

From: Carol Griffin-Corgey
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: Carol Griffin-Corgey
Affiliation: Roth IRA Investor

Comments:

The #1 best thing about seller financing is the ability to be flexible according to the individual situations of both the buyer and the seller. There are many, many individual scenarios that require terms other than traditional ones used by banks and finance companies. We bought the land for our second house with seller financing in the 1980s. [Whole office buildings were sitting empty in Houston in the 80s because there was no financing.] We paid our seller financed loan off a few years early. Both parties got what they wanted. The seller was retired. He preferred receiving payments over time to supplement and preserve his Social Security income, instead of all in the same year. Receiving payments over time was advantageous tax-wise for him, too. We were able to build equity in our property faster than if we had waited 5-10 more years for the market to turn around. Just about everyone has at some time in their life received a private loan from a parent or other individual. I'll bet you have, too. Would it have been easier/better if the government was involved in your transaction? The #2 beautiful thing about individual real estate financing is the simplicity of the transaction. The stack of paperwork the buyer signs is about 3/8" thick versus 3"-4" thick with institutional loans. Number 3 beautiful thing: the closing costs are thousands of dollars less! Low closing costs make the difference between do-able or not do-able on bread and butter housing. We vehemently oppose any legislation that impedes the free enterprise system that has prospered this great country for hundreds of years.