Neighborhood Watch

Neighborhood Watch allows all FHA-approved lenders to identify and analyze the patterns (by geographic area, originating lender, or loan characteristics) of cases that became delinquent within the first two years of loan origination. Patterns may be identified by a specific area (e.g., by city, MSA, state, or HOC) or across the nation. Additionally, various lender data may be researched and accessed. Case details are available only for lenders who originate, sponsor, and/or service the loans. Neighborhood Watch is designed to highlight exceptions so that potential problems are readily identifiable.

Available Information

The following information can be accessed by authorized lender personnel within the Neighborhood Watch function:

Early Warnings enables you to generate report listings for cases that are 30 days or more delinquent as of the last reporting cycle updated in Neighborhood Watch, as well as for cases with defaults within the first and second years. This assists you in detecting problems and/or unusual activities. You may request the period in which the report information is provided, enter geographic comparison specifications, and sort the information by various options that reveal areas or programs with the most volume or greatest problem area(s). An Early Warnings report may be requested by:

- All Lenders/Area (request reports for Originator by Institution or Branch, Brokers/Sponsors, Direct Endorsement Lenders, Principals/Agents, or Areas)
- Single Lender (access lender information by entering the first few letters of the lender’s name or by entering the five-digit lender ID)
- All Appraisers/Area (request reports for Originator by Institution or Branch, Brokers/Sponsors, Direct Endorsement Lenders, Principals/Agents, or Areas)
- Single Appraiser (access appraiser information by entering the first few letters of the appraiser’s last name or the six character Appraiser ID)

Servicing enables you to generate reports summarizing servicer or originator FHA-insured loan portfolios, as well as reports that highlight lenders’ HUD/FHA loss mitigation and claims activity. You may:

- Request reports for All Servicers or a Single Servicer
- Select report type options that include: Portfolio Summary, Loss Mitigation - Current Defaults Reported, or Loss Mitigation – Incentive Claims Paid
- Request lender comparison ratio information and compare the foreclosure claim rate to the foreclosure claim rate of a selected area
- Request reports via the default report queries that provide delinquent loan counts and loan details by report day/month for the servicing lender that reported to the Single Family Default Monitoring System (SFDMS). Reports may be requested by servicer ID or FHA case number.

Analysis enables you to generate reports to assist you in quickly spotting large discrepancies and monitor lender activities. Reports may be requested by:

- Default/Claim Comparison (provides comparisons of two lenders and/or geographic areas within the US)
- HECM Activity (enables you to view HECM activity during the past three years for a specific area, single lender, or all lenders)
Details enables you to quickly access various Neighborhood Watch-related summarized information that is provided in an easy-to-read report format. The two types of Details reports currently available are:

- **Lender Details** (access lender information (e.g., lender type, branch office information) by entering the first few letters of the lender's name or by entering the five-digit lender ID)
- **Program Profiles** (select either Show ADP Codes in Program or Programs associated with ADP Code to view program information)

Queries enables you to access case level details on loans originated, sponsored, or serviced by your lending institution. The available queries include:

- **Case Status** provides details on the user-specified FHA case number. The information is extracted monthly from HUD’s Single Family Data Warehouse and includes details for the following categories:
  - Borrower/Property/Loan Identification
  - Originator/Sponsor Information
  - Loan Origination Information
  - Underwriter’s Ratings – Post Endorsement Reviews
  - Loan Status
  - Default Information Reported by the Servicer
  - Claim Information
- **Default Cases** lists delinquent loan case details and counts for lenders that report to the Single Family Default Monitoring System (SFDMS) within the first three years of the life of the loan.
- **HUD Pipeline/Uninsured** lists uninsured FHA loans for which HUD has received the upfront mortgage insurance premium (UFMIP) payment.
- **Indemnification** lists FHA-insured cases for which the lender and HUD have entered into an indemnification agreement in an attempt to reduce the possibility of a claim.
- **Late UFMIP** (upfront mortgage insurance premium) lists cases for which HUD received a late UFMIP payment, i.e., 10 or more days after the mortgage loan closing date. Information includes but is not limited to Closing Date, UFMIP Payment Date, late and interest information, number of days between closing and UFMIP payment receipt, and between closing and closing package receipt.
- **Late Endorsement** lists cases for which HUD received the endorsement package more than 60 days after the closing date.
- **Title 1 Case Status** provides details on the user-specified FHA Title 1 case number.

Lender Reporting enables you to save and/or view previously saved detailed case report information. You may save/view information for a single case or for multiple cases in your FHA portfolio.

Accessing Neighborhood Watch

Access to, and content presented on, Neighborhood Watch pages is based on your FHA Connection authorization. See the FHA Connection Guide modules provided in Getting Started for additional information regarding accessing the FHA Connection.

1. After sign on to the FHA Connection, select Single Family FHA from the menu.
2. On the Single Family FHA Business Areas menu, select Neighborhood Watch. The Neighborhood Watch page appears (Figure 1).
Figure 1: Neighborhood Watch page with Early Warning drop-down menu displayed

Note: You may also access Neighborhood Watch directly, without accessing the FHA Connection, by entering: https://entp.hud.gov/sfnw/nw/. However, you are still prompted to enter your FHA Connection user ID and password before going directly to Neighborhood Watch.

3. To return to the FHA Connection, place your mouse pointer over the Help/About option and then select FHA Connection from the pull-down menu (Figure 2). The Single Family FHA Business Areas menu is displayed.

Figure 2: Neighborhood Watch page with FHA Connection menu option
Requesting Neighborhood Watch Information

The process of requesting a Neighborhood Watch report for Early Warning, Analysis, and Details is similar. When requesting a report, you may choose the appropriate options to tailor the information to your specific needs. You are prompted to enter or select information based upon the desired report.

The instructions and sample pages below use an Early Warnings Current Defaults – By Institution example to illustrate how to use the Neighborhood Watch functions.

1. After signing on to the FHA Connection, go to Neighborhood Watch as described in Accessing Neighborhood Watch.

2. Select Early Warnings on the Neighborhood Watch Early Warning System page (Figure 3).

3. Select All Lenders/Areas from the Early Warnings menu (Figure 3). The Early Warnings – All Lenders/Areas (initial) page appears (Figure 4).

4. Ensure that the Originator by Institution (default) option is highlighted in the Mortgagee/Area Selections list box (Figure 4).

5. Click the State radio button to specify a focus area (United States, HUD Office, State, MSA, HOC) (Figure 4). Only one focus area is allowed per request. Select Hawaii from the State drop-down list, and click Submit. The Early Warnings – All Lenders/Areas (focus) page appears.
6. On the Early Warnings – All Lenders/Areas (focus) page, ensure that the *Current Defaults* (default) option is highlighted in the **Default Choices** list box.

7. Click **Submit**. The Originating Lenders in Hawaii report appears. (See Figure 5.)
Help Information Available for Neighborhood Watch

The Help/About pull-down menu (Figure 2) provides you with additional Neighborhood Watch information (Figure 6). A brief description of each of the available help options is provided below:

Help provides access to additional information about each of the Neighborhood Watch options, as well as links to other information regarding how to use Neighborhood Watch, recent updates, frequently asked questions, etc. Upon selecting Help from the Help/About menu (Figure 2), a selection page is displayed providing a summary of each available topic (Figure 6). Click the topic link (provided at the left of the table) to view more details.

Figure 5: Neighborhood Watch – Originating Lenders page
For example, if you click **Early Warnings**, a help page appears with more details on the **Early Warning** menu options (Figure 7).

**About** is an overview of the **Neighborhood Watch** function. It provides a summary of the system’s intended use and a brief description of the information that is available using this function.

**What’s New** provides a summary of each update made to **Neighborhood Watch**. The information is listed in chronological order according to when the update was released and provides a brief summary of each enhancement to the system. Links to previous year’s information are provided at the end of this page and are grouped according to the calendar year in which the updates were released.
**Frequently Asked Questions** is a compilation of various key questions and answers regarding Neighborhood Watch. The information is separated into six categories which include: Basics, Origination, Servicing, Credit Watch, Queries, and Miscellaneous. Each listed question links to the specific answer.

**Latest Refresh Date** provides the date the Neighborhood Watch data was last updated (refreshed) and the date range for which the information is provided. In addition, the date for the next anticipated data refresh (update) is listed.

**Feedback** provides an electronic form that the user can complete and submit with comments and/or questions concerning Neighborhood Watch. Representatives respond to comments/questions accordingly.

[www.hud.gov](http://www.hud.gov) is a link to HUD’s Homes & Communities website where you may access information concerning HUD and the various programs available to the public. You can return to the Neighborhood Watch page by using your Internet browser’s Back button.

**FHA Connection** is a link back to the Single Family FHA Business Areas menu of the FHA Connection. You may be required to re-enter your FHA Connection’s user ID and password to continue working in the FHA Connection. You may return to Neighborhood Watch by selecting the Neighborhood Watch link on the menu or using your browser’s Back button.