCORECARD ZFHA			Y
					A	360	1	3	C	4	0	\$0	0	\$101,750 5.750	45.900 45.800	35.71	670			840704 Y	703	09/28/2022 10/11/2022	10/01/2022 11/01/2022	Yes				TOTAL SCORECARD ZFHA			Y

Displaying records 1 to 49 out of a total number of 49 records
[Download this report to an Excel file \[Help\]](#)

Report Run: July 2, 2024

Loan Purpose 0 Data not collected Existing Home-	Gift Source 0 Not Applicable field is empty 1 Relatives	Refinance Codes C Conventional refinance, not delinquent D Conventional refinance of	Construction Codes 0 Unknown 1	Program ID Codes 0 Not in a program code 1 Housing for the elderly	Delinquent Status Codes 05 Combination Partial Claim/Modification Started (Non FHA-HAMP) 06 Formal Forbearance	Delinquent Reason Codes 000 Not a valid value Death of mortgagor	Underwriter Ratings Underwriter's Review of Appraisal - the rating of the underwriter's review of the Comprehensive Valuation Package (CVP) - including any inspection-related documents.	# Payments Before First 90 Day Delinquent Reported Number of Payments Before
---	--	---	---	---	---	---	---	--



Credit Watch Termination Initiative



Credit Watch Termination Initiative

Overview

- HUD Handbook 4000.1, Section V.E.3.a.iii
- Analysis of Mortgagee's default and claim rate on FHA-insured mortgages underwritten with beginning amortization dates within the most recent 24 month-period:
 - Underwriting performance is evaluated against other mortgagees in the same geographic area (Compare Ratio)
 - Geographic areas evaluated are HUD field office jurisdictions
 - Analysis conducted on a quarterly basis
- DE underwriting authority may be terminated for any Mortgagee whose:
 - Compare Ratio exceeds 200% of the default and claim rate within an area served by a HUD field office
 - Default and claim rate exceeds HUD's national default and claim rate
- Credit Watch Termination is separate and apart from any action that may be taken by the Mortgagee Review Board.

Credit Watch Termination Initiative (cont.)

Notice and Appeal

- Proposed Credit Watch Termination Notice (Notice) is sent prior to termination of Mortgagee's DE authority.
- Proposed termination of DE authority in Notice is limited to specific HUD field office jurisdictions.
- Mortgagee may appeal proposed termination and request an informal conference with HUD.
- Informal conference request must be submitted in writing within 30 days of the Mortgagee's receipt of Notice:
 - Provides an opportunity for Mortgagee to present facts, circumstances, mitigating factors related to high default and claim rates.
- Mortgagee's right to appeal is waived when a written request for informal conference is not submitted within 30 days of receipt of Notice; Mortgagee's DE authority within the noted HUD field office jurisdictions will then be terminated 60 days from the date of Notice without any further written communication from HUD.

Credit Watch Termination Initiative (cont.)

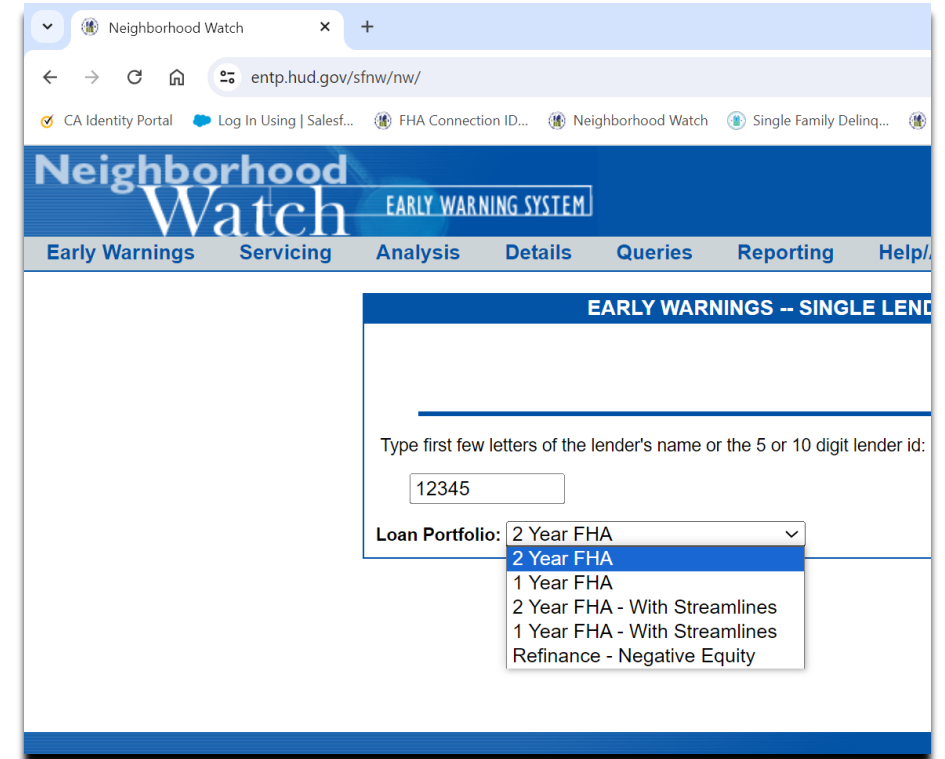
Final Notice and Reinstatement

- Decision to sustain or withdraw the Proposed Credit Watch Termination Notice:
 - Takes into consideration information/mitigating factors presented by the Mortgagee at the informal conference and in any written response to the Proposed Termination Notice
 - If sustained, termination is effective upon the Mortgagee's receipt of Final Notice
- Termination prohibits underwriting in HUD field office jurisdiction(s) specified in the Final Notice
- DE authority can be reinstated no earlier than six months after termination effective date:
 - Reinstatement requirements outlined in Handbook 4000.1, Section V.E.3.a.iii (E)

Credit Watch Termination Initiative (cont.)

Report Selection Criteria

- Early Warnings – Single Lender
- 5-digit Institution ID
- Loan Portfolio – 2 Year FHA



Credit Watch Termination Initiative (cont.)

Report Selection Criteria

- Mortgagee Selection:
 - Direct Endorsement Lender
- Delinquent Choice:
 - Seriously Delinquent
- 2 Year Performance Period
- Show Data For: HUD Offices

EARLY WARNINGS – SINGLE LENDER

Direct Endorsement Lender: [REDACTED]
Area: UNITED STATES

Mortgagee Selections:	Delinquent Choices:	2 Year Performance Period:
Direct Endorsement Lender	Seriously Delinquent	Data as of 05/31/2024
Originator by Institution	Seriously Delinquent within the first year	Data as of All Quarter End Dates
Originator by Branch		Data as of 2024Q1

Compare Lenders to Area:
 View Credit Watch data: (must select HUD Offices from the "Show Data For" box)

Output Options: Show: All Loans

Show only records between	1	and	9999999	total loans underwritten
and between	0	and	9999999	total seriously delinquent and claims
and between	0	and	9999999	compare ratio

View Original Mortgage Amounts for 2 Year Data:
 Loans Underwritten Seriously Delinquent and Claims

Show Data For: HUD Offices

Report Options: Detail and Totals Detail Only Totals Only
Sort By: Percent of Seriously Delinquent and Claims Descending

Credit Watch Termination Initiative (cont.)

Report Output

Single Lender - Direct Endorsement Lender

Rectangular Snip

Loans Underwritten by HUD Office
Loan Portfolio - 2 Year FHA

Delinquent Choice - Seriously Delinquent
Performance Period - 05/31/2024

Sort Order by Percent Seriously Delinquent and Claims in Descending Order
Data shown includes all insured single family loans with beginning amortization date between June 1, 2022 and May 31, 2024

Rank	HUD Office	Compare Ratio Total Retail Sponsored	Supplemental Performance Metric	Mix-Adjusted SDQ Rate	Loans Underwritten Total Retail Sponsored	Seriously Delinquent & Claims Total Retail Sponsored	% Seriously Delinquent & Claims Total Retail Sponsored	Branches Retail Sponsored	% Loans Retail Sponsored	Area Loans Underwritten Total Retail Sponsored	Area Seriously Delinquent & Claims Total Retail Sponsored	Area % Seriously Delinquent & Claims Total Retail Sponsored	FHA Portfolio Actual Supplemental Performance Metric	FHA Portfolio Benchmark SDQ Rate
1	ALBANY	323% 347% 0%	677%	1.23%	12 12 0	1 1 0	8.33 8.33 0.00	4 0	100.00 0.00	10,803 8,508 2,295	279 204 75	2.58 2.40 3.27	161%	1.60%
2	FORT WORTH	296% 303% 0%	383%	1.63%	16 16 0	1 1 0	6.25 6.25 0.00	7 0	100.00 0.00	29,543 23,691 5,852	623 489 134	2.11 2.06 2.29	132%	1.60%
3	RICHMOND	237% 230% 0%	302%	1.84%	18 18 0	1 1 0	5.56 5.56 0.00	4 0	100.00 0.00	34,839 28,876 5,963	817 698 119	2.35 2.42 2.00	147%	1.60%
4	PHILADELPHIA	204% 252% 0%	352%	1.42%	20 16 4	1 1 0	5.00 6.25 0.00	5 1	80.00 20.00	35,853 29,155 6,698	878 723 155	2.45 2.48 2.31	153%	1.60%

Servicing



Servicing

- Single Servicer:
 - Portfolio Summary
 - Portfolio Summary by Originator
 - Loss Mitigation - Delinquent Loans Reported
 - Loss Mitigation - Incentive Claims Paid
- All Servicers:
 - Same reporting options as Single Servicer except for Portfolio Summary by Originator
- Most recent data only:
 - No historic data as with Early Warnings for origination/underwriting

The screenshot shows the Neighborhood Watch Early Warning System interface. The header includes the logo "Neighborhood Watch" and "EARLY WARNING SYSTEM" in a blue box. To the right, it says "US Department of Housing and Urban Development". A navigation menu contains links for "Early Warnings", "Servicing", "Analysis", "Details", "Queries", "Reporting", "Help/About", "Home", and "Sign Off". The main content area is titled "EARLY WARNINGS -- SINGLE SERVICER" and features a "Submit" button, a horizontal line, and a text prompt: "Type first few letters of the servicer's name or the 5 digit servicer id:". Below the prompt is an empty input field. The footer of the page displays the "Neighborhood Watch" logo.

Servicing (cont.)

- Report Output:
 - Loans with active insurance
 - Various geographic roll-ups
 - New loans added in past month
 - Breakouts by delinquency status

Servicer Portfolio Summary by State

Sort Order by Active Portfolio in Descending Order
Data shown includes all single family loans as of May 31, 2024

Rank	State	Loans Added from 05/01/2024 to 05/31/2024	Active Portfolio	H4H Loans	30 Days Delinquent	60 Days Delinquent	Seriously Delinquent Loans	Total Delinquent Loans as of 05/31/2024	% Seriously Delinquent Loans	In Foreclosure Count	In Foreclosure Rate	Total Loans Originated <= 2 years	Foreclosure Claims Paid on Loans Originated <= 2 years	Total Loans Originated > 2 years <= 5 years	Foreclosure Claims Paid on Loans Originated > 2 years <= 5 years	Foreclosure Claim Rate <= 5 years	Foreclosure Claim Rate <= 5 years for State Selected	Compare Ratio
1	TEXAS	0	88,451	0	4,406	1,748	3,098	9,252	3.50	99	0.11	59	0	580	0	0.00	0.06	0%
2	CALIFORNIA	1	35,653	0	1,100	406	651	2,157	1.82	26	0.07	59	0	344	0	0.00	0.00	N/A
3	PENNSYLVANIA	0	34,224	0	1,546	547	1,157	3,250	3.38	128	0.37	50	0	528	0	0.00	0.01	0%
4	NEW YORK	0	34,133	0	1,327	485	1,412	3,224	4.13	155	0.45	47	0	986	0	0.00	0.00	N/A
5	GEORGIA	0	29,590	0	1,445	584	1,043	3,072	3.52	27	0.09	76	0	276	0	0.00	0.04	0%
6	FLORIDA	0	29,317	0	1,023	412	858	2,293	2.92	74	0.25	84	0	345	0	0.00	0.00	N/A
7	ILLINOIS	1	25,260	0	1,106	431	1,144	2,681	4.52	125	0.49	26	0	515	0	0.00	0.01	0%
8	NORTH CAROLINA	0	22,200	0	1,060	390	665	2,115	2.99	30	0.13	99	0	305	0	0.00	0.02	0%
9	OHIO	0	21,950	0	933	367	739	2,039	3.36	82	0.37	18	0	150	0	0.00	0.04	0%
10	NEW JERSEY	1	19,833	0	906	358	824	2,088	4.15	79	0.39	46	0	218	0	0.00	0.00	N/A
11	VIRGINIA	0	19,001	0	697	291	483	1,471	2.54	22	0.11	52	0	233	0	0.00	0.08	0%
12	MARYLAND	0	18,573	0	940	321	730	1,991	3.93	55	0.29	20	0	153	0	0.00	0.00	N/A

Servicing (cont.)

- Delinquent Reporting Servicer:
 - Single servicer or all servicers
 - Choose transaction date range
 - Sort by various factors
 - Displays loan counts and details
 - Fatal and non-fatal errors

Delinquent Reporting Query
 Data as reported to SFDMs by ██████████
 Between April 2023 and June 2024
 Sort Order by Creation Date in Descending Order

Creation Date	Delinquent Reporting Method	Case Number	Fatal Errors																								Non-Fatal Errors										
			Total Fatal Errors	% Total Fatal Errors	Bad FHA Case Number (R2)	% of Bad FHA Case Number	Invalid Mortgage Status (R3)	% of Invalid Mortgage Status	Invalid Oldest Unpaid Installment Date (R4)	% of Invalid Oldest Unpaid Installment Date	Invalid Oldest Unpaid Installment Date Format (R5)	% of Invalid Oldest Unpaid Installment Date Format	Invalid Mortgage Status FHA Insurance Terminated (Z1)	% of Invalid Mortgage Status FHA Insurance Terminated	Invalid Mortgage Status FHA Insurance Claim Terminated (Z2)	% of Invalid Mortgage Status FHA Insurance Claim Terminated	Invalid Submitter Authorization (R7)	% of Invalid Submitter Authorization	Bad Unpaid Principal Balance (RA)	% of Bad Unpaid Principal Balance	Bad Occupancy Status (RB)	% of Bad Occupancy Status	Bad Occupancy Date (RC)	% of Bad Occupancy Date	Bad Default Status Date (RD)	% of Bad Default Status Date	Bad Reason for Default (RE)	% of Bad Reason for Default	General Error (RF)	% of General Error	Total Non-Fatal Errors	% Total Non-Fatal Errors	Bad Loan Number (B2)				
06/07/24	FHA Catalyst	1,873	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
06/06/24	FHA Catalyst	1,530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
06/05/24	FHA Catalyst	1,530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
06/04/24	FHA Catalyst	256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
06/04/24	EDI	99,131	100	0.14	0	0	13	0.02	7	0.01	0	0	18	0.03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06/03/24	FHA Catalyst	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
05/31/24	FHA Catalyst	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05/29/24	FHA Catalyst	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05/20/24	FHA Catalyst	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05/17/24	FHA Catalyst	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05/16/24	FHA Catalyst	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05/14/24	FHA Catalyst	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Servicing (cont.)

- Delinquent Reporting Case Level:
 - Reporting history for a single case
 - Choose transaction date range
 - Displays status date/code
 - Delinquency cause
 - Oldest unpaid installment date

Delinquent Reporting Query -- Case Level
Data as reported to SFDMS for FHA Case Number [REDACTED]
 Between April 2023 and June 2024
 Report sorted by Creation Date in descending order
Report Date: July 02, 2024

										Fatal Errors												
FHA Case Number	Servicer Loan Number	Servicer ID	Creation Date	Delinquent Reporting Method	Endorsement Date	Mortgage Status Date	Mortgage Status Code	Cause of Delinquency	Oldest Unpaid Date	Bad FHA Case Number (R2)	Invalid Mortgage Status (R3)	Invalid Oldest Unpaid Installment Date (R4)	Invalid Oldest Unpaid Installment Date Format (R5)	Invalid Mortgage Status FHA Insurance Terminated (ZY)	Invalid Mortgage Status FHA Insurance Claim Terminated (ZX)	Invalid Submitter Authorization (R7)	Bad Unpaid Principal Balance (RA)	Bad Occupancy Status (RB)	Bad Occupancy Date (RC)	Bad Status Date (RD)	Bad Reason for Default (RE)	General Error (RF)
[REDACTED]		16001	06/04/24	EDI	05/09/23	05/20/24	09	016	02/01/24	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
[REDACTED]		16001	05/02/24	EDI	05/09/23	03/01/24	12	006	02/01/24	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Displaying records 1 to 2 out of a total number of 2 records

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Additional Functions



Additional Functions

- Analysis:
 - Seriously Delinquent/Claim Comparison
 - HECM Activity

The screenshot shows the Neighborhood Watch Early Warning System interface. At the top, the title "Neighborhood Watch" is displayed in large white letters on a blue background, with "EARLY WARNING SYSTEM" in a smaller box to the right. Below the title, the "US Department of Housing and Urban Development" logo is visible. A navigation menu includes "Early Warnings", "Servicing", "Analysis", "Details", "Queries", "Reporting", "Help/About", and "Sign Off". The "Analysis" menu is expanded, showing "Seriously Delinquent/Claim Comparison" and "HECM Activity". The main content area features a graphic with a house, a line graph, and the text "come neighborhood Watch". At the bottom, the U.S. Department of Housing and Urban Development logo is shown, along with the text "Sponsored by the Office of Lender Activities and Program Compliance". The "Neighborhood Watch" logo is also present in the bottom right corner.

Additional Functions (cont.)

- Seriously Delinquent/Claim Comparison

- Compare single lender to all FHA lenders or compare two geographic areas
- Credit score bands
- Loan program types/purposes
- Mortgage amounts
- Other factors

Analysis - Seriously Delinquent/Claim Comparison
 Delinquent Choice - Percent of Loans Underwritten Seriously Delinquent
 Performance Period - 06/30/2024
 Loan Portfolio: 2 Year FHA
 Sorted by Category
 Data shown includes all insured single family loans with a beginning amortization date between July 1, 2022 and June 30, 2024

		DIRECT ENDORSEMENT LENDER						REGION					
		United States											
Performance Period:		07/01/2022 - 06/30/2024						07/01/2022 - 06/30/2024					
		Total	Retail	Sponsored	Total	Retail	Sponsored	Total	Retail	Sponsored	Total	Retail	Sponsored
Total Loans Underwritten:		3,341	3,284	57	1,498,918	1,161,128	337,790						
Loans Underwritten Seriously Delinquent:		49			36,040								
% of Loans Underwritten Seriously Delinquent:		1.47%			2.40%								
Total Claims:		0			553								
Total Seriously Delinquent and Claims:		49	49	0	36,593	26,487	8,106						
% of Seriously Delinquent and Claims:		1.47%			2.44%								
Total Retail Branches:		26			n/a								
Total Sponsored Branches:		3			n/a								
Compare Ratio to Area:		Total 60%	Retail 61%	Sponsored 0%	n/a								
		Direct Endorsement Lender US Level:											
Total Loans Underwritten:		3,341											
Loans Underwritten Seriously Delinquent:		49											
% of Loans Underwritten Seriously Delinquent:		1.47%											
Total Claims:		0											
Total Seriously Delinquent and Claims:		49											
% of Seriously Delinquent and Claims:		1.47%											
Compare Ratio DE Lender Level US:		61%											
Category	Item	Compare Ratio	Total Undr	Item Seriously Delinquent	Item Claims	Item Seriously Delinquent and Claims	% of Seriously Delinquent and Claims	Total Loans	Item Seriously Delinquent	Item Claims	Item Seriously Delinquent and Claims	% of Seriously Delinquent and Claims	
		Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total	Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total Retail Sponsored	Total	Total Retail Sponsored	Total Retail Sponsored	
Tracts	Undesignated	0%	0	0	0	0	0.00	1,019	13	1	14	1.37	
		0%	0	0	0	0	0.00	766	9		9	1.17	
		0%	0	0	0	0	0.00	253	4		5	1.98	
Tracts	Underserved	61%	1,697	26	0	26	1.53	837,858	20,866	310	21,176	2.53	
		62%	1,669	26	0	26	1.56	640,979	16,087		16,339	2.55	
		0%	28	0	0	0	0.00	196,879	4,779		4,837	2.46	
Tracts	Served	61%	1,644	23	0	23	1.40	660,041	15,161	242	15,403	2.33	
		61%	1,615	23	0	23	1.42	519,383	11,936		12,139	2.34	
		0%	29	0	0	0	0.00	140,658	3,225		3,264	2.32	
Credit Score	<499	--	0	0	0	0	0.00	0	0	0	0	0.00	
			0	0	0	0	0.00	0	0	0	0	0.00	
			0	0	0	0	0.00	0	0	0	0	0.00	
Credit Score	500 to 599	--	0	0	0	0	0.00	81,373	3,733	34	3,767	4.59	
			0	0	0	0	0.00	61,235	2,701		2,727	4.41	
			0	0	0	0	0.00	20,138	1,032		1,040	5.12	

Additional Functions (cont.)

- HECM Activity:
 - Pull by lender or area
 - Loans originated/underwritten in the past 1, 2, or 3 years
 - Current status
 - Payment plan types
 - No HECM compare ratio

Originator: [REDACTED]
 HECM Originations in the United States

Performance Period: Displaying HECM loans that were endorsed within the past 3 years
 Loan Portfolio: All HECM Loans
 Data shown includes all cases with beginning endorsement date between June 01, 2021 and May 31, 2024
 Data sorted by Total Originations in Descending Order

Total HECM Loans for the United States: 131,632			Current Status					Payment Plans					
Rank	Originator - ID	FHA Approval Status	Originator Total HECM Originations	% of Area HECM Volume	Endorsed	Assigned to HUD	Cancelled	Terminated	Term	Line of Credit (LOC)	Term and LOC	Term and LOC	Tenure and LOC
1	[REDACTED]	A	3	0.00%	3	0	0	0	0	3	0	0	0

Displaying records 1 to 1 out of a total number of 1 records
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Report Summary

Report Run: July 2, 2024

Output Options: Data shown includes total originations between 1 and 9999999.



Additional Functions (cont.)

- Details:
 - Lender Details
 - Program Profiles

The screenshot shows the Neighborhood Watch Early Warning System interface. The header includes the title "Neighborhood Watch" and "EARLY WARNING SYSTEM" in a blue box, with the "US Department of Housing and Urban Development" logo on the right. A navigation menu contains "Early Warnings", "Servicing", "Analysis", "Details", "Queries", "Reporting", "Help/About", and "Sign Off". The "Details" menu is open, showing "Lender Details" and "Program Profiles" options. The main content area features a "Welcome to Neighborhood Watch" message and a large graphic of a house with a blue grid overlay. At the bottom, there is a logo for the U.S. Department of Housing and Urban Development, a sponsorship note: "Sponsored by the Office of Lender Activities and Program Compliance", and the "Neighborhood Watch" logo in a blue box.

Additional Functions (cont.)

- Lender Details:
 - Institution Info
 - Program Authorities
 - Merger History
 - Branch List
 - Credit Watch Termination Actions

The screenshot displays the Neighborhood Watch EARLY WARNING SYSTEM interface. The header includes the system name and the US Department of Housing and Urban Development logo. A navigation menu contains links for Early Warnings, Servicing, Analysis, Details, Queries, Reporting, Help/About, Home, and Sign Off.

The main content area is titled "TITLE II Lender Summary:" and provides the following information:

- Institution ID: [Redacted]
- Mortgagee Type: **Supervised**
- Institution Type: **Federal Savings Bank**
- CWT Actions: **No**
- Branch Office Status: **359 active / 341 terminated**
- Branch Indicators: **No Direct Lending**
- Lender Insurance Date/Status: **09/09/2016, LI - submits electronic case binders**
- HECM Lender Insurance Date/Status: **N/A, Lender not a participant**
- Lender Unconditional DE Date/Status: **05/23/1989, Unconditional**
- HECM Unconditional DE Date/Status: **06/07/1996, Unconditional**

Summary statistics are provided below:

- Currently Sponsoring **0 Loan Correspondents**
- Authorized Agent for **10 Principals** **10 Active**
- Acting As Principal for **4 Authorized Agents** **2 Active / 1 Merged / 1 Terminated**

A red instruction reads: "Click on the Branch ID to view Areas Approved for Business and final Credit Watch Termination actions".

▼ Branch ID ▲	▼ Phone ▲	▼ Address ▲ City/St/Zip	FHA Approval ▼ Status ▲	Authorized ▼ Date ▲	Term/ Merged ▼ Date ▲	▼ Date & File No. of the Last TH Orig. Review ▲	▼ DBA ▲
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	-	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	-	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	-	[Redacted]

Additional Functions (cont.)

- Queries:
 - Case Status
 - Delinquent Cases
 - HUD Pipeline/Uninsured
 - Indemnification
 - Late Endorsement
 - Late UFMIP
 - Title I Case Status

The screenshot shows the Neighborhood Watch Early Warning System interface. The header includes the title "Neighborhood Watch" and "EARLY WARNING SYSTEM" in a blue box, along with the "US Department of Housing and Urban Development" logo. A navigation menu contains "Early Warnings", "Servicing", "Analysis", "Details", "Queries", "Reporting", "Help/About", and "Sign Off". The "Queries" menu is open, listing: "Case Status", "Delinquent Cases", "HUD Pipeline / Uninsured", "Indemnification", "Late Endorsement", "Late UFMIP", and "Title I Case Status". The main content area features a "Welcome to Neighborhood Watch" message and a background image of a house with a graph overlay. At the bottom, it is sponsored by the Office of Lender Activities and Program Compliance, with the Neighborhood Watch logo.

Additional Functions (cont.)

- Case Status (FHA Case Details):
 - Borrower/Property
 - Loan Information
 - Originator/Sponsor
 - Loan Origination
 - Underwriter
 - Loan Processing

FHA Case Details	
Loan Level Data is as of: May 29, 2024 Help	
<u>Borrower/Property/Loan Identification</u>	
Case Number:	123-4567890
Borrower Name:	
SSN/TIN Last Four Digits:	
Co-Borrower Name:	
SSN/TIN Last Four Digits:	
Street Address:	
City:	
State & Zip:	
Census Tract:	
Underserved Indicator:	
<u>Loan Information</u>	
Section of the Act:	203B (Mutual Mortgage)
ADP Code:	703
Fund Code:	M (Mutual Mortgage Insurance Fund)
Number of Living Units:	1 (One Living Unit Within Property)
Construction Code:	5

Additional Functions (cont.)

- Case Status (FHA Case Details):
 - Servicer/Holder Information
 - Loan Status

<u>Servicer/Holder Information</u>	
Servicer Lender ID:	12345
Servicer Lender Name:	ABC LENDER
Holder Lender ID:	12345
Holder Lender Name:	ABC LENDER

<u>Loan Status</u>	
Current Insurance Status:	Active
Insurance Termination Type:	
Termination Effective Date:	
Termination Process Date:	
Unpaid Principal Balance as calculated in HUD's Insurance in Force System:	\$200,000.00
Risk Based Current Monthly MIP:	\$72.82
Risk Based Prior Monthly MIP:	\$74.22
Monthly Earned Premium:	\$36.98
Indemnification Agreement Date:	
Indemnification Expiration Date:	
Indemnification Agreement No.:	
Indemnification Mortgagee Name:	
Indemnification Mortgagee ID:	

Additional Functions (cont.)

- Case Status (FHA Case Details):
 - Delinquency/Claim History

<u>Delinquent Information Reported by the Servicer</u>						
First Payment Due:	09/01/20					
Oldest Unpaid Installment:	09/01/21					
Number of Months Delinquent:	7					
Currently 90-day Delinquent:	Yes					
Number of Payments Before First 90-Day Delinquent Reported:	12					
Unpaid Principal Balance:	\$200,000.00					
Last Delinquent Report Date:	04/02/22					
Delinquent Status:	10 (Partial Claim Started)					
Cause of Delinquent:	055 (National Emergency Declaration)					
Servicer Reporting Delinquent:	12345 (ABC LENDER)					
Servicer Loan Number:	9876543210					
Occupancy Status:	1 (Occupied by the borrower)					
Occupancy Status Date:						
Servicing Transfer Date:						
Recent Delinquent History:						
Reporting Period	OUI Date	Episode Number	# Months Delinquent	Delinquent Status	Delinquent Status Definition	Reporting Servicer ID/Name
9/2021	09/01/21	1	1	42	Delinquent	12345 ABC LENDER
9/2021	09/01/21	1	1	06	Formal Forbearance	12345 ABC LENDER
10/2021	09/01/21	1	2	06	Formal Forbearance	12345 ABC LENDER
11/2021	09/01/21	1	3	06	Formal Forbearance	12345 ABC LENDER
12/2021	09/01/21	1	4	06	Formal Forbearance	12345 ABC LENDER

Additional Functions (cont.)

- Reporting:
 - Lender Reporting provides a view of lender self-reports submitted prior to May 2017 transition to LRS.



Resources



Resources

- Help/About:
 - Help topics
 - General info
 - What's New
 - Refresh dates
 - Other helpful links

The screenshot shows the Neighborhood Watch Early Warning System website. The header features the title "Neighborhood Watch" in large white letters on a blue background, with "EARLY WARNING SYSTEM" in a smaller box to the right. Below the title is a navigation menu with links: "Early Warnings", "Servicing", "Analysis", "Details", "Queries", "Reporting", "Help/About" (which is highlighted), and "Sign Off". The "Help/About" dropdown menu is open, listing: "Help", "About", "What's New", "Frequently Asked Questions", "Latest Refresh Date", "Feedback", "portal.hud.gov", and "FHA Connection". The main content area has a "Welcome to Neighborhood Watch" message. At the bottom, there is a logo for the U.S. Department of Housing and Urban Development and text stating "Sponsored by the Office of Lender Activities and Program Compliance". A blue footer bar contains the "Neighborhood Watch" logo.

Resources (cont.)

- Help Topics:
 - Built-in user manual
 - Expandable menu for each function
 - Detailed instructions with screen shots



The screenshot shows the Neighborhood Watch Early Warning System Help page. The header includes the title "Neighborhood Watch EARLY WARNING SYSTEM" and the "US Department of Housing and Urban Development" logo. A navigation menu contains links for "Early Warnings", "Servicing", "Analysis", "Details", "Queries", "Reporting", "Help/About", and "Sign Off". The main content area is titled "Neighborhood Watch/Early Warning System Help" and contains a welcome message: "Welcome to the Neighborhood Watch Online Help System. Be sure to read the 'What's New' page." Below this are two expandable sections: "Getting Started" and "Application Menu".

Neighborhood Watch/Early Warning System Help

Welcome to the Neighborhood Watch Online Help System. Be sure to read the "What's New" page.

Getting Started

Learn how to get started using Neighborhood Watch. Includes how to gain access, minimum browser recommendations, printing and reloading screens, and an overview of content and features available in Neighborhood Watch.

Application Menu

Understand the basics of the Neighborhood Watch application menu, and get an overview of the content & features associated with each of the major menu buttons within the application menu. Links to more detailed descriptions are provided.

Helpful Links

- FHA Single Family Information Page
https://www.hud.gov/program_offices/housing/sfh
- Single Family Housing Policy Handbook 4000.1
https://www.hud.gov/program_offices/housing/sfh/handbook_4000-1
- Single Family Drafting Table
https://www.hud.gov/program_offices/housing/sfh/sfh_policy_drafts
- FHA National Servicing Center
https://www.hud.gov/program_offices/housing/sfh/nsc
- Subscribe to FHA INFO Notices
https://www.hud.gov/program_offices/housing/sfh/FHA_INFO_subscribe



FHA Resource Center

	Option	Point of Contact	Hours Available	Comments
1	FHA Knowledge Base – FAQs	www.hud.gov/answers	24/7/365	Knowledge Base web page includes option to email questions.
2	Email	answers@hud.gov	24/7/365	
3	Telephone	1-800-CALLFHA (1-800-225-5342) Information on how to make an accessible phone call: https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs .	8:00 AM to 8:00 PM Eastern M-F	Voicemail is available after hours or during extended wait periods.



Q&A



Q&A Instructions

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Option A: Computer or smartphone

- If viewing webinar through computer or smartphone, click *Raise Hand* icon.
- You will receive an onscreen message to unmute yourself, **single-click the *Unmute Myself* button.**
- When prompted by moderator, provide your name, company affiliation, then ask your question.

Option B: Standard telephone line

- To ask a question, press *9 to be placed in queue.
- Webinar moderator will unmute your phone and you will hear the following automated message, “***You Are Unmuted***” which allows you to begin speaking.
- When prompted by moderator, provide your name, company affiliation, then ask your question.

Thank you for joining us today!

