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Subject: Reg. Z

Comments:

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Comments:

To whom it may concern, I would like to voice a STRONG comment against any regulations which restrict my ability to buy and sell real estate utilizing "Seller Financing". I do not want to become a mortgage loan officer if I meet good people (including family) that I would like to extend a helping hand. Nor do I want restrictions on the numbers of homes I might buy or sell in any given year if I am willing to pay taxes on given properties. If I desire to buy a property from someone who is advised by their CPA that a monthly income (holding a mortgage through 'seller financing') would be more advantageous financially than a "sell" of their investment property, then I DON'T feel our Gov't should stop and or 'restrict' that transaction. As a small business owner planning towards retirement, I decided many years ago that part of my retirement would be through the use of Real Estate. The idea of owning multiple parcels of R.E. that could produce either rental income and/or income through mortgage notes is a simple and effective method which has been used by thousands for many years and the government SHOULD NOT be restricting its use. There are MANY other reasons I am AGAINST to act including identification theft and fraud, creating the opportunity for predatory borrowing. Neither of these problems do we want to see added to our already rising list of real estate concerns. Thanks for the opportunity to voice my opinion. Please listen to the cries of the people.