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Owner Financing has not been a reason of the economic destabilization we are now seeing. It is a large force in the sales that are occurring. Eliminating Owner Financing will put further pressure on beleaguered homeowners. If Owner Financing is prohibited, it will remove a major mechanism for enabling home sales in this down economy. When a home is sold in a short time, it puts money back into the economy more quickly, strengthening the economy, whereas months-long or long delays of waiting for sluggish bank processes only disadvantages responsible consumers. Realtors are helping owners sell their homes quickly in a sluggish market with Owner Financing. The more time it takes to close a deal the longer it will take for the overall economy to recover. Housing sales are the driving force in the US economy. More limitations on selling homes will slow the economy down even further or extend the recession. We need to ramp things up, not further depress them.

Owner-Finance transactions I am familiar with comply with all applicable disclosure requirements. Owner-finance selling tends to raise the market value of homes, because a buyer can offer the asking or near asking, because of the terms. Closings are less expensive with Owner Financing also. Banning Owner Financing will punish homeowners and homebuyers and the whole economy. Owner financing enables homebuyers with high cash down payments and a job but no credit record or a limited credit record to get a home, while meeting the homeowners need to sell quickly. Owner-financing enables them to put their money into a home, and thus invest in the economy immediately. Owner Financing provides a major competitive alternative that helps balance the marketplace. Eliminating Owner Financing will leave everyone at the mercy of the banks with no protective market force.