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The community reinvestment should be used wisely to resolve the sub prime issue. Here is a brief suggestion how make use of community reinvestment to at least trying to resolve the sub prime issues. Property Exchange Market, which consists of 3 internet market platform, namely Primary Market, Lease management auction market and secondary market. Its intended purpose is to securitize properties (e.g commercial, industrial and residential etc.) hereby provide a liquid and transparent secondary property market and a sustainable property leasing market as a new measure to supervise and control property market. Property Exchange Market - How it works Consists of 3 internet market platform, namely Primary Market, Lease management auction market and secondary market. 1. Primary Market - Getting Property listed on Property Exchange Market Information Verification a) Making use of Internet platform to attract potential property sellers to submit their property information and personal mortgage information to online platform. b) Sellers submit their Credit cards information, US\$ 20 processing fees and US\$ 180 refundable deposit as a pledge of honest disclosure. c) The local credit card issuing bank will meet the property sellers at the nearest branch and verify all the necessary information. i) Dishonest disclosure or mislead information - US\$180 forfeited, subject to appeal to the platform and resubmit the information. ii) Incomplete or inaccurate information due to careless, resubmit information iii) Full disclosure and verified accurate information will get US\$180 refund and proceed to second step - Valuation Valuation a) Verified information available at online platform and available to all the participating banks (with operation where the subject property located) to give their valuation bid. b) Based on the average of the recently transacted price and median price of the bank valuation whichever is lower, the bank with the nearest valuation bid will be the mortgage loan provider. c) The seller i) Disagree to sell ii) Agree to sell then proceed to third step - Underwriting Underwriting a) Underwriting Property

information available at online platform, any verified participating underwriter can choose to underwrite the shares (Note: the definition of underwriting here is slightly different of stock market underwriting. The underwriter here is just to earn a commission in case the shares are under-subscribed.) b) Any registered investor of the platform submit their credit card information and get verified. c) Registered Investors expressed their interest to subscribe no. of shares of the underwriting property and pay 32% of the total share they intend to subscribe. i) Over-subscribed - Ballot and assign the share proportionately to all the subscribed investors. ii) Under-subscribed - the underwriter will take the remaining share at a discount price. d) Sellers receive their property sale proceeds after deducting all charges and platform commission, and the ownership of the property will be transferred to mortgage bank. Mortgage bank will be the trustee of the listed property. e) Buyers is obligated to pay 32% of the total share upon intend subscription of the share and borrow 68% of the remaining upon successful subscription. 30% as down payment and 2% as the installment default insurance deposit. i) If buyers default on the installment for 2 consecutive month, the share of the listed property they own will be auctioned at open market at much lower reserve price. 2 month installments owed plus admin charges will be deducted away from the auction proceed.

2. Lease Management Auction Market - Getting listed property lease out

Information Verification of auctioned property - Listed property a) Trustee of the listed property will submit the property information to online lease auction platform. Must adhere to the requirements of the platform. -Non Listed property a) Non-listed property owners also can make use of Internet platform to submit their property information to online lease auction platform. b) Non-listed property landlord need to submit their Credit cards information, US\$ 20 processing fees and US\$ 180 refundable deposit as a pledge of honest disclosure. c) The local credit card issuing bank will send a representative (property management firm) to meet the property landlord at the auctioned property and verify all the necessary information and get the keys from the landlord. i) Dishonest disclosure or mislead information - US\$180 forfeited, subject to appeal to the platform and resubmit the information. ii) Incomplete or inaccurate information due to careless, resubmit information iii) Full disclosure and verified accurate information will "Not" get the refund of the deposit yet until the end of the auction ended and proceed to second step - Open House for viewing pen House of Auctioned Property for viewing a) Scheduled a few specified date and time for open house viewing upon appointments. Lease Auction a) Any registered potential lessee of the property will submit their credit card information or used their paypal account/bank account to pay a US\$20 as a processing fees and 1 month refundable rental deposit as a pledge of honest bid. b) Based on the average of the recently transacted rental price with similar features and median price of the rental whichever higher, the bidder with the nearest bid will be the success bidder of the lease of the property. i) The success bidder honest the bid - * Informed by trustee bank to submit Photocopy I/C of occupants/Company registration information or relevant information etc. * Make full payment of 3 Month deposits and 1 Month advance rental, stamp duties fees, taxes or whatever charges involved. * Collect keys from the trustee * Sign official tenancy agreement ii) The bidders' rental deposit will be forfeited if they choose not to honest their bid, subject to appeal. c) Trustee or the auctioned property landlord will receive three quarter month of rental in advance. One quarter month of the rental will be paid, on pro rated basis along the tenancy agreement, to property management firm. d) 3 month rental deposit will be held by auction lease platform in case any dispute arbitration. i) Landlord obligation - Nil,

the trustee bank and property management firm will help to oversee the lease

ii) Tenant obligation - ensure the property is properly maintained, paid rental on time. If tenant doesn't pay rental for 1 full month, the rental deposit will be forfeited and tenant has to move out by the end of month. Property lease management firm will oversee the tenant to return the property and the keys in proper manner. Trustee and lease manager of property in operation

a) The mortgage bank will be the trustee and assign lease manager of the property, a small amount of trustee and lease commission lease manager fees will be charged on pro-rated basis along the tenancy agreement. b) Basic duties of the trustee and lease manager

i) Provide basic lease management assistance to the online platform. ii) Ensure the property is properly maintained and insured iii) Ensure the property is used legally and for its intend purposes. iv) Ensure the transfer of keys from one lessee to new lessee.

3. Secondary Market - Exchange (Buy and Sell) of the shares of the listed property

Selling Shares of Listed properties

a) Log into the Property Exchange Secondary Market internet platform b) Check Central Depository for the number of shares owned of a certain listed property. (Note: No short sale allowed at initial stage) c) Key in the amount and price of the shares for sale d) The system will queue the sale order in term of lowest selling price.

Buying Shares of Listed properties

a) Log into the Property Exchange Secondary Market internet platform b) Check the trading limit granted on top of the trading deposit. c) Key in the amount and price of the shares to buy. d) The system will queue the buy order in term of highest bidding price.

Matching of order and Clearing of Transaction

a) Once the buy order price match with any quantity of sale order, at least partial buy order will be fulfilled. b) The buyers must make full payment of transactions plus clearing fees, brokerage fees and 2% of the mortgage default insurance (based on the number of shares purchased) within 3 trading days. c) The sale proceed deducts clearing fees, brokerage fees will be deposited into sellers registered account. d) The sellers will be de-registered from Central Depository and discharged from the monthly mortgage installments. e) The buyers will be registered into Central Depository and takeover the responsibility of monthly mortgage installments and enjoy whatever investment return as long he hold the shares.

Information Disclosure, Regulations and Investment Analysis

a) The property trustee is obligated to fully disclose any market sensitive information to Property Exchange Market Ltd. b) Property Exchange Market Ltd is a statutory entity established to ensure the stability and fair trading of the market platform. Rules and Regulations will be imposed and reviewed constantly to ensure the stability and fairness of the platform. Members are subjected to the discipline actions if any rules is breached. An investment compensation sinking fund will be set up to compensate victims of investment fraud, up to a certain extent. c) Property Exchange Investment analysis market watchers need to fulfilled a certain requirements before they are allowed to disseminate or sell their analysis reports.

Advantages of Implementing Property Exchange Markets

a) Regulators, participants, e.g. Lessee, Investors, mrtgagers & bankers have more market information and industry indicator to make more informed decision due to the system transparency. E.g. regulators can directly intervene the property market through the releasing more properties to the Property Exchange Markets when the demand is higher than supply, and vice versa. Not to mention other measures - adjusting mortgage interest rate, change of use of properties and so on. b) Property Exchange Market allow all the shareholders of the listed properties to trade their shares in the secondary market; which means the property investment will be a high liquidity investment. c) Property Exchange Ltd can also generate cash flow from listing fees, property management fees, stamp duties and brokerage fees, which can use for any property related issues, regulations and research

to ensure the stability of the property market. d) Isolating the property ownership and property management will prevent major foreign speculators/investors to manipulate the domestic property markets. Therefore the domestic government can attract foreign property investors to support the dropping property price while without worrying about the land title issues. e) Sharing the Burden of banks as primary Mortgage lenders is also another objective of creating such market. Reducing dependence on the Bank as the only source of mortgage lender. In any case of property bubble form, it reduce the damage to the financial system while minimize damage to the normal operation of banks. As sub prime crisis experience indicate that none bank is infallible, market participants can't rely on government to bail them out for their business decision. Lastly, we are experimenting a new form of Property Exchange Market Securities which might shake the US subprime mortgage loan off the mortgagers/bankers balance sheet. The hypothesis is assuming the new system will be attracting foreign fund to support the property price, preventing the price from free fall , which in turn prevent more people becoming victims of subprime. On top of that, all the subprime mortgage loan can be repackage as property bond at fair market value (best valuation with reverse dutch auction method) and resell to public with certain degree of government guarantee. This bond is amortize by subprime mortgage owners who repay their monthly installments at very low interest rate. All the cash flow generated from listing fees, property management fees, stamp duties and brokerage fees can be partially (after break even) used to reduce the bond redemption value which the subprime mortgage victims has to repay. the above just to give a new direction on how alter Federal Housing Finance Agency's property mortgage securitization so that provide a benchmark and a transparent property market, while meanwhile also provide an alternate mortgage financing source to the homeowners. I am sure the above system should have quite a number of potential pitfalls, please do not hesitate to email me xxxxxx to express your comments.