

Chris Polychron, CIPS, CRS, GRI  
2015 President

Dale A. Stinton  
Chief Executive Officer

**GOVERNMENT AFFAIRS  
DIVISION**

Jerry Giovaniello, Senior Vice President  
Gary Weaver, Vice President  
Joe Ventrone, Vice President  
Scott Reiter, Vice President  
Jamie Gregory, Deputy Chief Lobbyist

500 New Jersey Ave., NW  
Washington, DC 20001-2020  
Ph. 202-383-1194 Fax 202-383-7580  
www.REALTOR.org

April 13, 2015

Dear Representative:

On behalf of the one million members of the National Association of REALTORS® (NAR), we ask that you vote for H.R. 685, the Mortgage Choice Act. Demonstrating its bipartisan appeal, the Mortgage Choice Act's original sponsors include Representatives Bill Huizenga (R-MI), Gregory Meeks (D-NY), Ed Royce (R-CA), David Scott (D-GA), Steve Stivers (R-OH), Mike Doyle (D-PA), David Joyce (R-OH), Betty McCollum (D-MN), Stephen Fincher (R-TN), and Patrick Murphy (D-FL). H.R. 685 passed out of the House Financial Services Committee on March 26, 2015 by a vote of 43-12 and will be considered in the coming days by the full House of Representatives.

The National Association of REALTORS® is America's largest trade association, including NAR's five commercial real estate institutes and its societies and councils. REALTORS® are involved in all aspects of the residential and commercial real estate industries and belong to one or more of some 1,400 local associations or boards, and 54 state and territory associations of REALTORS®.

H.R. 685 is a bipartisan compromise of earlier legislation that reduces discrimination against mortgage firms with affiliates in the calculation of fees and points under the Qualified Mortgage (QM) rule. The QM rule sets the standard for mortgages by providing significant compliance certainty to QM loans that do not have risky features and meet certain other requirements. A key requirement is that points and fees for a QM may not exceed 3 percent of the loan amount. However, under current law and rules, what constitutes a "fee" or a "point" varies greatly depending upon who is making the loan and what arrangements are made by consumers to obtain closing services. As a result of these definitions, many loan originators affiliated with other settlement service providers are not be able to make QM loans to a significant segment of otherwise qualified borrowers.

H.R. 685 endeavors to restore a competitive market among lenders by clarifying and rationalizing the definition of fees and points to reduce this discrimination. By doing so, H.R. 685 will ensure that consumers have greater access to mortgage credit and also more choices in credit providers. Without H.R. 685, both choice and access will remain reduced, affecting many consumers and those who serve them. Therefore REALTORS® ask that you support and vote for H.R. 685.

Sincerely,



Chris Polychron  
2015 President, National Association of REALTORS®

