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Comments:

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I am strongly opposed to any regulations that would require "small" investors to comply with the strict truth in lending requirements. Such regulations certainly should have been in place for the large banks when they encouraged their mortgage specialists to make loans to anyone, particularly if they were alive. The idea that if one did three deals in a year, that one would become a "mortgage lender" is ludicrous. Though I haven't yet done such deals, I realize that I and my family could easily be placed in this category if I were to pass away. Then, my family would be seeking quick and simple solutions to their problems that could easily qualify them as "mortgage lenders." Again, I am very much opposed to such regulations without adequate feedback from those that will be hurt by your actions.