

From: Nicholas R Vandendaele
Subject: Reg Z - Truth in Lending

Comments:

Date: Sep 24, 2009

Proposal: Regulation Z - Truth in Lending - Closed-end Mortgages
Document ID: R-1366
Document Version: 1
Release Date: 07/23/2009
Name: Nicholas R Vandendaele
Affiliation:
Category of Affiliation:
Address:

City:
State:
Country:
Zip:
PostalCode:

Comments:

Wow!!!! It is official. This is the saddest day in America. Can we please lower all flags to half mast because Congress will be officially killing the mortgage industry with this regulation? Way to go Congress!!! Instead of correcting the issues with the mortgage industry you have just dropped an atomic bomb on it and gave away billions upon billions of our tax money to the wrong corporations. Where is Michael Moore when you need him? WE WANT OUR MONEY BACK!!! Simply put, the elimination of YSP will raise all costs passed on to the borrower, closing costs, by over 300%. The astronomical increases in closing costs THAT WILL TAKE PLACE will make it impossible for anyone to obtain a home mortgage. The housing market will slump to levels we have never seen before and struggling homeowners will not be able to sell their homes, which will result in the rise of foreclosures to unprecedented levels this nation has ever seen. You think its bad now? This seems to be yet again another on the fly proposal that will more than likely pass with little or no thought given to the repercussions it presents. This sounds like another poorly planned reform just like HVCC. What a mess you have created with that regulation!!! You were successful in creating a 1 out of 5 closing ratio both on purchase and refinance transactions with that reform. Hey hats off to you guys on Capitol Hill. At least you guys up there are being consistent with single handedly turning this nation over to China and other foreign countries. Its sad when you' re previous Fed Chairman goes on 60 Minutes and suggests investing in foreign markets and not the dollar. I wonder why??? Seems to me that Greenspan was foreshadowing the events that would take place in this nation's near future not even a year from giving that interview. Hey look at the bright side, least everyone will be able to live in their automobiles they just bought thanks to Cash for Clunkers. To bad that too will force thousands of dealerships to close down in the next year, once those dealers find out they are only going to get reimbursed on half the cars they took in because the guidelines written on that

program are so vague and confusing. Did I mention that R-1366 will leave hundreds of thousands of industry professionals, like myself, out of a job? Has anyone over there that is proposing this legislation ever even originated a mortgage loan in the last ten years? You all need to get your heads out of your you know what's, stop smoking whatever it is your smoking, clear your heads of all this nonsense and start passing some laws that propose and provide AFFORDABLE RATES, FEES, and TURN TIMES in the lending institutions. It was not YSP that caused the collapse of the mortgage industry, let's get this straight. It was the exotic loan programs offered from ALT-A to Sub-Prime that led the market to fail. Now because the U.S. government could not or did not actively audit and regulate lenders during the largest refinance and real estate boom in this nations history that took place from August of 2000 to August of 2005, Congress has elected to take out their mishaps onto the industry professionals. That makes a lot of sense!!!! Let me put this into perspective. Now, as a salesperson if you put me on a car lot and gave me nothing but Kia's to sell, then that's what I am going to sell to the consumer and I promise you they will be satisfied. Translation: When the lender was only providing to the broker to in turn sell to the borrower, Sub-Prime ARM's on 2/28 and 3/27 terms and that's all the lender would qualify the consumer for, then that's what was sold to the consumer. It wasn't steering to procure a certain YSP on the broker's behalf. It was selling the only product that was made available to sell to the consumer at that given time. Why don't you guys focus on prohibiting those programs from resurfacing in the future and think of ways to reduce the costs of lending not increase them? Then again if this passes, I guess I can just go into politics because it seems that any half-brained idiot can get a job "On the Hill". America needs some experienced industry professionals in there to correct the issue anyways as it is apparent there are none at this present time. I repeat this proposed legislation will completely cripple the industry, force hundreds of thousands of industry professionals out into the streets, and increase borrowing costs to obtain a mortgage? If this sounds like a great legislation to pass during the current state of the industry and economic period this nation is in, please let me know so can declare myself a sovereign citizen of the US.