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June 13, 2016

The Honorable Ed Royce
2310 Rayburn House Office Building
Washington, DC 20515

The Honorable Terri Sewell
1133 Longworth House Office Building
Washington, DC 20515

Dear Representatives Royce and Sewell:

On behalf of the over 1.1 million members of the National Association of REALTORS® (NAR), I want to express NAR's support for your efforts to responsibly expand access to mortgage credit by introducing H.R. 4211, the "Credit Score Competition Act of 2015."

A borrower's credit score is a critical access factor when trying to enter the housing market; with a poor score, or none at all, a borrower stands little to no chance of obtaining a loan. Yet millions of Americans, particularly minorities, immigrants, and people with modest incomes, come from backgrounds that avoid debt, leading many to have little to no credit history. With new credit scoring models that incorporate additional predictive metrics and payment history, many of these "thin file" individuals would be able to obtain credit and enter the housing market. Furthermore, borrowers with medical debt and paid off debt may see relief.

H.R. 4211 would help many households achieve the American Dream. Specifically, it instructs Fannie Mae and Freddie Mac to update their requirements so that lenders might be able to use other credit scoring models that are empirically derived and both demonstrably and statistically sound. Fannie Mae and Freddie Mac are the largest mortgage purchasers in the nation, but they rely on credit score models that don't necessarily take into account something as simple as whether borrowers have paid their rent or utility bills on time.

Homeownership is an integral part of the American Dream that shouldn't be out of the reach for low-income, rural and minority borrowers who lack access to traditional forms of credit. This legislation takes an important step towards addressing this issue and helps make homeownership a reality for more Americans across the country.

REALTORS® thank you for your diligent work on this important issue.

Sincerely,



Tom Salomone
2016 President, National Association of REALTORS®