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Comments:

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How could requiring something as arcane and complex as this benefit anyone OTHER THAN the damn banks. Not bad enough that their rampant greed and corruption has led us to a near fatal real estate meltdown. Now, they and their lobbyists are attempting to close one of the few remaining safe zones for individual sellers. Do the RIGHT THING here and exempt the seller/homeowners from this. The banks have repeatedly shown their willingness to act as real partners to homeowners (why just look at their current lending rates and qualification requirements. Leave this one aspect of true private property alone, legislate elsewhere if you have any thought whatsoever for the consumer's welfare. The banks can not be given this level of discretionary power (as the only remaining method to finance a home purchase) or you will have effectively decimated the Middle Class and their right to private property ownership.