

From: Long Realty Camelback, Anita L Ternes  
Proposal: 1417 (RIN 7100-AD75) Reg Z - Mortgage Repayment Standards  
Subject: Reg. Z

---

Comments:

Date: Jul 18, 2011

Proposal: Regulation Z; Truth in Lending  
Document ID: R-1417  
Document Version: 1  
Release Date: 04/19/2011  
Name: Anita L Ternes  
Affiliation: Long Realty Camelback

Comments:

This is an astonishingly bad idea, and the perhaps unintended consequences are numerous, but my most strenuous objection is that the government should not have the right to tell me that I cannot carry the financing on a piece of property I own/sell, to any individual I choose. As for protecting the consumer/buyer, where is the provision to protect an uninformed seller (of which there are likely to be many, because who would believe that a new federal regulation prevents them from entering into a contractual sale agreement between two consenting citizens) from being sued by a predatory buyer. There are many other reasons not to proceed, but they're adequately represented in the hundreds of other comments out there.