**[Put on your letterhead if applicable]**

December 18, 2013

**VIA EMAIL**

**Senate Banking Committee Member**

**Senate**

**Washington, DC**

Dear Banking Committee Member:

I am a [type of business, ex. Realtor] in the State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. I am writing to you regarding the discontinuation of The Mortgage Forgiveness Debt Relief Act of 2007 (MDRA).

As you are aware, the foreclosures in this country are at an all time high. The short sale process is helping to reduce the number of foreclosures and helping buyers obtain their dream of home ownership. The MDRA has been instrumental in reducing the number of foreclosures and increasing the number of short sales. It has also minimized the hardships that these sellers would face if they were required to pay taxes on the forgiven debt amount.

Not extending MDRA would be a travesty to the economy and the real estate industry as a whole, not to mention the effect it will have on consumers. Households who cannot afford to keep their homes cannot afford to pay taxes on amounts that the bank has forgiven in a short sale. Most sellers if given the choice of having to pay taxes on any amount of the forgiven debt or filing bankruptcy and walking away, will walk away and let the house go into foreclosure.

With the MDRA in place, it is a win, win for the sellers and the lenders. The seller can bypass a foreclosure, which will in turn make it easier for them to purchase a property in the future. They will not be looking at a large IRS lien once the house is sold. The lenders will get a larger portion of their mortgage paid to them, as opposed to what they will get at a foreclosure auction which is pennies on the dollar. The property values will not decrease due to neglect as the house sits waiting for the foreclosure sale, which in turn keeps the house values up for the neighborhoods in which these properties are located.

Letting MDRA end on December 31, 2013 will affect the entire real estate structure in this country. The effects will go from the consumer, to the municipalities in which these houses are located, to the lenders, to the tax payers.

Thank you for your time and consideration on this matter.

Very truly yours,

[Type your name and position, if any]