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Comments:

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Under this Act the only buyers who will be able to benefit from seller financing are the buyers who can already qualify for conventional financing with perhaps the exception of how much of a down payment they need. Seller financing has always been the alternative to government regulated financing. It is a meeting of the minds between two private individuals who negotiate an arm's length contract to purchase property using an installment sale. As a new investor, coming from the Computer Science field who may not have the monetary resources to qualify for a conventional loan of a large project, but has resources, intellect and associates, to bring a non performing note to performance level. I have to agree with another commenter in stating, "the problem loans that caused this mess are gone..." Self correction has occurred and we have arrived at a somewhat more deterministic system. Throwing Hail Mary legislation out now will subject this part of the economy into a state of uncertainty and restrict many capable people from even entering into this field.