



April 29, 2021

Hon. Bob Brooks
Chair, Subcommittee on Financial Services and Banking
155A East Wing
P.O. Box 202054
Harrisburg, PA 17120-2054

Dear Representative Brooks,

Freedom Mortgage Corporation ("Freedom") is a large national mortgage company employing approximately 8,500 people across the country. Freedom is licensed to do business in all 50 states, D.C., Puerto Rico and the Virgin Islands. Freedom has four (4) licensed locations in Pennsylvania with approximately 159 licensed mortgage loan originators working in those offices.

Freedom would like to add its voice in strong support of legislation allowing remote work by mortgage loan originators to continue after the end of the emergency period necessitated by the pandemic. Freedom has worked closely with the Mortgage Bankers Association on its model legislation to permit remote work and supports legislation in Pennsylvania which would enable that to happen. Freedom understands that the Commerce Committee's Subcommittee on Financial Services and Banking is holding a hearing on Pennsylvania's proposed legislation on Monday, May 3.

Freedom's experience with remote work by licensed mortgage loan originators during this pandemic has been entirely positive. Remote work has allowed for flexibility within the workplace while fully protecting consumers. While working remotely, the licensed mortgage loan originators have been supervised, have worked entirely on secure computer and phone networks to protect consumer financial and personal information, and have followed the rules and regulations required of licensed mortgage loan originators. Freedom has not seen any problems arising either for it or for consumers as a result of remote work by licensed mortgage loan originators.

Freedom believes that continued remote work should be permitted in Pennsylvania and in the other states and jurisdictions. This will enable Freedom to grow its work force, thereby employing more people, because it will not have to open branch offices to employ individuals who are not located near an existing office. Moreover, the ability to work remotely will also aid in Freedom's ability to attract new employees to better serve its customers. Finally, Freedom wants to emphasize that those who would be permitted to work remotely would continue to have the same level of supervision and would continue to be required to use secure phone and computer networks. It is now technologically possible to create a secure and compliant workplace which is not located in a licensed location.



Thank you for your consideration of this very important issue.

Sincerely,

Stanley Middleman
President and Chief Executive Officer