

January 9, 2009

United States Senate
Washington, DC 20510

Dear Senator:

On behalf of the 1.2 million members of the National Association of REALTORS® (NAR), their affiliates, homebuyers, and homeowners, I strongly urge that Congress place significant emphasis on repairing and restoring confidence in the housing sector – the nation’s greatest wealth building vehicle for American families.

NAR applauds Congress for taking the initiative to provide relief to homeowners and potential homebuyers by working to correct issues that NAR outlined in its 4-Point Housing Stimulus Plan. Reforms of the first-time homebuyer tax credit, reestablishing the economic stimulus loan limits, and creation of a mortgage interest buy-down program to reduce mortgage rates below the prevailing rate are all necessary components of any plan to stimulate the housing market and the nation’s economy.

However, due to the prolonged severity of the current economic crisis, there are additional issues to be addressed that are critical to reinvigorating the housing market. NAR strongly believes that implementing the following additional measures will (1) stabilize home values, (2) boost homebuyer confidence, and (3) offer foreclosure relief:

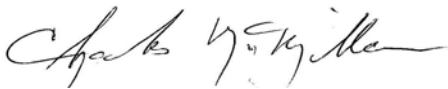
- The Treasury Department should provide TARP funds to make loans for housing and other consumer purposes, establish foreclosure prevention programs, modify more mortgage loans to prevent foreclosures, and establish an efficient and effective short sales process.
- Mortgage lenders, servicers, government-sponsored enterprises (Fannie Mae and Freddie Mac), and investors in mortgage assets should implement aggressive policies that result in more mortgage loan modifications to prevent foreclosures – including facilitating short sales.
- Mortgage lenders and private mortgage insurers should reexamine underwriting standards to determine whether they have over-corrected for abuses in the mortgage market.
- Consumer credit reporting agencies should improve compliance with the Fair Credit Act, including prompt responses to consumers who seek to correct files.

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- FHASecure, which helped more than 450,000 families modify their mortgages and stay in their homes before it was sunset, should be reinstated. In addition, reforms to the Hope for Homeowners program should be made increase its efficiency and effectiveness.
- The FHA should make investors eligible to participate in its Section 203(k) Rehabilitation Loan Program to help dispose of large numbers of vacant foreclosed properties. Additionally, Fannie Mae and Freddie Mac should increase their selling guide ceilings on investor loans to facilitate investor participation in the housing recovery.

I appreciate the opportunity to present elements necessary to unlock America's economy. The National Association of REALTORS® stands ready to work with Congress and our industry partners to facilitate a strong housing recovery.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles McMillan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Charles McMillan, CIPS, GRI
2009 President, National Association of REALTORS®