

**Question for written answer E-000023/2025
to the Commission**
Rule 144
Maria Zacharia (NI)

Subject: Abusive practices of funds, the housing crisis, protection of primary residence and repeal of funds' ability to take action against the primary residence

Greece's bankruptcy in 2010 and the memorandum commitments led to deregulation of protection of the primary residence. Drastic reductions in wages and pensions, unemployment, widespread impoverishment, progressive abolition of the Katseli law, and the introduction of electronic auctions brought thousands of households face-to-face with the profiteering of the funds, which buy loans at 10-30 % of their value from the banks and demand many times more from borrowers as settlement, or threaten them with auctions. These practices violate European directives such as Directive 2014/17/EU on responsible provision of mortgage credit; Council Directive 93/13/EEC on unfair terms in contracts due to excessively burdensome conditions; Directive 2008/48/EC on consumer credit, particularly in cases of inability to pay; the EU Charter of Fundamental Rights (Article 7 on the right to respect for private and family life); and Regulation (EU) No 575/2013 on capital requirements (the Capital Requirements Regulation, CRR), as regards transparency in loan purchase values and terms of negotiation.

The involvement of the funds has worsened the housing crisis, because housing is treated as a commercial product with a view to profit, and the funds lack social responsibility since they are not required to implement policies that serve the public interest.

In view of this:

1. Does the Commission intend to launch an extensive investigation into fund practices in Greece?
2. Will it propose a regulation on protection of the primary residence?
3. Will it abolish the funds' ability to take action against the primary residence, in order to safeguard housing as a fundamental right of citizens?

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