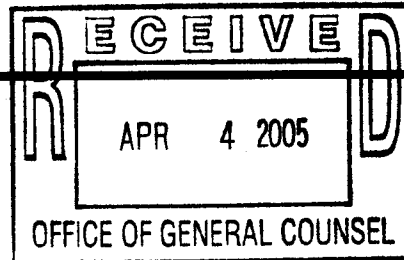


Turner, Jacqueline

From: keven Nez [keven_11@hotmail.com]
Sent: Monday, April 04, 2005 2:05 AM
To: regcomments@ofheo.gov
Subject: RIN 2550-AA31



Attn: Alfred M. Pollard, General Counsel,

Not sure if this is the right forum to discuss the Gift of Equity clause on FHA and VA Loans. I am a victim of "Gift of Equity" Fraud. I attempted to perform research on the internet and did not find clear answers. According to some sites, a gift of equity can be use as a down payment the purchase by of a house involving a FHA or VA loan. My understanding is that certain Financial institution can provide these loans.

However they all seem to have slightly different requirements. The requirements are that a gift of equity can only be given to a family member.

Others state that a gift of equity can be given to a close friend. From my research it seems lawyers are starting to exploit this loop hole with unexperienced home sellers and elderly. In these cases the lawyers are to be blamed but the institutions does not support the victims. Once the victim signs documents the institution says it's not there problem since they recieved all the required paper. Question is, what policy does these institution who provide FHA and VA loans have to respond to allegation of Fraudeulant activities in obtaining the FHA or VA Loan ? If the institution doesn't take any action then its up to the victim to come out of pocket to obtain a lawyer.