<u>Summary of Interpretive Rule on Provision of Homeownership Counseling Organizations Lists, and related requirements</u>

A. <u>Overview</u>

A lender must provide a written list of housing counseling agencies to all applicants for federally-related mortgages. Lenders have two options:

1. Generate the list from the Bureau's website, www.consumerfinance.gov/find-a-housing-counselor, which uses U.S. Department of Housing and Urban Development (HUD) data on HUD-approved counseling agencies
2. Generate the list within the lender's own systems using the same HUD data that the Bureau uses on HUD-approved counseling agencies, in accordance with Bureau's list requirements. These requirements were published in the Federal Register and are summarized in this document.

Regardless of method selected, only HUD-approved counseling agencies may appear on the list.

B. <u>Summary of data instructions for Housing Counseling Agencies list</u>

Data source: Web services-based access to a publicly available, machine-readable housing counseling agency dataset generated by HUD can be found at http://data.hud.gov/index.html through an Application Programming Interface (API). Although it appears on this site that a token is required to utilize this data, HUD indicated to the bureau that such credentials are not required to access and use the data

The list of housing counseling agencies provided to each consumer must comply with the following general requirements:

- It must list the ten counseling agencies that are closest to the centroid of the zip code of the borrower's current address, in descending order of proximity to the centroid. Lenders, should they choose can put in a more precise geographic marker like the borrower's street address. Additionally, they can give the borrower the option of inputting a different location then the borrower's current zip code, but they are not required to do so.
- The list must include the following text: "The counseling agencies on this list are approved by the U.S. Department of Housing and Urban Development (HUD), and they can offer independent advice about whether a particular set of mortgage loan terms is a good fit based on your objectives and circumstances, often at little or no cost to you. This list shows you several approved agencies in your area. You can find other approved counseling agencies at the Consumer Financial Protection Bureau's (CFPB) website: consumerfinance.gov/mortgagehelp or by calling 1-855-411-CFPB (2372). You can also access a list of nationwide HUD-approved counseling intermediaries at http://portal.hud.gov/hudportal/HUD?src=/ohc_nint."

As the rule states, the following data fields are required to be included for each housing counseling agency on the list:

Data element required for list for each agency	HUD API Field Name	HUD Field Definition	Example
Agency name	nme	Agency Name	"UNIVERSITY LEGAL SERVICES"
Phone number	phone1	Phone number	"202-547-4747"
Street address	adr1	Street Address	"3220 Pennsylvania Avenue SE, Suite 4"
"	adr2	Street Address continued	
City	city	City	"WASHINGTON"
State	statecd	Code for state in which agency is located	"DC"
Website URL	weburl	Agency Web Site address	"http://www.uls-dc.org"
Email address	email	Email address	"jbrown@uls-dc.com"
Zip code	zipcd	Zip Code	"20020-3712"
Counseling services provided	Services	Types of Counseling Services available	"DFC,FBC,FHW,HIC,HMC,NDW,PLW,PPC,PPW,RHC"
Languages spoken	languages	The languages in which agency provides services	"ENG"

Data fields which are populated with codes that are not commonly understood by borrowers should be translated to their definitional meanings, according to the Data Dictionary, if applicable, to ensure clarity. This will be relevant for the data fields entitled "Counseling services provided" and "Languages spoken."[1]

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[1] A data dictionary for the Field "Services" can be found at http://data.hud.gov/Housing_Counselor/getServices, and a data dictionary for "Languages" can be found at http://data.hud.gov/Housing_Counselor/getLanguages.