

**Meeting Between Federal Reserve Board Staff
and Representatives of Investors in Mortgage Products
April 6, 2011**

Participants: John Colwell, Andreas Lehnert, Lawrence Ruffano, April Snyder, Jay Schwarz and William Treacy (Federal Reserve Board)

Representatives from Cambridge Associates, Sabre Value, Freestone Capital Management, Greycourt & Co., Lighthouse Partners, Rockefeller Financial Capital Partners, Senvest, University of Chicago, Route 66 Ventures, Nonpareil Capital, Eaton, Premium Point Investments, Urban Land Institute and Gapstow Capital

Summary: Staff of the Federal Reserve Board met with representatives of entities that invest in mortgage products to discuss issues impacting investments in such products. In addition to discussing the housing and mortgage markets generally, the representatives raised questions regarding the definition of “qualified residential mortgage” under section 941 of the Dodd-Frank Wall Street Reform and Consumer Protection Act. The representatives discussed the scope of the definition as it applies to investors and the role private mortgage insurance could play with respect to the definition. The representatives also discussed the role of ratings in their credit analyses and the appropriate role of credit ratings in investment decisions. The representatives also discussed with Board staff the state of the housing market generally, including the role of the government in the market.