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Subject: Reg. Z

Comments:

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Comments:

I write to express my extreme frustration with the well-intentioned, but misinformed and misguided approach in proposed changes to R-1417, Regulation Z; Truth in Lending. Isn't our government currently involved in propping its currency and economy up using essentially a ginormous seller-held mortgage with unfavorable terms in favor of China payable by the poor American taxpaying consumer who needs protected??? There's an injustice worth focusing on. The focus of any consumer protection legislation should be on systematically PREDATORY attempts to defraud consumers. In my experience, the bulk of seller-held mortgages are the only avenue for some marginal buyers to achieve the American dream of home ownership and a last-ditch strategy for anxious sellers to achieve the sale of their home in tough times. Millions of people buy houses this way every year, and it allows the buyer and seller to agree on terms that work for both parties. Many of the folks who offer seller-held mortgages are ma-and-pa type owners just as unsavvy as the buyers. In my experience, the problems arise primarily due to unsavvy consumers who frankly will sign any agreement to get the home they desire, rather than taking the initiative to carefully educate themselves about the process and its tradeoffs (even though there are dozens of local agencies in our town eager to help those on a path to home ownership). The problem arises when they run out of money, and then it's a witch hunt to find the criminal who "defrauded" them. True, in a small minority of cases there are those sellers who intentionally take advantage of buyers, but this is the exception, not the rule. In fact, in towns with a lot of excess for-sale inventory (foreclosures, etc), the introduction of seller-financing is the only way get the sale done. Passing the proposed legislation in my opinion would only slow down real estate sales numbers, and that's the opposite of what we're trying to do. Let's drop this ridiculous

legislation and open up a broader discussion of why we spend record amounts of public school tax money every year to graduate students with virutally no understanding of the very basics of household finance or home ownership. I think there are a whole lot more stolen dollars there than in any seller-finance deals!