



NATIONAL ASSOCIATION OF REALTORS®

The Voice For Real Estate®

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April 4, 2005

United States House of Representatives
Washington, D.C. 20515

Dear Representative:

On behalf of the over one million members of the National Association of REALTORS®, I am writing to ask you to help us stop current bankruptcy laws from hurting property owners. Please vote for S. 256, the "Bankruptcy Abuse Prevention and Consumer Protection Act of 2005," which contains four provisions that will protect property owners and valuable real estate assets. These provisions will:

1. close the loophole that allows tenants to circumvent well established state and local eviction laws (section 311)
2. provide equal protection under the automatic stay for commercial properties, regardless of value (section 1201)
3. offer protection for shopping center owners and tenants by clarifying the rights of bankrupt retailers to honor the terms of their leases (section 404)
4. protects homeowner/condo association members by requiring owners in bankruptcy to pay their accrued fees (section 412)

We urge you to vote for these four provisions that help stop the Bankruptcy Code from hurting property owners, and will safeguard valuable real estate assets.

Sincerely,

A handwritten signature in black ink, appearing to read 'Al Mansell'.

Al Mansell, President
National Association of REALTORS®