Federal Housing Finance Agency

FHFA Requests Input on the Enterprises’ Single-Family Pricing Framework

**Subject: Reinstatement of Seasoned Bulk Transactions with Fannie Mae and Freddie Mac**

For decades, purchases of bulk pools by Fannie Mae and Freddie Mac provided an efficient avenue for monetizing mortgage loans, especially for smaller institutions, creating liquidity in order to originate additional portfolio mortgages. Since the temporary suspension of seasoned bulk transactions by the FHFA, smaller institutions have been at a disadvantage to large sellers that have alternative options to sell/ securitize mortgages. This exacerbates the very tight liquidity environment in which we currently operate, as well as removing an interest rate risk strategy.

Reinstatement of seasoned bulk transactions would restore an important tool for main street institutions, level the playing field between large and small sellers, and should be prioritized as part of the FHFA’s Single-Family Pricing Framework.

Respectfully,



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