<date>

Dear Representative :

As your constituent, and a REALTOR®, I urge you to cosponsor H.R. 1754, the "Preserving Equal Access to Mortgage Finance Programs Act". On October 1st, 2011 the mortgage loan limits for FHA and for Freddie Mac and Fannie Mae (the government sponsored enterprises, or GSEs) will decrease, lessening the availability of mortgage credit for responsible and credit-worthy American families. What we need now is time for the real estate market and overall economy to heal, to self-correct, and stabilize. Reducing mortgage liquidity at this time will hurt our fragile economic recovery.

In today's real estate market, lowering the loan limits will make mortgages more expensive for households nationwide. Private investors have not yet returned to housing markets, and FHA and GSE mortgages together continue to constitute the vast majority of home financing availability today which makes it particularly critical to extend the current limits. Lowering the loan limits now will leave credit-worthy borrowers without access to affordable financing and will prolong our housing crisis.

Although many believe that lower rates will only affect a few high cost markets the new limits, published by HUD and the Federal Housing Finance Agency (FHFA), show that more than 669 counties in 42 states and the territories would be negatively impacted. The average decline would be more than $68,000. Only eight states will see no decline. Every other state will see a drop in loan limits, and therefore a corresponding drop in the availability and affordability of mortgage credit. I urge you to support H.R. 1754, introduced by Reps. Miller (R-CA) and Sherman (D-CA) to make the current limits for FHA and the GSEs permanent, and preserve housing opportunities for American families.

Sincerely,

<date>

Dear Senator     :

As your constituent, and a REALTOR®, I urge you to allow housing markets time to recover before restricting the eligibility for critical federal programs. On October 1st, 2011, the mortgage loan limits for FHA and for Freddie Mac and Fannie Mae (the government sponsored enterprises, or GSEs) will decrease, lessening the availability of mortgage credit for hundreds of thousands of responsible and credit-worthy American families. What we need now is time for the real estate market and overall economy to heal, to self-correct, and stabilize. Reducing mortgage liquidity at this time will hurt our fragile economic recovery.

In today's real estate market, lowering the loan limits will make mortgages more expensive for households nationwide. Private investors have not yet returned to housing markets, and FHA and GSE mortgages together continue to constitute the vast majority of home financing availability today which makes it particularly critical to extend the current limits. Lowering the loan limits now will leave credit-worthy borrowers without access to affordable financing and will prolong our housing crisis.

Although many believe that lower rates will only affect a few high cost, markets. the new limits, published by HUD and the Federal Housing Finance Agency (FHFA), show that more than 669 counties in 42 states and the territories would be negatively impacted by the loan limit change. The average decline in loan limits would be more than $68,000. Only eight states will see no decline. Every other state will see a drop in loan limits, and therefore a corresponding drop in the availability and affordability of mortgage credit. I urge you to make the current limits for FHA and the GSEs permanent, and preserve housing opportunities for American families.

Sincerely