

From: Victor J Galaviz
Proposal: 1417 (RIN 7100-AD75) Reg Z - Mortgage Repayment Standards
Subject: Reg. Z

Comments:

Date: Jul 19, 2011

Proposal: Regulation Z; Truth in Lending
Document ID: R-1417
Document Version: 1
Release Date: 04/19/2011
Name: Victor J Galaviz

Comments:

I do not support this regulation. If a Buyer and Seller, both parties being composed of "ordinary people," wish to conduct a real estate transaction where the Seller carries a mortgage for the Buyer, unduly onerous restrictions created by Regulation Z could severely restrict the parties' ability to do so. "Ordinary people" often do not have the sophistication, resources or willpower that would be required to comply with Regulation Z. It is already very difficult for buyers to obtain conventional financing, which is a major factor in the slow recovery of the real estate sector, so this regulation will further slow the progress of real estate's recovery and our national recovery. Even if there were a major "meltdown" of seller-financed mortgages, the effect on the national economy would be nothing like the financial meltdowns we've had in recent memory, so this regulation does not protect against the most harmful potential consequences of risky business practices. Most importantly, if one person wishes to sell his property to another person, he should be free to lawfully do so in as creative a manner as he chooses, provided that he is not unlawfully endangering any other party's interests. It is critical that we protect the freedoms that we have in this country, and Regulation Z takes away important freedoms and accomplishes very little regarding constructive outcomes.