ADLAI E. STEVENSON III
ILLINOIS

HUD
US

# United States Senate

WASHINGTON, D.C. 20510

February 22, 1974

Mr. William J. Bowe
Roan and Grossman
120 South LaSalle Street
Chicago, Illinois 60603

Dear Mr. Bowe:

I was glad to receive your views on S 2228, Senator Brock's bill relating to real estate settlement costs. I withheld my response in the hope that we could resolve the matter in the Senate Housing Subcommittee during our executive sessions on the omnibus housing bill. Unfortunately, that is not the case. Because Senators Cranston and Proxmire on the one hand and Senator Brock on the other were unable to compromise their differences on the settlement costs issue, no final decisions have yet been made.

I am in basic agreement with the approach of S 2228 to the question of closing cost reform. That bill establishes a number of useful reforms and requires HUD to evaluate how well they are working before deciding whether Federal rate regulation is really necessary. It then requires that the study results be submitted to the Congress within three years for consideration and possible legislative action. I prefer this approach to the imposition of rate regulation by HUD subject only to Congressional veto, since it will give the Congress an opportunity to make its own evaluation of the need for further action.

It may be some time before this matter is resolved. You may be certain that your thoughts will be foremost in my mind when the issue is again before me for consideration.

With best wishes,

Sincerely,

Adlai E. Stevenson

October 31, 1973

Sen. Adlai E. Stevenson III
456 Old Senate Office Building
Washington, D. C. 20510

Re: Senate Bill No. 2228

Dear Senator Stevenson:

I wisn to register my support for the passage of Senate Bill No. 2228, introduced by Senator Brock.

In addition to repealing Section 701 of the Emergency Home Finance Act of 1970, it is my understanding that Senate Bill No. 2228 contains a prohibition against the practice of title insurance companies granting rebates to mortgagees or lawyers ordering a title search. In many instances, this rebate (which often amounts to 10 percent of the title insurance company's charges) never flows through to the real party interest - the home seller.

In view of the sensible approach taken in Senate Bill No. 2228, I urge you to do everything possible to assist in its passage.

Very truly yours,

William J. Bowe

WJB/kmf

bcc: William R. Warnock