

From: Fairfield Mortgage Atlanta, Richard Sissom
Proposal: 1417 (RIN 7100-AD75) Reg Z - Mortgage Repayment Standards
Subject: Reg. Z

Comments:

I am sure numerous responses will be received addressing problems relating to the above subject docket relating to "ability to repay" and "qualified mortgage" rule. I would simply like to request that another proposed rule be published for comment before final adoption and implementation. The vast quantity of new regulations contained in the Dood-Frank bill is stressing lenders and making it difficult to serve consumers. Many lenders are leaving the market because of the heavy costs associated with implementation which adversely impacts consumers by restricting access to credit and making loans more expensive for those who can obtain them. Urgently request that regulators adopt a definition of "qualified mortgages" which can then serve as the "qualified residential mortgage" definition under the risk retention rule.

Richard Sissom
Fairfield Mortgage Atlanta