

Congress of the United States
House of Representatives
Washington, DC 20515

June 21, 2011



Ms. Mary L. Shapiro, Chairman
U.S. Securities and Exchange Commission
100 F Street, NE
Washington, DC 20549

Mr. Ben S. Bernanke, Chairman
Board of Governors of the Federal Reserve
20th Street and Constitution Avenue, NW
Washington, DC 20551

Ms. Sheila C. Bair, Chairman
Federal Deposit Insurance Corporation
1776 F Street, NW
Washington, DC 20006

Mr. Edward DeMarco, Acting Director
Federal Housing Finance Agency
1700 G Street, NW, 4th Floor
Washington, DC 20552

Mr. John Walsh, Acting Comptroller
Office of the Comptroller of the Currency
250 E Street, SW
Washington, DC 20219

Mr. Shaun Donovan, Secretary
US Department of Housing and Urban Development
451 7th Street, SW
Washington, DC 20410

Dear Chairman Shapiro, Chairman Bernanke, Chairman Bair, Acting Director DeMarco, Acting Comptroller Walsh and Secretary Donovan:

I write regarding your notice of proposed rulemaking on the regulations to implement Section 941 of the Dodd-Frank Act with respect to Qualified Residential Mortgages (QRM).

Specifically, a number of concerns have been raised about the effect that a minimum 20% down payment requirement would have on homeownership in the United States – particularly the ability of first time and minority homebuyers to afford a home. For example, a 20% down payment on a \$300,000 home would require a prospective homeowner to have a \$60,000 down payment in order to qualify for a QRM under the proposed rule.

While I am not in principle opposed to the inclusion of a minimum down payment requirement as part of broader definition of Qualified Residential Mortgages, it is not clear to me that a 20% minimum down payment requirement is necessary to ensure underwriting creditworthiness.

In that regard, I would appreciate it if you would share the analysis used to arrive at the 20% minimum down payment requirement for the proposed QRM — including any analysis of other down payment levels that may have been considered and their respective effects on underwriting creditworthiness as well as Americans' ability to afford their own home.

Thank you in advance for your attention to this request.

Sincerely,



CHRIS VAN HOLLEN
Member of Congress