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This is crazy! Regulation z was not intended for the private sector. It was not seller back mortgages that got us into this mess, its the way out! Seller financing is more transparent then bank financing. Telling a homeowner how they can dispose of a private asset is a violation of the constitution. If you have not noticed it will be the private investment sector that will put more poeple back in homes then the tradition banking sector. Legislate the mandatory use of a Hud or TIL statement on closings not the transaction. You are more likely to get screwed by a guy in a suit then a guy in overalls. How is the modifacaiton program going? Last of the community bankers!