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Comments:

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Comments:

I do not like provisions of the Dodd Frank Act (DF) that include a seller of a home in the definition of a "creditor". The SAFE Act excluded seller financing from the Act if there are under five sales per year by a seller. This inclusion of seller financing in DF does nothing to prevent another financial meltdown. I could not download the entire text as it is too long so I am relying on excerpts from news articles and such. How can you expect the homeowner to abide by something this complicated. To expect a homeowner to give a Truth in Lending Disclosure to a borrower is ridiculous. Probably 99% of Bank Loan Originators could not do one longhand without an expensive computer program paid for by their company. Qualifying a borrower for the loan is very subjective. Do we use a 25% debt ratio or some other arbitrary one an attorney decides should have been used, two years after the fact when he/she files a law suit. You are not taking into consideration the sale of "homes" for which there is no conventional financing. In Arizona 25-30% of the people live in mobile homes (PC is Manufactured Housing (MH)). There has been no conventional financing for MH for some time and NONE in the past 30 years if the MH was built prior to August 1976. I personally know a millionaire living in a MH here in Arizona on a golf course. Value is around \$200K. It is a pre-76 for which he paid cash. So he & his wife will either sell it for cash and get a MUCH LOWER PRICE or sell it with owner financing and get an income stream to offset payments in their new home. My husband and I own a couple of MH on city lots that are used as rentals. We recently sold one to our tenant and carried the mortgage at less than the rent they were paying (we are no longer maintaining it). They were a young couple who had never established credit and even if they had there is NO, repeat "NO", financing available for MH. The same can be said for "fix-up" houses. Conventional lenders will not lend on homes needing repair, but there are people who will buy these with owner financing, use "sweat-equity" to repair them and have a piece of the American Dream for home ownership rather than rent their entire lives. Since many sellers will not live 30 years, it is unwise to prohibit balloon payments. Five years is reasonable for a balloon term as SAFE mandates, but to add the requirement that a loan amortizes makes the payments too high if paid off in ten years and the seller too dead if it is written for thirty. SAFE exempted seller carry-back for the sale of five houses/year or less and exempted the seller from any disclosures. This Act tries to cut it down to three/year AND hold the seller to the same standards as a Licensed Loan Originator who does financing for a living and receives mandated training classes. Who are you kidding? This is a

Lawyers Relief Act that will be subjecting unwitting sellers to frivolous lawsuits up to three years after the fact if anything goes wrong with the house. At two years & eleven months the furnace goes out, sue the seller because he/she "knew" the furnace was marginal and should have taken it off the price. Oh! We can't use that argument? OK Let's sue for non or improper disclosure or state he/she did not qualify you correctly. He/she will cave and give you a new furnace and pay my attorney fees to boot. The public is like a boiling frog. They don't realize they are cooked because the heat is being turned up slowly and without their knowledge. Your comment period is fine for organizations with lobbyist looking out for them. They are notified and can take action. Private citizens are at the mercy of the new organizations who had rather report about somebody's sex life or sports scores than delve into something as complicated and technical as this ACT. Five sales/year are OK, three are liveable but not desirable. The requirement for disclosures and qualifying the buyer as would a professional loan originators is ridiculous. PLEASE remove that part. G B Lyle Ribbit!