

By: Carona

S.J.R. No. 7

Substitute the following for S.J.R. No. 7:

By: Solomons

C.S.S.J.R. No. 7

A JOINT RESOLUTION

1 proposing a constitutional amendment authorizing line-of-credit
2 advances under a reverse mortgage.

3 BE IT RESOLVED BY THE LEGISLATURE OF THE STATE OF TEXAS:

4 SECTION 1. Section 50(p), Article XVI, Texas Constitution,
5 is amended to read as follows:

6 (p) The advances made on a reverse mortgage loan under which
7 more than one advance is made must be made according to the terms
8 established by the loan documents by one or more of the following
9 methods:

10 (1) an initial advance at any time and future advances
11 at regular intervals;

12 (2) an initial advance at any time and future advances
13 at regular intervals in which the amounts advanced may be reduced,
14 for one or more advances, at the request of the borrower; [~~or~~]

15 (3) an initial advance at any time and future advances
16 at times and in amounts requested by the borrower until the credit
17 limit established by the loan documents is reached;

18 (4) an initial advance at any time, future advances at
19 times and in amounts requested by the borrower until the credit
20 limit established by the loan documents is reached, and subsequent
21 advances at times and in amounts requested by the borrower
22 according to the terms established by the loan documents to the
23 extent that the outstanding balance is repaid; or

24 (5) at any time by the lender, on behalf of the

1 borrower, if the borrower fails to timely pay any of the following
2 that the borrower is obligated to pay under the loan documents to
3 the extent necessary to protect the lender's interest in or the
4 value of the homestead property:

5 (A) taxes;

6 (B) insurance;

7 (C) costs of repairs or maintenance performed by
8 a person or company that is not an employee of the lender or a person
9 or company that directly or indirectly controls, is controlled by,
10 or is under common control with the lender;

11 (D) assessments levied against the homestead
12 property; and

13 (E) any lien that has, or may obtain, priority
14 over the lender's lien as it is established in the loan documents.

15 SECTION 2. Section 50, Article XVI, Texas Constitution, is
16 amended by adding Subsection (v) to read as follows:

17 (v) A reverse mortgage must provide that:

18 (1) the owner does not use a credit card, debit card,
19 preprinted solicitation check, or similar device to obtain an
20 advance;

21 (2) after the time the extension of credit is
22 established, no transaction fee is charged or collected solely in
23 connection with any debit or advance; and

24 (3) the lender or holder may not unilaterally amend
25 the extension of credit.

26 SECTION 3. This proposed constitutional amendment shall be
27 submitted to the voters at an election to be held November 8, 2005.

1 The ballot shall be printed to permit voting for or against the
2 proposition: "The constitutional amendment authorizing
3 line-of-credit advances under a reverse mortgage."