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Comments:

Public Comments on Regulation Z; Truth in Lending:

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The proposed Regulations totally miss the mark to resolve problems. The proposed regulations further exacerbate inequity.

The Housing and Mortgage crisis is clearly and predominantly caused the Fannie and Freddie agreeing to buy fractionalized mortgage instruments and mortgages with blatantly and flagrantly fiscally unsound underwriting criteria issued by BANKS!

The solution is to require Those institutions to issue mortgages on a fiscally prudent basis.

Individual property owners constitute a significant if relatively smaller segment of the mortgage market. It is this free market segment that should be encouraged rather than handcuffed. Further, rural individuals are no more nor no less important to be saved from ominous burdens of these regulations.

Allow, encourage even, education for All consumers regarding terms to look for in home financing. This should apply to Banks and be provided by entities not beholden to or controlled by these banks. Consumer education is a rational and intelligent tool in many facets of modern life.

Residential property owners deserve the protection of the government, not hinderances by the government. Property owners need the ability to offer, easily and quickly owener financing to purchasers. This is so much more important today as we are all victims of corporate greed and callousness by Banks.

Solve the problem. The Banks caused the problem. The Banks got free money from the government to solve their woes. The Banks make absolute profits from completing short sales courtesy of inept or corrupt government regulation. The solution is to encourage a free market economy and allow individuals to freely offer terms for repayment in conjunction with the sale of their properties.

Please Don't Screw US Again!

On some levels Legislative Titles is Reality. But, Reality is in the details. PLEASE, stop the madness of these regulations.

