

112TH CONGRESS
2D SESSION

S. _____

To encourage responsible homeowners to refinance mortgages, and for other purposes.

IN THE SENATE OF THE UNITED STATES

Mrs. FEINSTEIN introduced the following bill; which was read twice and referred to the Committee on _____

A BILL

To encourage responsible homeowners to refinance mortgages, 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,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Expanding Refi-
5 nancing Opportunities Act of 2012”.

1 **SEC. 2. STREAMLINED REFINANCING OF NON-ENTERPRISE**
2 **MORTGAGES THROUGH THE FEDERAL HOUS-**
3 **ING ADMINISTRATION.**

4 (a) AMENDMENT.—Title II of the National Housing
5 Act (12 U.S.C. 1707 et seq.) is amended by adding at
6 the end the following:

7 **“SEC. 259. STREAMLINED REFINANCING OF NON-ENTER-**
8 **PRISE MORTGAGES.**

9 “(a) DEFINITION.—In this section, the term ‘eligible
10 mortgage’ means a mortgage that—

11 “(1) is not guaranteed by—

12 “(A) the Federal National Mortgage Asso-
13 ciation; or

14 “(B) the Federal Home Loan Mortgage
15 Corporation;

16 “(2) is collateralized by an owner-occupied resi-
17 dence (as defined by the Secretary);

18 “(3) involves a principal obligation that does
19 not exceed—

20 “(A) 140 percent of the value of the prop-
21 erty collateralizing the mortgage; or

22 “(B) the loan limits in effect on the date
23 of enactment of this section for loans insured
24 by the Secretary under section 203(b); and

25 “(4) was executed by a mortgagor—

1 “(A) having a credit standing that the Sec-
2 retary determines is satisfactory;

3 “(B) who has made each payment on the
4 mortgage, within the month in which the pay-
5 ment was due, during the 6-month period pre-
6 ceding the date of refinancing of the mortgage
7 under this section; and

8 “(C) who has not been 30 or more days
9 delinquent on the mortgage more than once
10 during the 1-year period preceding the date of
11 refinancing of the mortgage under this section.

12 “(b) REFINANCING AVAILABLE.—The Secretary may
13 insure or commit to insure any mortgage made to refi-
14 nance an eligible mortgage.

15 “(c) PREMIUMS.—The Secretary may collect such
16 premiums with respect to the insurance of a mortgage
17 under this section as the Secretary determines are appro-
18 priate.

19 “(d) EXPANDED REFINANCING FUND.—

20 “(1) ESTABLISHMENT.—There is established in
21 the Federal Housing Administration a fund to be
22 known as the Expanded Refinancing Fund, which
23 shall be available to the Secretary without fiscal year
24 limitation to carry out this section.

1 “(2) LIMITATION.—No amounts of the Mutual
2 Mortgage Insurance Fund established under section
3 202 may be used to carry out this section.

4 “(e) IMPLEMENTATION.—The Secretary may pre-
5 scribe requirements, terms, and conditions to carry out
6 this section by notice published in the Federal Register
7 or by mortgagee letter.

8 “(f) SUNSET.—The Secretary may not insure or
9 enter into a commitment to insure any mortgage under
10 this section after December 31, 2014.”.

11 (b) APPROPRIATIONS.—Out of any money in the
12 Treasury not otherwise appropriated, there are appro-
13 priated to the Expanded Refinancing Fund established
14 under section 259 of the National Housing Act, as added
15 by this section, \$6,000,000,000.

16 **SEC. 3. OFFSET.**

17 (a) EXTENSION OF GSE GUARANTEE FEES.—Sec-
18 tion 1327(f) of the Housing and Community Development
19 Act of 1992 (12 U.S.C. 4547(f)) is amended by striking
20 “2021” and inserting “2022”.

21 (b) EXTENSION OF FHA GUARANTEE FEES.—Sec-
22 tion 402 of the Temporary Payroll Tax Cut Continuation
23 Act of 2011 (Public Law 112–78; 125 Stat. 1289) is
24 amended—

- 1 (1) in subsection (b), by striking “October 1,
- 2 2021” and inserting “October 1, 2022”; and
- 3 (2) by striking subsection (c).