

Rich E. Blanchard
Managing Director, RICH Home Loans LLC
NMLS: 492461
1550 Wewatta St., 2nd Floor Denver, CO 80202

Office: 720.619.9900
Mobile: 303.328.7047
richblanchard@richhomeloans.com
View My Website

Fannie and Freddie Hear Call of Duty (to Serve)

Under a final rule issued on Tuesday by the Federal Housing Finance Agency (FHFA) has set forth three underserved markets for activities the GSEs Freddie Mac and Fannie Mae can undertake to fulfill their **Duty to Serve requirements**. Under the Duty to Serve provisions of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 as amended by the Housing and Economic Recovery Act of 2008 (HERA) the GSEs are required to improve the distribution and availability of mortgage financing for residential properties that serve very low, low-and moderate income families.

The final rule in effect makes three markets eligible for satisfying those requirements and creates a process for the GSEs to establish plans to fulfill their Duty to Serve. FHFA will, in turn, annually evaluate, rate, and report to Congress on the compliance of each of the GSEs.

The final rule allows the GSEs to consider undertaking service to:

- **The manufactured housing market.** The GSEs can receive Duty to Serve credit for activities supporting manufactured homes titled as real property or as personal property (or chattel). They can also provide blanket loans for certain categories of manufactured housing communities.
- **The affordable housing preservation.** Also eligible is GSE activity supporting the preservation of affordable rental housing and affordable homeownership opportunities. These categories include activities under the programs specified in the Safety and Soundness Act, as well as activities supporting small multifamily rental properties, energy efficiency improvements on multifamily rental and single-family first-lien properties, shared equity homeownership programs, purchase or rehabilitation of certain distressed properties, and activities under the U.S. Department of Housing and Urban Development's Choice Neighborhoods Initiative and Rental Assistance Demonstration program.
- **The rural housing market**. Credit can be received for GSE activity supporting housing in high-needs rural regions and for high-needs rural populations, financing of housing by small rural financial institutions, and activities related to small multifamily rental properties in rural areas.

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.30%	+0.12	0.00
15YR Fixed	6.92%	+0.09	0.00
30YR FHA	6.89%	+0.07	0.00
30YR Jumbo	7.40%	+0.03	0.00
7/6 SOFR	6.80%	+0.31	0.00
30YR VA	6.90%	+0.07	0.00

Rates as of: 11/10

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.43	-0.62
10 YR Treasury	4.9860	+0.0952
30 YR Treasury	5.3557	+0.0737

Pricing as of: 11/10 5:59PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Oct 28	192.6	-1.23%
Building Permits	Sep	1.4M	+0.43%
Housing Starts	Sep	1.22M	-4.24%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Aug	71.2	0%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Oct	29	-9.38%

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/richhomeloans

The final rule **does not** mandate that the GSEs undertake any specific activities but requires them to consider ways to better serve families in those three underserved markets. It also allows the GSEs to propose additional activities

Each GSE **must submit a three-year plan** to FHFA describing the activities and objectives they will undertake to meet their Duty to Serve requirements. The Plans will become effective January 2018. FHFA will evaluate compliance by taking into consideration the following factors; development of loan products, use of more flexible underwriting guidelines and other innovative approaches, the extent of the GSEs' outreach to qualified loan sellers and other market participants, the volume of loans purchased by the GSEs relative to available market opportunities, and the amount of investments in eligible projects.

"With this final rule, which reflects **extensive input** from a wide variety of stakeholders, FHFA is fulfilling its statutory requirement to implement the Duty to Serve provisions in the Housing and Economic Recovery Act," said FHFA Director Melvin L. Watt. "We look forward to working with Fannie Mae and Freddie Mac to help meet the critical housing needs for very low-, low-, and moderate-income American families around the country in the manufactured housing, affordable housing preservation, and rural housing markets. As we do so, we of course will evaluate each Enterprise proposal to ensure that it will not compromise safety and soundness."

FHFA and the GSEs will host **public listening sessions** to obtain stakeholder input on the GSEs Underserved Markets Plans. The sessions will be held:

- January 25 at the Federal Reserve Bank of Chicago;
- February 1 at the Federal Reserve Bank of San Francisco;
- February 8 at FHFA in Washington, D.C.; and
- February 9 webinar hosted at FHFA.

Information on how to participate in these sessions will be available on the FHFA website after December 19.

Freddie Mac's CEO Donald H. Layton, issued the following statement about the Duty to Service final rule. "We look forward to working with the Federal Housing Finance Agency (FHFA) and stakeholders to implement the Duty to Serve provisions. We're proud to responsibly increase our activities involving manufactured housing, affordable housing preservation and rural housing to help more American families. This is an opportunity for the entire mortgage industry to work together to address some of the toughest issues in housing, including the distribution and availability of both mortgage financing and affordable rental housing for working families."

Expert Advice | Exceptional Service | Flawless Execution

With 27+ years of expertise in mortgage banking you can be confident in my knowledge and abilities to deliver a seamless loan transaction while providing personalized service.

Rich E. Blanchard 

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/richhomeloans