

May 6, 2014

The Honorable Jeb Hensarling
Chairman
Committee on Financial Services
United States House of Representatives
Washington, DC 20515

The Honorable Maxine Waters
Ranking Member
Committee on Financial Services
United States House of Representatives
Washington, DC 20515

Dear Chairman Hensarling and Ranking Member Waters:

On behalf of the Credit Union National Association (CUNA), I am writing regarding H.R. 3211, the Consumer Mortgage Choice Act. CUNA is the largest credit union advocacy organization in the United States, representing America's state and federally chartered credit unions and their 99 million members. We are pleased to support this legislation.

Last year, the Consumer Financial Protection Bureau (CFPB) issued a final "Ability to Repay" rule to implement provisions of the Dodd-Frank Wall Street Reform and Consumer Protection Act regarding a borrower's ability to repay a residential mortgage loan and establishing requirements for "qualified mortgage" under the Truth in Lending Act, Regulation Z. The CFPB also issued several amendments to this rule last month. CUNA remains concerned about the definition of points and fees in the amended CFPB rule. Specifically, we are concerned that the inclusion of affiliated title charges remains as part of the points and fees definition.

H.R. 3211, introduced by Representative Huizenga, assuages our concerns by excluding from the definition compensation which is retained by a creditor or its affiliate as a result of its participation in an affiliated business arrangement as defined under RESPA. Defining points and fees in this way will maintain a competitive marketplace, prevent over-pricing or limiting choice in low-moderate income areas and allow consumers to enjoy the existing benefit of working through one entity for their new mortgage or refinance.

We appreciate your scheduling this legislation for consideration before the Financial Services Committee and look forward to working with you to secure its enactment.

On behalf of America's credit unions and their 99 million members, thank you for your consideration of our views.

Best regards,



Bill Cheney
President & CEO