

From: H. B.
Subject: CRA Regulations Hearings

Comments:

August 26, 2010

Federal Reserve Board

Dear Federal Reserve Board:

If CRA had covered more lenders, the economic collapse wouldn't have been so drastic or could have been avoided altogether. Please expand and modernize CRA to cover more lenders to protect communities and borrowers like me.

I purchased my home in December 2005. Since then, I have seen the value of my property (which I put more than 50% down on) decline by 60%. Part of this decline is because, in my small development of 173 homes, approximately 40% of the houses have been foreclosed on. My mortgage company foreclosed on me... 20 days after meeting all requirements of a "forbearance agreement" we entered into after they advised me I could only modify my loan if I could prove hardship. No, I couldn't prove hardship by showing I no longer had income from a job and was living on unemployment - the only way to show hardship was to stop making my payments for 3 months! Their paperwork wasn't filed correctly, and they did not follow the laws that govern foreclosures, so I am fighting through the legal system to regain ownership of my home. If other people out there are getting this same scam pulled on them, it just adds to the crisis, meaning people are being forced out of their homes by their lenders, who not only foreclose on them, but then (through a loophole) name themselves as "landlord" of the property, relegating the former homeowner to a "tenant", and then taking them through eviction court, which is a very speedy process. Most people don't even know where to begin to look for help in a case like this, so many of them are just walking away. There are many changes that need to be made, governing a wide range of processes in order to rebuild our communities... and the residents' trust.

Sincerely,