

From: [Jason Bjornstad](#)
To: [IFHFA REG-COMMENTS](#)
Subject: Fannie Mae and Freddie Mac Lending
Date: Tuesday, October 28, 2014 9:29:47 PM

Hello,

Please consider my thoughts on these two companies.

Like many Americans, I had a rough patch between 2008 thru 2012 which saw my household income drop. I was fortunate to receive a loan modification but in the end it wasn't enough for me to 'rite the ship' so I unfortunately sold my home via short sale. Over the last 2 years (since selling my home) I have been diligent about spending my money on things that are only necessities and add value to my life. I have also managed to stay current on all my other bills so the only derogatory credit item I have is the short sale. In addition to this (and starting prior to my short sale) I went back to school to further my education which led to me being able to get a better job than I had during the times I owned my home. I have worked extremely hard over the last 2 years to increase my income and save as much money as possible to be in the position to buy another house but also do so at a lower housing debt level than before and with substantially more in the way of reserves than before. Between my wife and I we have enough money saved for a 20% down payment on a modest home with enough money left over for substantial rainy day funds. To my disappointment, I just found out that the rules changed, prior to August 2014 you needed to be outside of a short sale for 2 years and would be considered to buy a new home if you had 20% down. Now I must be outside of my short sale 4 years regardless of the size of down payment.

I take full responsibility for the my short sale and can understand putting in place more restrictive credit standards. But why would you not consider someone like me who has 20% down, who did maintain their on time payment status on all other accounts, who has made adjustments and learned from the problems of 2008 thru 2012 and bettered themselves. Why all of the sudden would you change it from 2 year to 4 years and remove the down payment requirements? In my opinion, having people who take out loans make a sizable down payment to where they have skin in the game would be much more effective at ensuring commitment to that new loan then just extending the time before they can re-qualify with little to no down payment.

The problem is that it seems like the only people buying houses nowadays are the ultra wealthy or some company who buys a whole neighborhood then turns the area completely into rentals.

Unlike most people, I do understand how important Fannie Mae and Freddie Mac are to our housing market, I know they were the sacrificial lambs taken to slaughter to save the banks who did most of the unsound lending. Unless Fannie and Freddie become leaders again I dont see how our mortgage/housing market will get any better for individuals, it will only get better for those that can buy up whole neighborhoods and turn them into rentals.

Sincerely,

Jason Bjornstad