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# Federal Housing Administration Commercial Mortgage Portfolio

October 2025 Credit Risk Report

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U.S. Department of Housing and Urban Development - Office of Housing  
Office of Risk Management, Reporting and Analysis Division

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<b>Table 1. FHA Multifamily Apartments Insured Portfolio, Transitions within Portfolio</b>		
<b>Insured Portfolio</b>	<b>Number of Loans</b>	<b>Loan Balance (\$ in millions)</b>
Insurance in Force (Beginning)	11,358	132,482.8
Terminations	(4)	(12.9)
Claims	0	0.0
Regular Claim	0	0.0
Market to Market	0	0.0
Partial Payment Claim	0	0.0
Maturity	0	0.0
Prepayment	(4)	(12.9)
Refinanced with FHA Loans	0	0.0
New Endorsements	22	836.2
New Business	10	514.7
221(d)(3) <sup>a</sup>	0	0.0
221(d)(4) <sup>b</sup>	7	485.7
241(a) <sup>c</sup>	1	25.9
542(b) New Construction <sup>d</sup>	0	0.0
542(c) New Construction <sup>e</sup>	2	3.0
223(d) <sup>f</sup>	0	0.0
Other Rental <sup>g</sup>	0	0.0
Refinance	12	321.5
241(a) <sup>c</sup>	0	0.0
542(b) Refinance <sup>d</sup>	0	0.0
542(c) Refinance <sup>e</sup>	0	0.0
223(d) <sup>f</sup>	0	0.0
223(a)(7) <sup>h</sup>	0	0.0
223(f) <sup>i</sup>	12	321.5
Amortization / Principal Reduction <sup>j</sup>	na	(199.7)
Insurance in Force (Ending)	11,376	133,106.5
<b>Defaults</b>		
60+ Days Defaults (Beginning)	23	322.9
No longer in Default	(5)	(71.2)
Reinstated	(2)	(35.2)
Default to Delinquent	(3)	(35.9)
Terminated Defaults	0	0.0
Continuing Defaults	18	251.5
New 60+ Defaults	8	33.6
60+ Days Defaults (Ending)	26	285.1

FHA Commercial Mortgage Portfolio

na = not applicable.

<sup>a</sup> Section 221(d)(3): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multifamily rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 100 percent of replacement costs for public, nonprofit, and cooperative mortgagors.

<sup>b</sup> Section 221(d)(4): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multifamily rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 90 percent of replacement costs irrespective of the type of mortgagor.

<sup>c</sup> Section 241(a): Insures mortgage loans to finance repairs, additions, and improvements to multifamily rental housing with FHA-insured first mortgages or HUD-held mortgages.

<sup>d</sup> Section 542(b): Authorizes HUD to enter into reinsurance agreements with Fannie Mae, Freddie Mac, qualified financial institutions (QFIs), and the Federal Housing Finance Agency (FHFA).

<sup>e</sup> Section 542(c): Enables HUD to carry out a program in conjunction with qualified state and local housing finance agencies (HFAs) to provide federal credit enhancement for loans for affordable multifamily housing through a system of risk-sharing agreements.

<sup>f</sup> Section 223(d): Insures two-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of multifamily projects with a HUD-insured first mortgage.

<sup>g</sup> Other Rental: Mortgage loan insurance for Mobile Home Courts (Section 207), Management Cooperative (Section 213), Consumer Cooperative (Section 213(i)), Urban Renewal Housing (Section 220), and Elderly Housing (Section 231).

<sup>h</sup> Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization period in order to reduce risk of default.

<sup>i</sup> Section 223(f): Insures mortgage loans to facilitate the purchase or refinancing of existing multifamily rental housing.

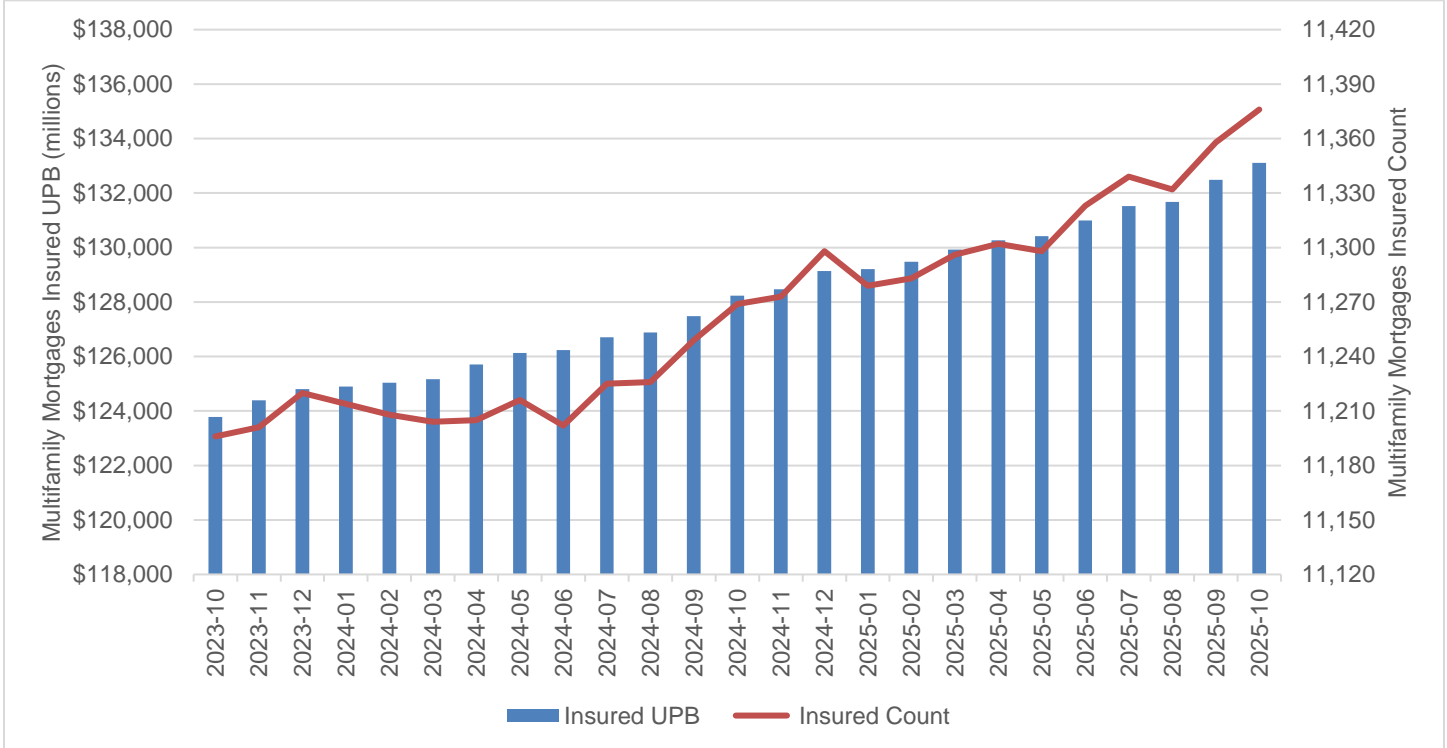
<sup>j</sup> Amortization / Principal Reduction: This amount represents the monthly reduction in principal balance associated with the amortization of loans in the portfolio.

Note 1: The Unpaid Principal Balance (UPB) numbers might not add up due to rounding errors.

Note 2: The "Amortization / Principal Reduction" line item in the Defaults section that was included in previous reports has been removed from subsequent reports starting December 2024. The associated values have been added to the "Continuing Defaults" line.

Source: U.S. Department of HUD/FHA, November 2025.

Figure 1: FHA Multifamily Apartments Insured UPB and Count, Last 2 Years



Unpaid Principal Balance (UPB) is the outstanding principal balance due on the mortgage.

Source: U.S. Department of HUD/FHA, November 2025.

FHA Commercial Mortgage Portfolio

**Table 2. FHA Multifamily Apartments Pipeline Summary**

	October 2025		October 2024		FY 2026 to-date Oct 2025 to Oct 2025		FY 2025 to-date Oct 2024 to Oct 2024		FY 2025 Final	
	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)
<b>Applications</b>	0	0.0	93	2,816.3	0	0.0	93	2,816.3	705	20,803.8
221(d)(3) <sup>a</sup> , 223(d) <sup>b</sup> , 241(a) <sup>c</sup>	0	0.0	1	27.1	0	0.0	1	27.1	18	257.0
221(d)(4) <sup>d</sup>	0	0.0	37	1,353.5	0	0.0	37	1,353.5	280	10,889.3
223(a)(7) <sup>e</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
223(f) <sup>f</sup>	0	0.0	46	1,132.4	0	0.0	46	1,132.4	332	7,668.5
542 Risk Share <sup>g,h</sup>	0	0.0	8	62.1	0	0.0	8	62.1	65	1,126.6
Other Rental <sup>i</sup>	0	0.0	1	241.1	0	0.0	1	241.1	10	862.4
<b>Commitments</b>	0	0.0	52	1,030.5	0	0.0	52	1,030.5	573	13,974.6
221(d)(3) <sup>a</sup> , 223(d) <sup>b</sup> , 241(a) <sup>c</sup>	0	0.0	0	0.0	0	0.0	0	0.0	11	152.2
221(d)(4) <sup>d</sup>	0	0.0	11	275.8	0	0.0	11	275.8	148	4,694.3
223(a)(7) <sup>e</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
223(f) <sup>f</sup>	0	0.0	31	615.2	0	0.0	31	615.2	310	7,183.1
542 Risk Share <sup>g,h</sup>	0	0.0	8	93.7	0	0.0	8	93.7	98	1,626.2
Other Rental <sup>i</sup>	0	0.0	2	45.7	0	0.0	2	45.7	6	318.8
<b>Endorsements</b>	50	1,620.3	38	823.5	50	1,620.3	38	823.5	433	9,797.3
221(d)(3) <sup>a</sup> , 223(d) <sup>b</sup> , 241(a) <sup>c</sup>	0	0.0	1	3.6	0	0.0	1	3.6	9	186.4
221(d)(4) <sup>d</sup>	13	563.9	15	516.0	13	563.9	15	516.0	117	3,357.5
223(a)(7) <sup>e</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
223(f) <sup>f</sup>	31	957.5	15	196.0	31	957.5	15	196.0	221	4,265.6
542 Risk Share <sup>g,h</sup>	4	71.5	7	107.8	4	71.5	7	107.8	82	1,717.5
Other Rental <sup>i</sup>	2	27.5	0	0.0	2	27.5	0	0.0	4	270.2

<sup>a</sup> Section 221(d)(3): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multi-family rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 100 percent of replacement costs for public, nonprofit, and cooperative mortgagors.

<sup>b</sup> Section 223(d): Insures two-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of multifamily projects with a HUD-insured first mortgage.

<sup>c</sup> Section 241(a): Insures mortgage loans to finance repairs, additions, and improvements to multifamily rental housing and health care facilities with FHA-insured first mortgages or HUD-held mortgages.

<sup>d</sup> Section 221(d)(4): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multi-family rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 90 percent of replacement costs irrespective of the type of mortgagor.

<sup>e</sup> Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization period in order to reduce risk of default.

<sup>f</sup> Section 223(f): Insures mortgage loans to facilitate the purchase or refinancing of existing multifamily rental housing.

## FHA Commercial Mortgage Portfolio

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<sup>g</sup> Section 542(b): Authorizes HUD to enter into reinsurance agreements with Fannie Mae, Freddie Mac, qualified financial institutions (QFIs), and the Federal Housing Finance Agency (FHFA).

<sup>h</sup> Section 542(c): Enables HUD to carry out a program in conjunction with qualified state and local housing finance agencies (HFAs) to provide federal credit enhancement for loans for affordable multifamily housing through a system of risk-sharing agreements.

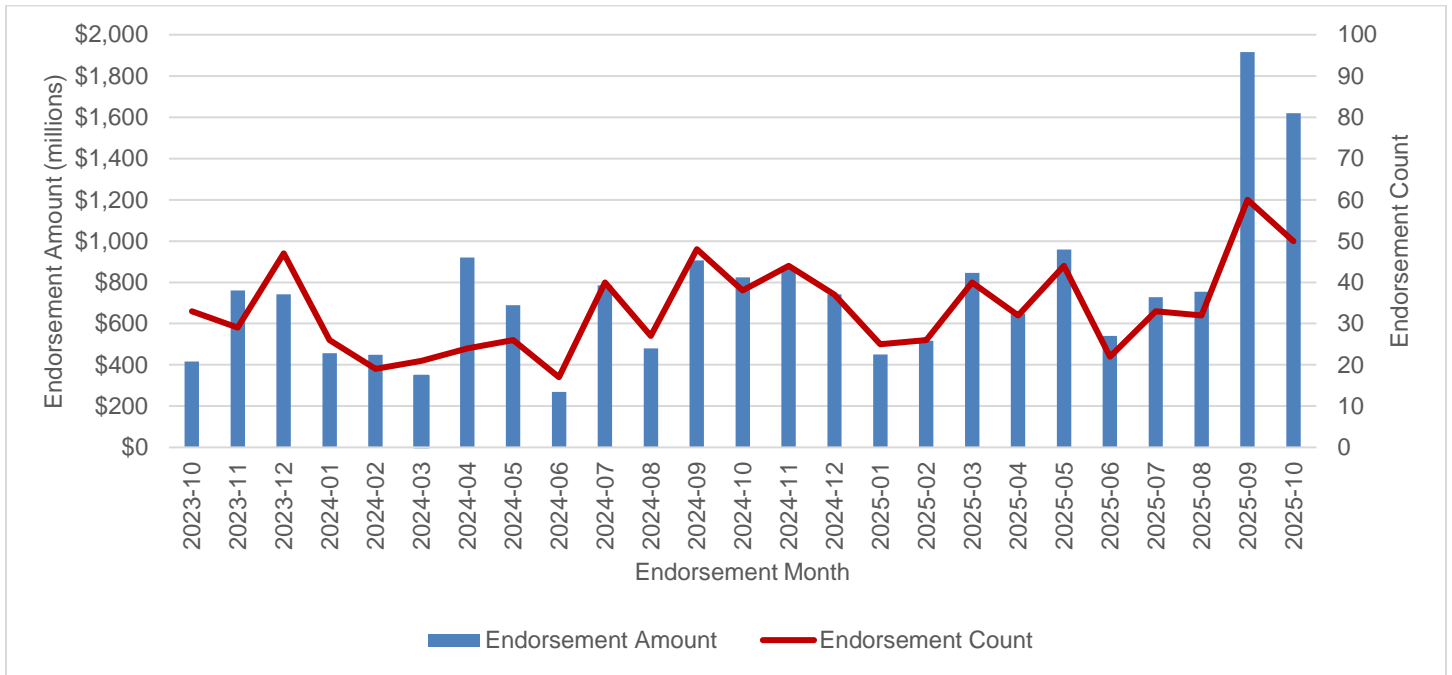
<sup>i</sup> Other Rental: Mortgage loan insurance for Mobile Home Courts (Section 207), Management Cooperative (Section 213), Consumer Cooperative (Section 213(i)), Urban Renewal Housing (Section 220), and Elderly Housing (Section 231).

Note 1: The Unpaid Principal Balance (UPB) numbers might not add up due to rounding errors.

Source: U.S. Department of HUD/FHA, November 2025.

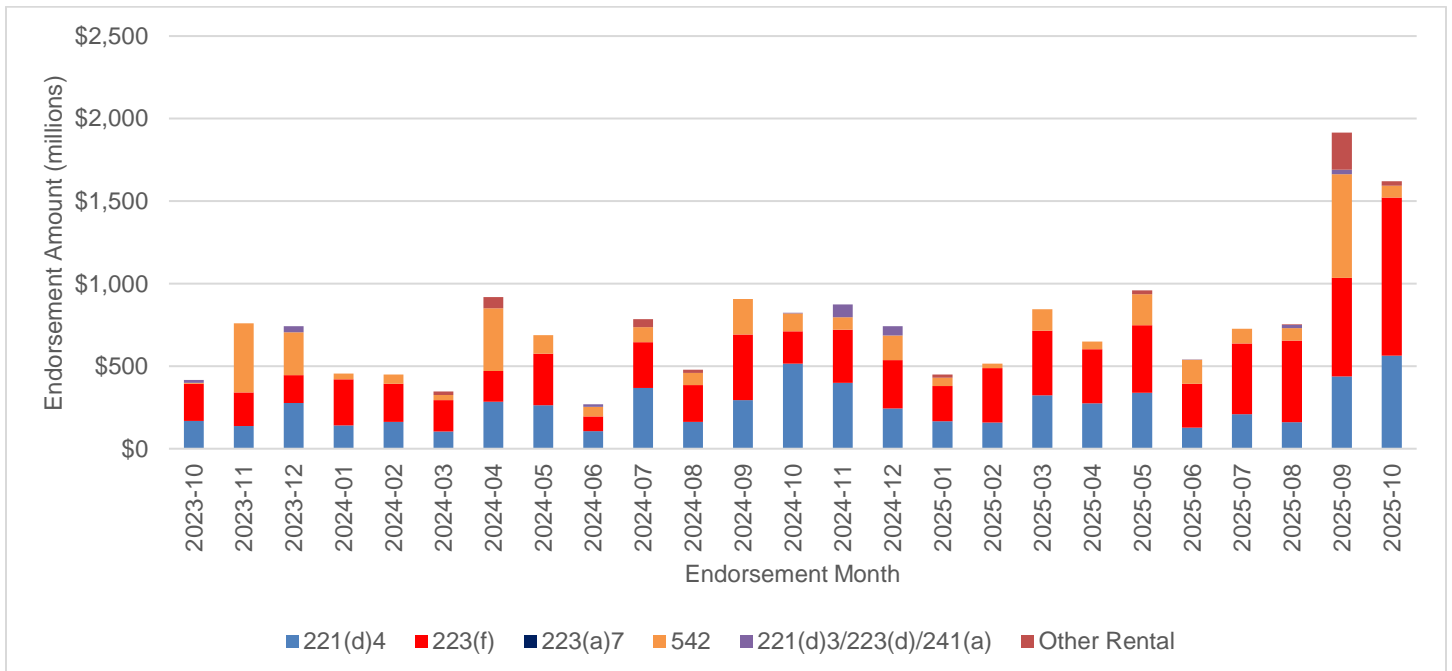
FHA Commercial Mortgage Portfolio

**Figure 2: FHA Multifamily Apartments Endorsement Amount and Count for All Risk Categories, Last 2 Years**



Source: U.S. Department of HUD/FHA, November 2025.

**Figure 3: FHA Multifamily Apartments Endorsement Amount by Risk Category, Last 2 Years**



Other Rental: Mortgage loan insurance for Mobile Home Courts (Section 207), Management Cooperative (Section 213), Consumer Cooperative (Section 213(i)), Urban Renewal Housing (Section 220) and Elderly Housing (Section 231).

Source: U.S. Department of HUD/FHA, November 2025.

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<b>Table 3. FHA Multifamily Apartments 60+ Day Default Rate</b>				
Calendar Year	Month	Default Rate <sup>a</sup> (%)	Default UPB (\$ in millions)	Default Count
2022	Oct	0.10	117.0	13
	Nov	0.10	116.7	13
	Dec	0.10	119.3	16
2023	Jan	0.10	120.2	18
	Feb	0.09	105.2	16
	Mar	0.09	104.4	13
	Apr	0.08	96.3	13
	May	0.07	89.7	13
	Jun	0.11	135.4	12
	Jul	0.12	143.9	13
	Aug	0.12	142.4	12
	Sep	0.10	118.4	10
	Oct	0.14	174.8	14
	Nov	0.14	173.5	15
	Dec	0.16	195.2	16
2024	Jan	0.16	197.1	13
	Feb	0.18	222.3	13
	Mar	0.15	189.8	14
	Apr	0.18	222.2	16
	May	0.24	297.6	21
	Jun	0.23	290.3	22
	Jul	0.20	256.0	19
	Aug	0.24	309.1	21
	Sep	0.20	254.0	20
	Oct	0.18	232.7	18
	Nov	0.29	370.1	21
	Dec	0.24	303.9	22
2025	Jan	0.22	290.4	19
	Feb	0.26	340.2	23
	Mar	0.27	356.7	24
	Apr	0.21	276.9	18
	May	0.23	303.0	21
	Jun	0.27	356.2	24
	Jul	0.27	350.3	26
	Aug	0.25	324.6	25
	Sep	0.24	322.9	23
	Oct	0.21	285.1	26

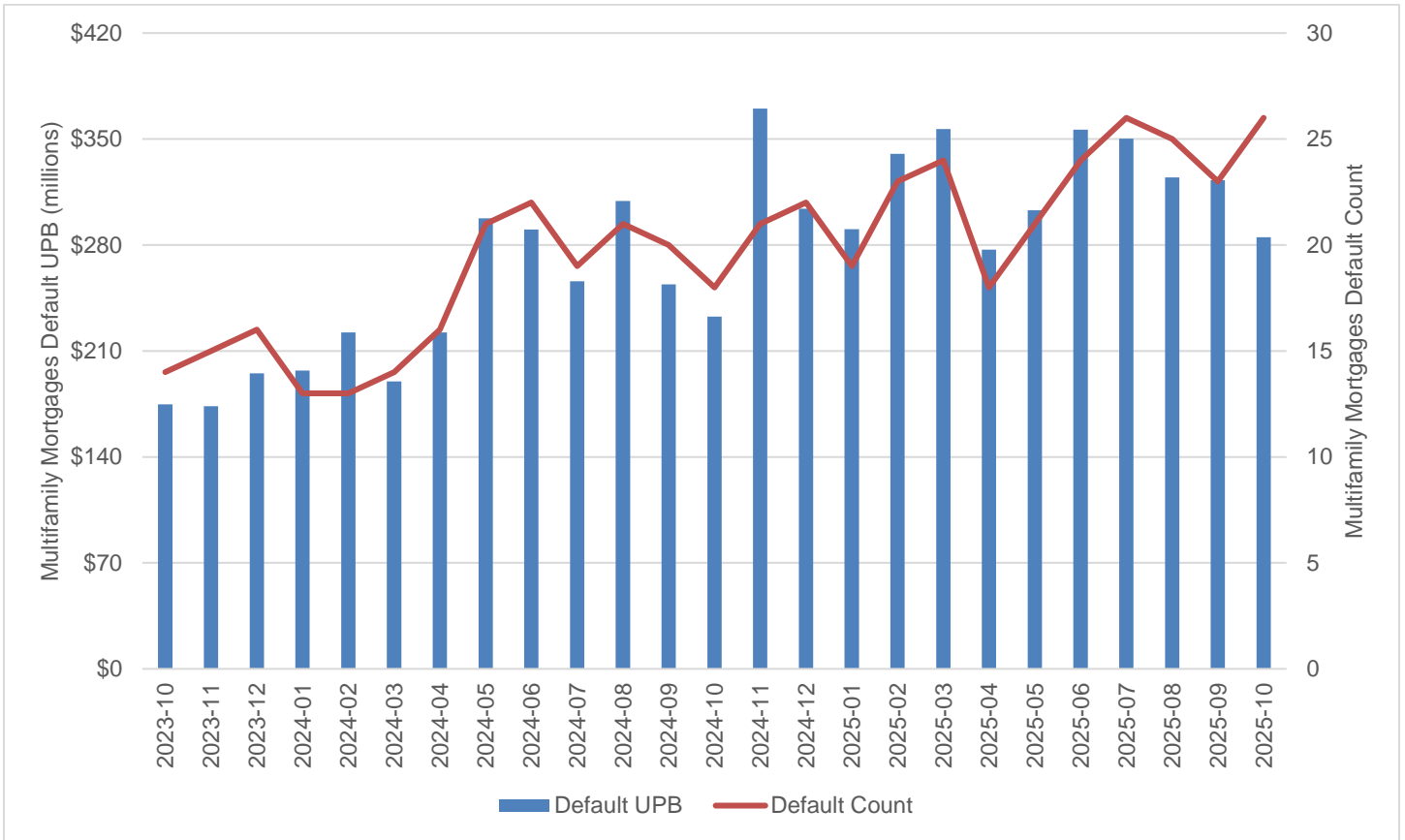
Unpaid Principal Balance (UPB) is the outstanding principal balance due on the mortgage.

<sup>a</sup> The percentage of the total outstanding balance of FHA-insured multifamily loans that are 60 days or more past due.

Source: U.S. Department of HUD/FHA, November 2025.

FHA Commercial Mortgage Portfolio

Figure 4: FHA Multifamily Apartments Default UPB and Count, Last 2 Years



Unpaid Principal Balance (UPB) is the outstanding principal balance due on the mortgage.  
 Source: U.S. Department of HUD/FHA, November 2025.

FHA Commercial Mortgage Portfolio

<b>Table 4. FHA Residential Care Facilities Insured Portfolio, Transitions within Portfolio</b>		
<b>Insured Portfolio</b>	<b>Number of Loans</b>	<b>Loan Balance (\$ in millions)</b>
Insurance in Force (Beginning)	3,877	37,566.5
Terminations	0	0.0
Claims	0	0.0
Regular Claim	0	0.0
Market to Market	0	0.0
Partial Payment Claim	0	0.0
Maturity	0	0.0
Prepayment	0	0.0
Refinanced with FHA Loans	0	0.0
New Endorsements	15	299.3
New Business	1	132.2
223(d) <sup>a</sup>	0	0.0
232 New Construction <sup>b</sup>	0	0.0
241(a) <sup>c</sup>	1	132.2
Refinance	14	167.0
223(d) <sup>a</sup>	0	0.0
232 Refinance <sup>b</sup>	14	167.0
Amortization / Principal Reduction <sup>d</sup>	na	(73.7)
Insurance in Force (Ending)	3,892	37,792.0
<b>Defaults</b>		
60+ Days Defaults (Beginning)	126	838.8
No longer in Default	(50)	(243.3)
Reinstated	(47)	(209.5)
Default to Delinquent	(3)	(33.7)
Terminated Defaults	0	0.0
Continuing Defaults	76	594.1
New 60+ Defaults	1	5.1
60+ Days Defaults (Ending)	77	599.2

na = not applicable.

<sup>a</sup> Section 223(d): Insures 2-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of residential care projects with a HUD-insured first mortgage.

<sup>b</sup> Section 232: Insures loans to finance nursing homes, assisted living facilities, and board and care facilities.

<sup>c</sup> Section 241(a): Insures loans to finance repairs, additions, and improvements to residential care facilities with FHA-insured first mortgages or HUD-held mortgages.

<sup>d</sup> Amortization / Principal Reduction: This amount represents the monthly reduction in principal balance associated with the amortization of loans in the portfolio.

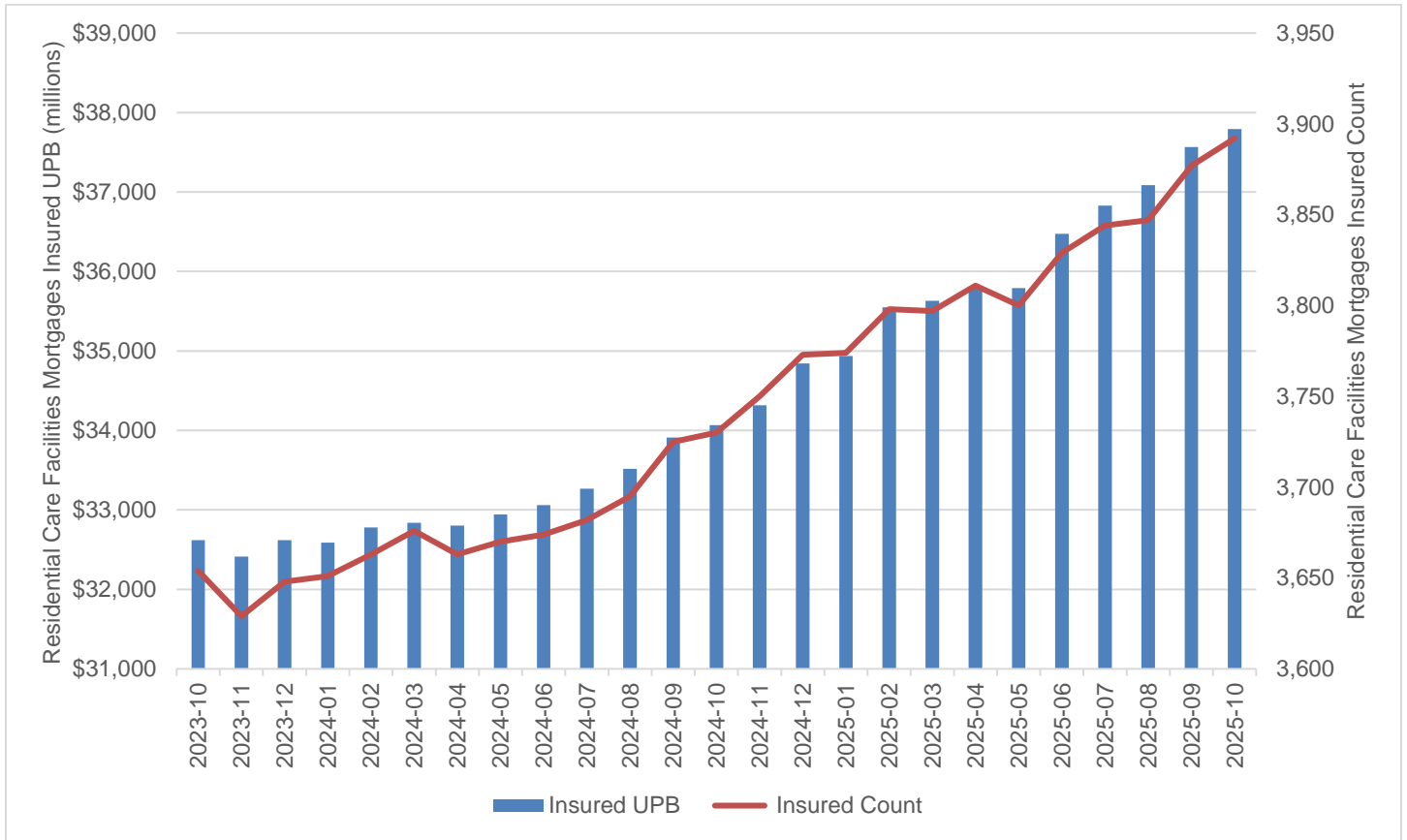
Note 1: The Unpaid Principal Balance (UPB) numbers might not add up due to rounding errors.

Note 2: The "Amortization / Principal Reduction" line item in the Defaults section that was included in previous reports has been removed from subsequent reports starting December 2024. The associated values have been added to the "Continuing Defaults" line.

Source: U.S. Department of HUD/FHA, November 2025.

FHA Commercial Mortgage Portfolio

**Figure 5: FHA Residential Care Facilities Insured UPB and Count, Last 2 Years**



Unpaid Principal Balance (UPB) is the outstanding principal balance due on the mortgage.  
 Source: U.S. Department of HUD/FHA, November 2025.

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**Table 5. FHA Residential Care Facilities Pipeline Summary**

	October 2025		October 2024		FY 2026 to-date Oct 2025 to Oct 2025		FY 2025 to-date Oct 2024 to Oct 2024		FY 2025 Final	
	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)
<b>Applications<sup>a</sup></b>	0	0.0	62	875.0	0	0.0	62	875.0	533	8,177.0
223(d) <sup>b</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
232 New Construction <sup>c</sup>	0	0.0	0	0.0	0	0.0	0	0.0	3	81.4
232 Refinance <sup>c</sup>	0	0.0	62	875.0	0	0.0	62	875.0	526	8,059.9
241(a) <sup>d</sup>	0	0.0	0	0.0	0	0.0	0	0.0	4	35.7
<b>Commitments<sup>e</sup></b>	0	0.0	40	908.6	0	0.0	40	908.6	490	8,034.0
223(d) <sup>b</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
232 New Construction <sup>c</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
232 Refinance <sup>c</sup>	0	0.0	39	897.5	0	0.0	39	897.5	482	7,852.3
241(a) <sup>d</sup>	0	0.0	1	11.1	0	0.0	1	11.1	8	181.7
<b>Endorsements<sup>f</sup></b>	0	0.0	20	352.2	0	0.0	20	352.2	331	5,848.4
223(d) <sup>b</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
232 New Construction <sup>c</sup>	0	0.0	0	0.0	0	0.0	0	0.0	2	18.3
232 Refinance <sup>c</sup>	0	0.0	19	347.4	0	0.0	19	347.4	325	5,670.0
241(a) <sup>d</sup>	0	0.0	1	4.8	0	0.0	1	4.8	4	160.1

<sup>a</sup> Application data may differ from data reported on the Office of Residential Care Facilities website due to data in the queue that are not yet assigned when this table is prepared.

<sup>b</sup> Section 223(d): Insures two-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of residential care projects with a HUD-insured first mortgage.

<sup>c</sup> Section 232: Insures loans to finance nursing homes, assisted living facilities, and board and care facilities.

<sup>d</sup> Section 241(a): Insures loans to finance repairs, additions, and improvements to residential care facilities with FHA-insured first mortgages or HUD-held mortgages.

<sup>e</sup> Commitment data may differ from data reported on the Office of Residential Care Facilities website due to differences in when the reports are created.

<sup>f</sup> Endorsement data may differ from data reported on the Office of Residential Care Facilities website due to differences in when the reports are created.

Note 1: The Unpaid Principal Balance (UPB) numbers might not add up due to rounding errors.

Source: U.S. Department of HUD/FHA, November 2025.

FHA Commercial Mortgage Portfolio

<b>Table 6. FHA Residential Care Facilities 60+ Day Default Rate</b>				
Calendar Year	Month	Default Rate <sup>a</sup> (%)	Default UPB (\$ in millions)	Default Count
2022	Oct	1.81	574.4	73
	Nov	1.70	540.4	73
	Dec	1.65	524.1	71
2023	Jan	1.73	549.7	80
	Feb	1.83	582.6	87
	Mar	1.78	568.4	84
	Apr	1.76	563.2	83
	May	1.65	528.0	81
	Jun	1.55	497.5	75
	Jul	1.43	459.6	66
	Aug	1.35	435.4	64
	Sep	1.43	462.9	65
	Oct	1.96	639.2	81
	Nov	2.52	816.2	103
	Dec	2.62	853.7	102
2024	Jan	2.59	844.4	111
	Feb	3.00	984.7	126
	Mar	3.02	991.3	125
	Apr	3.34	1094.3	162
	May	3.44	1134.6	167
	Jun	3.65	1207.1	162
	Jul	3.29	1095.3	146
	Aug	3.05	1020.8	121
	Sep	2.95	999.1	125
	Oct	2.98	1015.8	132
	Nov	3.14	1076.3	154
	Dec	3.07	1068.3	156
2025	Jan	3.04	1060.8	146
	Feb	3.10	1101.6	147
	Mar	3.07	1094.4	165
	Apr	2.65	947.8	152
	May	2.49	890.0	143
	Jun	2.30	840.8	136
	Jul	2.28	841.5	137
	Aug	2.49	924.0	139
	Sep	2.23	838.8	126
	Oct	1.56	599.2	77

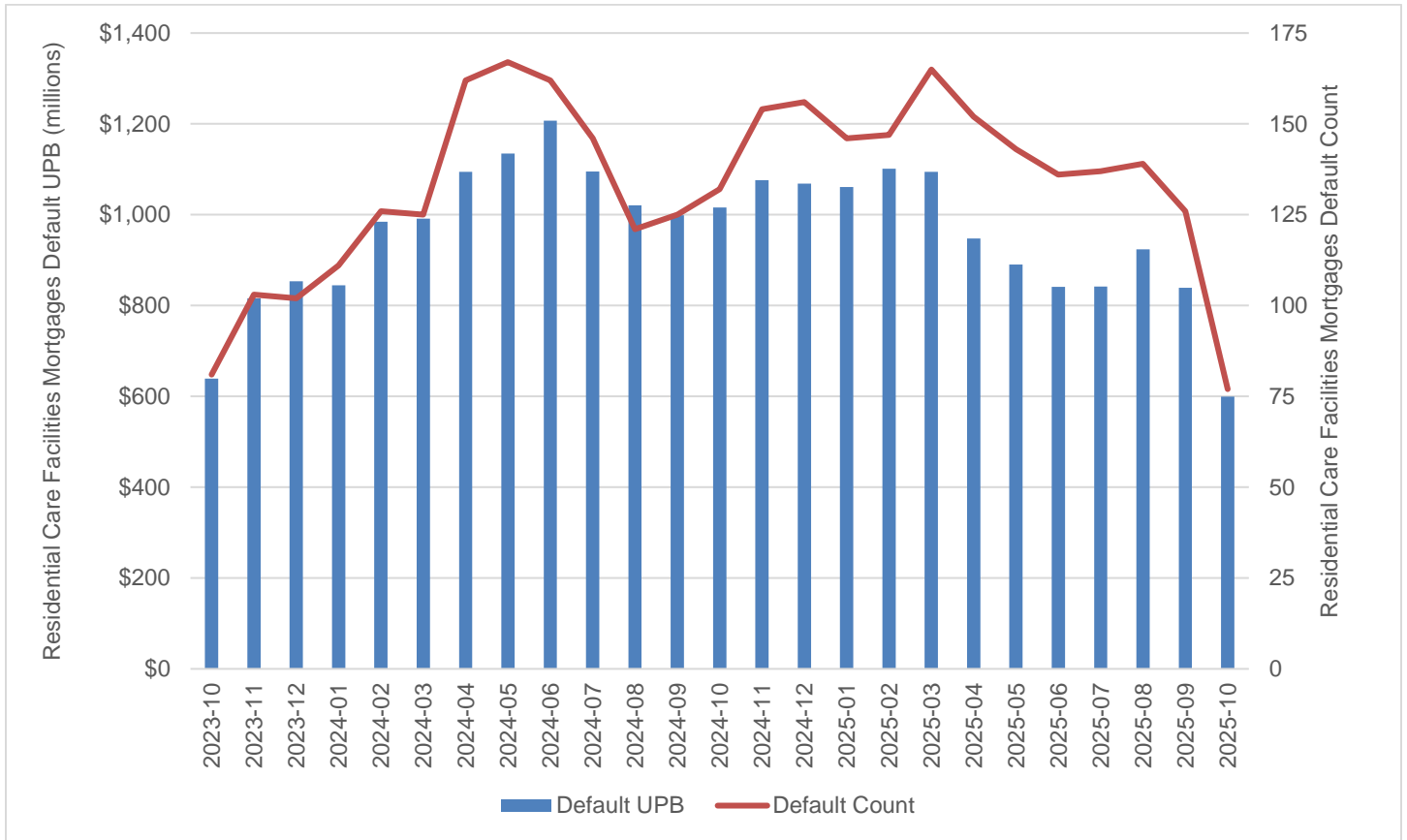
Unpaid Principal Balance (UPB) is the outstanding principal balance due on the mortgage.

<sup>a</sup> The percentage of the total outstanding balance of FHA-insured residential care loans that are 60 days or more past due.

Source: U.S. Department of HUD/FHA, November 2025.

FHA Commercial Mortgage Portfolio

**Figure 6: FHA Residential Care Facilities Default UPB and Count, Last 2 Years**



Unpaid Principal Balance (UPB) is the outstanding principal balance due on the mortgage.  
 Source: U.S. Department of HUD/FHA, November 2025.

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**Table 7. FHA Hospital Facilities Insured Portfolio, Transitions within Portfolio**

<b>Insured Portfolio</b>	<b>Number of Loans</b>	<b>Loan Balance (\$ in millions)</b>
Insurance in Force (Beginning)	82	5,142.2
Terminations	0	0.0
Claims	0	0.0
Regular Claim	0	0.0
Market to Market	0	0.0
Partial Payment Claim	0	0.0
Maturity	0	0.0
Prepayment	0	0.0
Refinanced with FHA Loans	0	0.0
New Endorsements	0	0.0
New Business	0	0.0
242 Construction – Non Portfolio Hospital <sup>a</sup>	0	0.0
241(a) Construction or Addition – Portfolio Hospital <sup>b</sup>	0	0.0
223(f) Refinancing or Acquisition – Non Portfolio Hospital <sup>c</sup>	0	0.0
Refinance	0	0.0
223(f) Refinancing or Acquisition – Non Portfolio Hospital <sup>c</sup>	0	0.0
223(a)(7) Refinancing – Portfolio Hospital <sup>d</sup>	0	0.0
Amortization / Principal Reduction <sup>e</sup>	na	(23.8)
Insurance in Force (Ending)	82	5,118.4
<b>Defaults</b>		
60+ Days Defaults (Beginning)	0	0.0
No longer in Default	0	0.0
Reinstated	0	0.0
Default to Delinquent	0	0.0
Terminated Defaults	0	0.0
Continuing Defaults	0	0.0
New 60+ Defaults	0	0.0
60+ Days Defaults (Ending)	0	0.0

na = not applicable.

<sup>a</sup> Section 242: Provides mortgage insurance for acute care hospital facility construction loans.

<sup>b</sup> Section 241(a): Insures mortgage loans to finance repairs, additions, and improvements to hospital facilities with FHA-insured first mortgages or HUD-held mortgages.

<sup>c</sup> Section 223(f): Insures mortgage loans to facilitate the purchase of a hospital facility or the refinancing of an existing hospital facility loan.

<sup>d</sup> Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization period in order to reduce risk of default.

<sup>e</sup> Amortization / Principal Reduction: This amount represents the monthly reduction in principal balance associated with the amortization of loans in the portfolio.

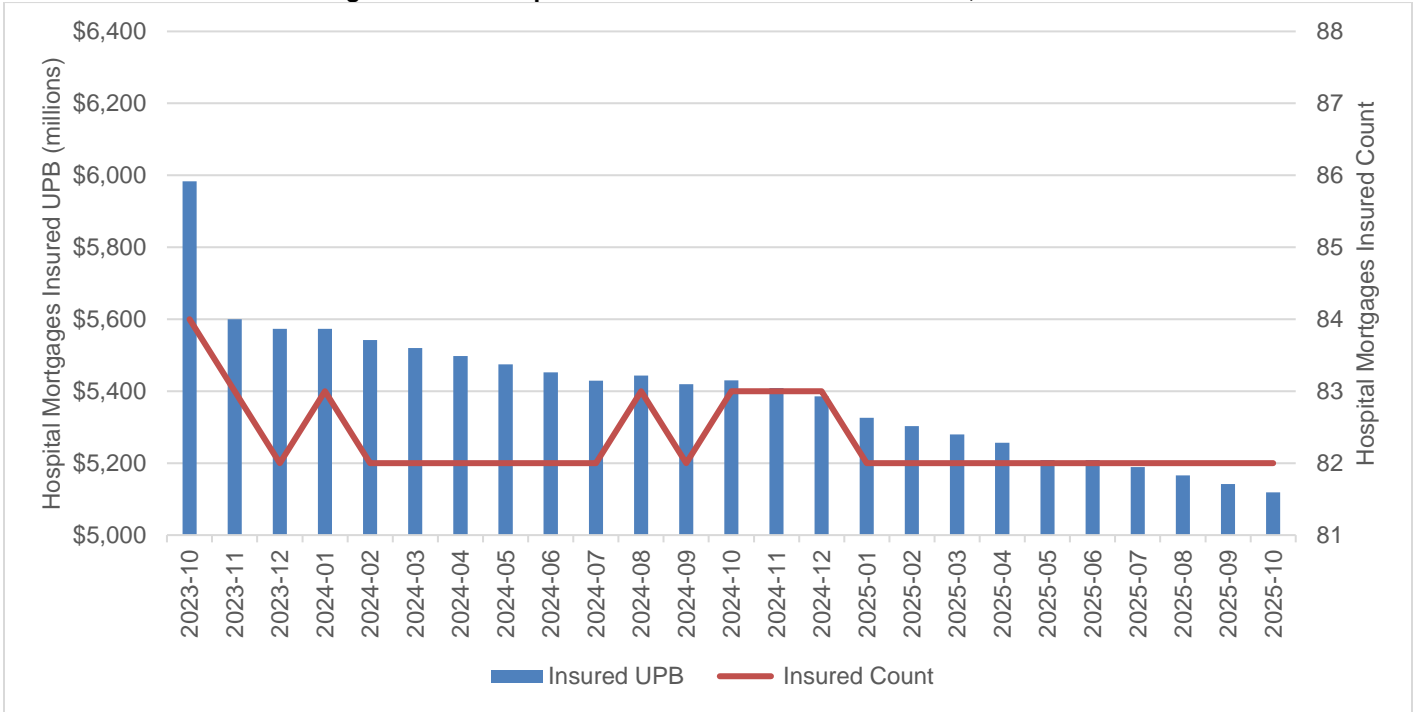
Note 1: The Unpaid Principal Balance (UPB) numbers might not add up due to rounding errors.

Note 2: The “Amortization / Principal Reduction” line item in the Defaults section that was included in previous reports has been removed from subsequent reports starting December 2024. The associated values have been added to the “Continuing Defaults” line.

Source: U.S. Department of HUD/FHA, November 2025.

FHA Commercial Mortgage Portfolio

Figure 7: FHA Hospital Facilities Insured UPB and Count, Last 2 Years



Unpaid Principal Balance (UPB) is the outstanding principal balance due on the mortgage.  
 Source: U.S. Department of HUD/FHA, November 2025.

FHA Commercial Mortgage Portfolio

**Table 8. FHA Hospital Facilities Pipeline Summary**

	October 2025		October 2024		FY 2026 to-date Oct 2025 to Oct 2025		FY 2025 to-date Oct 2024 to Oct 2024		FY 2025 Final	
	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)	Number Of Loans	Loan Balance (\$ in millions)
Applications <sup>a</sup>	0	0.0	0	0.0	0	0.0	0	0.0	8	810.6
242 Construction – Non Portfolio Hospital <sup>b</sup>	0	0.0	0	0.0	0	0.0	0	0.0	1	218.8
241(a) Construction or Addition – Portfolio Hospital <sup>c</sup>	0	0.0	0	0.0	0	0.0	0	0.0	6	532.7
223(a)(7) Refinancing –Portfolio Hospital <sup>d</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
223(f) Refinancing or Acquisition – Non Portfolio Hospital <sup>e</sup>	0	0.0	0	0.0	0	0.0	0	0.0	1	59.1
Commitments <sup>f</sup>	0	0.0	0	0.0	0	0.0	0	0.0	1	59.1
242 Construction – Non Portfolio Hospital <sup>b</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
241(a) Construction or Addition – Portfolio Hospital <sup>c</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
223(a)(7) Refinancing –Portfolio Hospital <sup>d</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
223(f) Refinancing or Acquisition – Non Portfolio Hospital <sup>e</sup>	0	0.0	0	0.0	0	0.0	0	0.0	1	59.1
Endorsements <sup>g</sup>	0	0.0	0	0.0	0	0.0	0	0.0	1	59.1
242 Construction – Non Portfolio Hospital <sup>b</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
241(a) Construction or Addition – Portfolio Hospital <sup>c</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
223(a)(7) Refinancing –Portfolio Hospital <sup>d</sup>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
223(f) Refinancing or Acquisition – Non Portfolio Hospital <sup>e</sup>	0	0.0	0	0.0	0	0.0	0	0.0	1	59.1

<sup>a</sup> Application data from previous months may change as data are added to the HUD database after the creation date of this report.

<sup>b</sup> Section 242: Provides mortgage insurance for acute care hospital facility construction loans.

<sup>c</sup> Section 241(a): Insures mortgage loans to finance repairs, additions, and improvements to hospital facilities with FHA-insured first mortgages or HUD-held mortgages.

<sup>d</sup> Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization period in order to reduce risk of default.

<sup>e</sup> Section 223(f): Insures mortgage loans to facilitate the purchase of a hospital facility or the refinancing of an existing hospital facility loan.

<sup>f</sup> Commitment data from previous months may change as data are added to the HUD database after the creation date of this report.

<sup>g</sup> Endorsement data from previous months may change as data are added to the HUD database after the creation date of this report.

Note 1: The Unpaid Principal Balance (UPB) numbers might not add up due to rounding errors.

Source: U.S. Department of HUD/FHA, November 2025.

FHA Commercial Mortgage Portfolio

<b>Table 9. FHA Hospital Facilities 60+ Day Default Rate</b>				
Calendar Year	Month	Default Rate <sup>a</sup> (%)	Default UPB (\$ in millions)	Default Count
2022	Oct	0.00	0.0	0
	Nov	0.00	0.0	0
	Dec	0.00	0.0	0
2023	Jan	0.00	0.0	0
	Feb	0.00	0.0	0
	Mar	0.00	0.0	0
	Apr	0.00	0.0	0
	May	0.00	0.0	0
	Jun	0.00	0.0	0
	Jul	0.00	0.0	0
	Aug	0.00	0.0	0
	Sep	0.00	0.0	0
	Oct	0.00	0.0	0
	Nov	0.16	8.8	1
	Dec	0.16	8.7	1
2024	Jan	0.15	8.6	1
	Feb	0.00	0.0	0
	Mar	0.00	0.0	0
	Apr	0.00	0.0	0
	May	0.00	0.0	0
	Jun	0.00	0.0	0
	Jul	0.00	0.0	0
	Aug	0.00	0.0	0
	Sep	0.00	0.0	0
	Oct	0.00	0.0	0
	Nov	0.00	0.0	0
	Dec	0.00	0.0	0
2025	Jan	0.00	0.0	0
	Feb	0.00	0.0	0
	Mar	0.00	0.0	0
	Apr	0.00	0.0	0
	May	0.00	0.0	0
	Jun	0.00	0.0	0
	Jul	0.00	0.0	0
	Aug	0.00	0.0	0
	Sep	0.00	0.0	0
	Oct	0.00	0.0	0

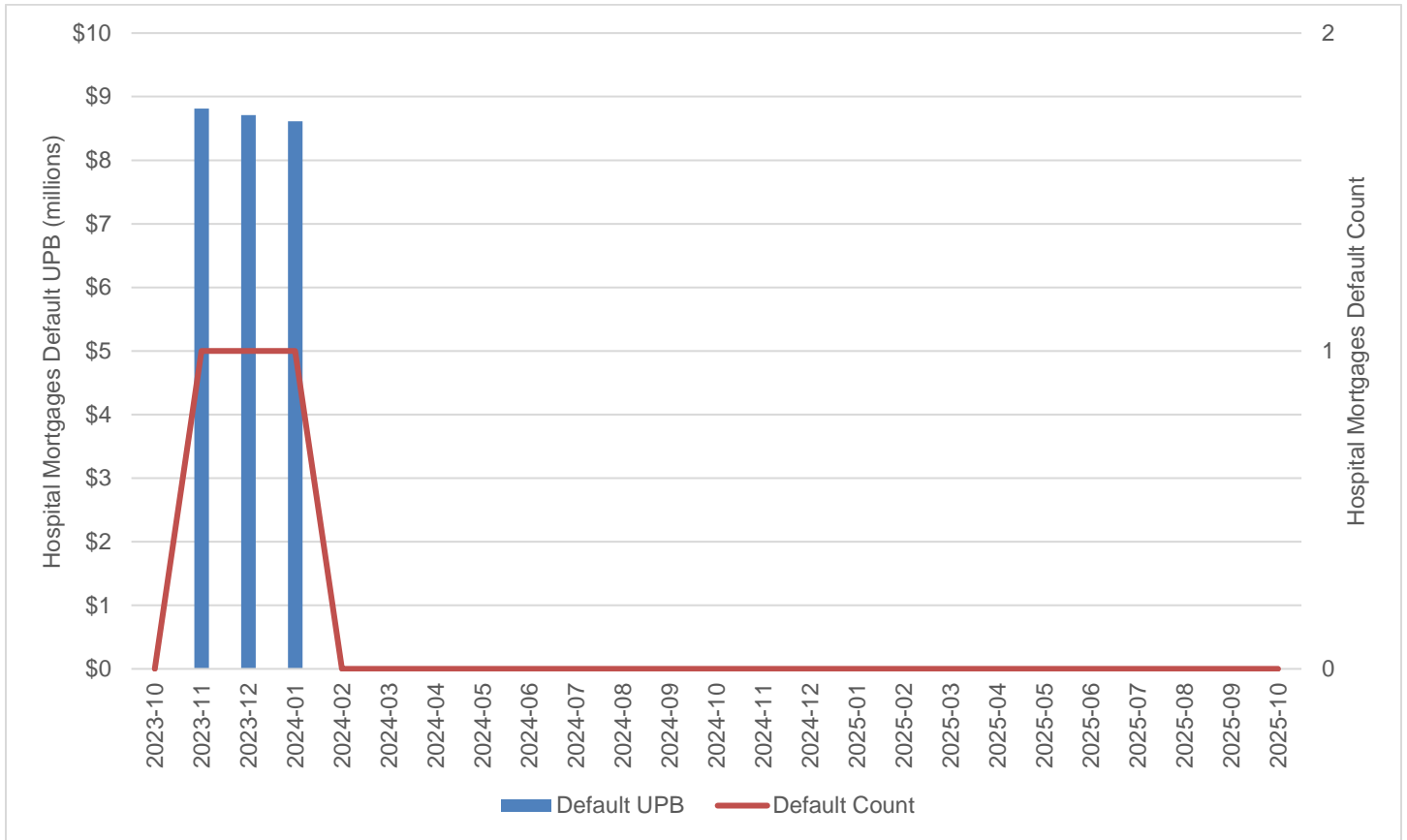
Unpaid Principal Balance (UPB) is the outstanding principal balance due on the mortgage.

<sup>a</sup> The percentage of the total outstanding balance of FHA-insured hospital loans that are 60 days or more past due.

Source: U.S. Department of HUD/FHA, November 2025.

FHA Commercial Mortgage Portfolio

**Figure 8: FHA Hospital Facilities Default UPB and Count, Last 2 Years**



Unpaid Principal Balance (UPB) is the outstanding principal balance due on the mortgage.  
 Source: U.S. Department of HUD/FHA, November 2025.