

116TH CONGRESS
1ST SESSION

S. 2835

To include information regarding VA home loans in the Informed Consumer Choice Disclosure required to be provided to a prospective FHA borrower who is a veteran, to amend title 10, United States Code, to authorize the provision of a certificate of eligibility for VA home loans during the preseparation counseling for members of the Armed Forces, and for other purposes.

IN THE SENATE OF THE UNITED STATES

NOVEMBER 12, 2019

Ms. ROSEN (for herself and Mr. ROBERTS) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To include information regarding VA home loans in the Informed Consumer Choice Disclosure required to be provided to a prospective FHA borrower who is a veteran, to amend title 10, United States Code, to authorize the provision of a certificate of eligibility for VA home loans during the preseparation counseling for members of the Armed Forces, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Access to Affordable
3 Housing for Veterans Act of 2019”.

4 **SEC. 2. FHA INFORMED CONSUMER CHOICE DISCLOSURE.**

5 Section 203(f)(2)(A) of the National Housing Act (12
6 U.S.C. 1709(f)(2)(A)) is amended—

7 (1) by inserting “(i)” after “loan-to-value
8 ratio”; and

9 (2) by inserting before the semicolon the fol-
10 lowing: “, and (ii) in the case of a prospective bor-
11 rower who is a veteran (as defined in section 101 of
12 title 38, United States Code) who would qualify for
13 a loan guaranteed or insured under chapter 37 of
14 title 38, United States Code, in connection with such
15 a loan, assuming prevailing interest rates”.

16 **SEC. 3. UNIFORM RESIDENTIAL LOAN APPLICATION.**

17 (a) IN GENERAL.—The Director of the Federal
18 Housing Finance Agency shall direct the Federal National
19 Mortgage Association and the Federal Home Loan Mort-
20 gage Corporation to revise the Uniform Residential Loan
21 Application developed by those enterprises, not later than
22 December 31, 2020, to include—

23 (1) in the borrower information portion of the
24 application, a check box for the applicant to check
25 to indicate that the applicant is a veteran;

1 (2) adjacent to the matter required by para-
 2 graph (1) and in boldface type, the following state-
 3 ment: “If you are a veteran, you may be eligible for
 4 a VA mortgage.”; and

5 (3) adjacent to the matter required by para-
 6 graph (2), a blank line for the borrower to initial,
 7 and a statement that all applicants must initial the
 8 blank line to confirm that they have read the state-
 9 ment required by paragraph (2).

10 (b) PROHIBITION.—The information required to be
 11 included under subsection (a) shall not appear after the
 12 borrower signature line of the Uniform Residential Loan
 13 Application.

14 **SEC. 4. PRESEPARATION COUNSELING FOR MEMBERS OF**
 15 **THE ARMED FORCES REGARDING DEPART-**
 16 **MENT OF VETERANS AFFAIRS HOME LOAN**
 17 **SERVICES AND HOUSING ASSISTANCE BENE-**
 18 **FITS.**

19 Section 1142(b) of title 10, United States Code, is
 20 amended—

21 (1) by redesignating paragraphs (17) and (18)
 22 as paragraphs (18) and (19), respectively; and

23 (2) by striking paragraph (16) and inserting
 24 the following new paragraphs:

1 “(16) Information on the availability of home
2 loan services by and housing assistance benefits of
3 the Department of Veterans Affairs, including the
4 authority of the member—

5 “(A) to use an honorable discharge certifi-
6 cate as a certificate of eligibility to apply for a
7 guaranteed housing loan from the Department
8 of Veterans Affairs; or

9 “(B) to request, during the preseparation
10 process or after separation, a specific certificate
11 of eligibility for such a loan under section
12 3702(c) of title 38.

13 “(17) Counseling on responsible borrowing
14 practices.”.

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