

From: Chris Watson
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Subject: Reg. Z

Comments:

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Name: Chris Watson

Comments:

Respectfully request the Federal Reserve exempt individual property sellers from the rule stemming from the Dodd-Frank Act. Homeowners are not bank officers or mortgage lenders and do not have the same resources. By requiring them to qualify buyers using bank standards means they will simply refuse to sell with owner financing. Please protect our seniors who have invested in real property with the intent of selling it using seller financing in order to supplement their income in retirement. Seller financing provides housing for millions of people which otherwise could not qualify for conventional or FHA loans. These individuals will be without opportunity of home ownership. Requiring buyers to turn over all their financial information to others performing owner financing opens the door for identification theft and fraud. It also weakens their position when discussing and negotiating terms of the sale. Please exempt individual property sellers from the rule stemming from the Dodd-Frank Act. Respectfully Chris Watson