

United States House of  
Representatives  
Committee on  
Financial Services

2129 Rayburn House  
Office Building  
Washington, D.C. 20515

October 1, 2015

Mr. Dale Stinton  
President and CEO  
National Association of REALTORS  
500 New Jersey Avenue, NW  
Washington, DC 20001

Dear Mr. Stinton:

As you know, Saturday, October 3<sup>rd</sup> marks the final implementation date for the Consumer Financial Protection Bureau's (CFPB) TILA-RESPA Integrated Disclosure Plan (TRID).

For the past several months, countless concerns have been voiced regarding the lack of a formal restrained enforcement or hold harmless period accompanying TRID. While CFPB Director Richard Cordray indicated in an April 22, 2015, letter that the Consumer Financial Protection Bureau (CFPB) "expects to continue working with industry...to answer questions, provide guidance, and evaluate any issues...", and has since reiterated that commitment to us and other Members of Congress, he was reluctant to use his authority to institute a grace period allowing consumers, lenders, title agents and real estate professionals time to better understand the changes associated with TRID. This is despite the fact that more than 250 Members of Congress expressed strong support for the idea in a bipartisan letter led by Reps. Andy Barr (R-KY) and Carolyn Maloney (D-NY), and bipartisan support for H.R. 3192, legislation introduced by Reps. French Hill (R-AR) and Brad Sherman (D-CA) and passed by the Financial Services Committee, that prohibits enforcement against any person of integrated disclosure requirements for mortgage loan transactions. Unfortunately, final implementation of TRID comes without an institutionalized grace period.

On May 14, 2015, the Financial Services Subcommittee on Housing and Insurance held a hearing entitled "TILA-RESPA Integrated Disclosure: Examining the Costs and Benefits of Changes to the Real Estate Settlement Process." In the course of that hearing, witnesses indicated support for modernization of the settlement process but serious concerns that institutions and third-party vendors would not be able to meet today's deadline. There was consternation that the previously untested forms would create confusion for all parties and ultimately result in delayed closings and repercussions for the real estate market. Witnesses also spoke of their concern stemming from potential liability and prompt enforcement action by the

CFPB. Despite this and the extensive correspondence he received, Director Cordray declined to allow for the requested grace period.

TRID is one of the most fundamental changes to the real estate settlement process made in decades. It is our hope that financial services trade associations monitor TRID-related penalties assessed to financial institutions and other businesses and consumers party to real estate transactions, and report any and all enforcement actions, or threat of enforcement actions, to Congress. Your willingness to keep us informed will allow Congress to have a full idea of the immediate liability costs associated with TRID.

It is our sincere wish that implementation of this rule moves forward without complication; however, the unfortunate reality is that a change of this magnitude is likely to create issues for consumers, lenders, and the CFPB alike. We look forward to working with you on this matter and ask that you keep us well-informed of the situation and response to TRID enforcement actions across the nation.

Sincerely,



Blaine Luetkemeyer  
Chairman  
Subcommittee on Housing and Insurance



Randy Neugebauer  
Chairman  
Subcommittee on Financial Institutions and  
Consumer Credit

cc: Richard Hunt, Consumer Bankers Association  
Dan Berger, National Association of Federal Credit Union  
Charles Boulter, America's Mutual Banks  
Glen Corso, Community Mortgage Lenders of America  
John Councilman, National Association of Mortgage Professionals  
Arthur Davis, American Escrow Association  
Cam Fine, Independent community Bankers of America  
David Hirschmann, Center for Capital Markets Competiveness, U.S. Chamber of Commerce  
Jerry Howard, National Association of Home Builders  
Rob Nichols, American Bankers Associations  
Michelle Korsmo, American Land Title Association  
Bryan Jordan, Midsize Bank Coalition of America  
Jim Nussle, Credit Union National Association  
Tim Pawlenty, Financial Services Roundtable  
David Stevens, Mortgage Bankers Association