

January 26, 2026

The Honorable William Pulte
Director, Federal Housing Finance Agency
400 7th Street, SW
Washington, DC 20024

Dear Director Pulte,

We write today to commend you and President Trump in your efforts to responsibly increase homeownership in America. Owning a home is to millions of families at the heart of the American Dream. They should be able to fulfill that aspiration when they are financially prepared to do so. We also recognize the importance of protecting taxpayers from unwanted, coercive bailouts.

Too often in the past, families not yet ready to become homeowners have been pushed into it by government regulatory, fiscal, and monetary policies. The result was the 2008 financial crisis, largely driven by many bad mortgages failing at once. These defaults triggered a cascade of events that eventually led to multiple taxpayer bailouts.

We are sure you agree that this crisis should never happen again. This risk is particularly acute now, as recent data indicates that mortgage delinquencies are trending upward.

That's why we believe your mortgage credit score initiative carries such importance. We urge you to exercise the utmost caution as you proceed. It is vital that any policies you implement protect taxpayers from the threat of housing crisis-style bailouts in the \$12 trillion U.S. mortgage market. Below, we have outlined several areas that we believe are necessary to address.

First, earlier this year, you unveiled a new plan to allow Fannie Mae and Freddie Mac to permit mortgage lenders to choose between the current credit score being used today and new credit score models. As detailed in a recent American Enterprise Institute study, it is critical that any such innovation address issues of mortgage lending complexity, the distortion of price signals, and the underlying financial health of Fannie and Freddie.

Second, as a basic protection for taxpayers, the latest and best versions of these competing credit scores should each be available to lenders at the time you implement your initiative. We are concerned about the cost to taxpayers, lenders and consumers if these two new scores are not implemented simultaneously. Lenders should have access to the most predictive scores to prevent a repeat of 2008.

Lastly, to facilitate competition and to provide critical information to stakeholders as they prepare to implement your new vision, we believe that the results from the validation and approval of credit score models that were not disclosed by your predecessor, Director Thompson, be made publicly available. Unlike the previous Administration, you have made data and information transparent and available at FHFA. Releasing these findings will help expedite implementation of your plan.



The best way to avoid the danger of a taxpayer bailout is a measured, prudent, deliberate, and widely consulted implementation of new policy in the credit scoring rules surrounding mortgage lending. That way, the transition to the new system is smooth, competition and innovation in credit scoring is fostered, systemic costs are minimized, and taxpayers are protected.



Sincerely,

Ryan Ellis

Center for a Free Economy

Charles Sauer

Market Institute

Grover Norquist

Americans for Tax Reform

Brandon Arnold

National Taxpayers Union

John Berlau

Competitive Enterprise Institute

Gerard Scimeca

CASE for Consumers

James L. Martin

60 Plus Association

Saulius "Saul" Anuzis

American Association of Senior Citizens

James Edwards

Conservatives for Property Rights

John Hinderaker

Center of the American Experiment

Carmine Denisco

United Inventors Association

James Davis

Fans for Fair Play

Jeffrey Mazzella

Center for Individual Freedom

Brian Garst

Center for Freedom and Prosperity

Alfredo Ortiz

Job Creators Network

Ashley Baker

The Committee for Justice

Kent Kaiser

Trade Alliance to Promote Prosperity

Chuck Muth

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Chris Widener

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Joshua Delano

Southeast Texans for Liberty

Colonel Rob Maness

Gator PAC

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HSA Coalition

Roslyn Layton

Foundation for American Innovation

Matthew Kandrach

Case for Consumers

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