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Comments:

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Comments:

This proposal needs to be eliminated. Any protection it might provide is far outweighed by the negative impact it would have. There are better ways to protect the end consumer. This bill will hurt the consumer in many ways. People who have paid off their mortgages and now want to move elsewhere, especially the elderly, can currently sell using seller financing and get a down payment and monthly income to meet their ongoing needs. However, if they are required to sell using mortgage lenders, their chance of selling significantly decreases, and the time before they can move will likely be much longer.

Seller financing can also provide options for other people who need to move or sell. Among these are: · People with job transfers. · People who lose their current job but find a job in another locale. · People who own investment property and are finding themselves falling behind due to the economy. · Many others. Being able to offer seller financing for at least part of the deal could

mean the difference between the homeowner selling their home or having to stop making payments and letting it go into foreclosure. The fact is, many people cannot qualify for a conventional mortgage who would still be good candidates to purchase a home by relying on seller financing: · In these economic times, many people have experienced setbacks and had credit issues. Many of those have gotten back on their feet and are able and ready to make payments, but don't have the necessary credit scores to qualify for a bank loan. · Many also don't have the required down payment, but may have enough to meet the seller's immediate needs for up-front cash (small down payment). The buyer's down payment could enable the seller to relocate and the monthly payments would enable the seller to make payments on their new house, even if the buyer couldn't qualify for a conventional loan. · Individuals that are self-employed and that do not receive a W-2 form, may be in a good position to buy a house but be unable to meet underwriting requirements due to their lack of W-2 income. Restricting home sales to those who are able to qualify for conventional loans significantly reduces the number of people who can buy houses and eliminates many qualified buyers, i.e., buyers who are able to afford to buy a house based on reasonable and objective standards, but for one reason or another do not meet the underwriter's inflexible standards. Restricting the options for selling one's house by eliminating seller financing hurts nearly everybody. By restricting the sales of homes through seller financing, home sales will decrease. We need more home sales, not less. Although this bill may not absolutely prohibit seller financing, the requirements it imposes would effectively stop the majority of such

transactions. The requirements are such that sellers would no longer be able or willing to meet the requirements. Seller financing can make a home sale possible that is beneficial to all parties involved. Imposing these additional requirements would eliminate such sales and hurt all the parties that would otherwise benefit. If there are concerns that some people may utilize seller financing to harm innocent or uninformed parties, there are ways to address those concerns without hurting those that seller financing could help. Please do not allow these changes to be put into place.