



NATIONAL ASSOCIATION OF REALTORS®

The Voice For Real Estate®

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May 5, 2008

The Honorable Gary Miller
2438 Rayburn House Office Building
Washington, DC 20515

Dear Representative Miller:

The 1.2 million members of the National Association of REALTORS® thank you for introducing H.R. 5958, the "Homeowner Opportunity Act". This bill will make permanent the loan limit increases included in the 2008 Economic Stimulus Act.

Higher conforming loan limits will help more working families in the nation's high cost areas qualify for affordable loan financing. Higher limits will reduce their exposure and reliance on risky subprime mortgage products as an option for home financing. Veteran homebuyers, teachers and nurses are examples of prospective home purchasers that stand to benefit if Congress acts and permanently increases the loan limits.

FHA Reform legislation including these loan limit increases passed the House in September 2007 by a vote of 348-72. GSE Reform legislation permanently increasing the conforming loan limits passed the House by a bi-partisan vote of 313-104 in May of last year. Since that time, market conditions have worsened. Higher permanent limits are needed to increase liquidity in local mortgage markets. Although the Stimulus Act raised the limits, the temporary nature of that provision, which expires December 31, 2008, has caused confusion and delayed the pace of recovery and mortgage availability, especially in higher cost areas.

NAR strongly supports H.R. 5958 to make permanent the loan limit increases enacted in the Stimulus Act, and create stability in mortgage markets. Higher limits continue to be a matter of simple equity for American families residing in high cost areas. REALTORS® nationwide thank you for addressing the housing mortgage crisis.

Sincerely,

Richard F. Gaylord, CIPS, CRB, CRS, GRI
2008 President, National Association of REALTORS®