

# THE IMPORTANCE OF FAIR AND SENSIBLE REGULATION



ALTA shares the Consumer Financial Protection Bureau's (CFPB) goals of making sure consumers understand the services they receive, fees charged, and are always treated fairly. Furthermore, ALTA has worked with the agency and other stakeholders to continually strengthen communication with consumers and ensure property rights are protected.

- ✓ Consumers benefit when regulators discourage bad acts through enforcement while also encouraging good behavior through clear rules and guidance. We encourage the Bureau to provide rules of the road in any regulatory undertaking and will always serve as a resource and partner in addressing any questions that may arise.

ALTA supports an approach focused on the CFPB's authorities as well as timely research that outlines concerns the agency wants to address. For example, the CFPB put out a request for information (RFI) earlier this year on fees that may be charged by banks and financial companies. **The Bureau should be encouraged to go through the formal rulemaking process to clearly define its terms and approach before the agency pursues any action of any kind in this area.**

ALTA has worked with the CFPB and continues to do so diligently to simplify the closing process for consumers and ensure they have all the information they need to make good decisions when purchasing a home. Examples of this work include:

- ✓ In 2012, ALTA created the Title Insurance and Settlement Company Best Practices to develop a common language for the ways title companies protect real estate professionals, lenders, and consumers.
- ✓ ALTA worked with the CFPB during the development and implementation of the Truth in Lending Act (TILA) and RESPA Integrated Disclosures (TRID). Along with providing resources and data to the Bureau to assist in the development of the disclosures, ALTA worked with our partners to train the industry on compliance.
- ✓ ALTA developed a consumer education campaign to help homebuyers understand the closing process and the benefits of title insurance. The consumer education portal, [homeclosing101.org](http://homeclosing101.org), hosts a variety of resource to help consumers shop for title insurance, understand the steps in a closing, and a glossary of common terms and fees.

**Protecting consumers is at the center of the title insurance industry's core values: to lead, deliver, and protect. This cultural compass drives the industry to continually focus on business practices to do just that.**