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Public Comments on Mortgage Assets Affected by PACE Programs:=====

Title: Mortgage Assets Affected by PACE Programs

FR Document Number: 2012-01345

Legacy Document ID:

RIN: 2590-AA53

Publish Date: 1/26/2012 12:00:00 AM

Submitter Info:

Comment: To whom it may concern,

It is my belief that Fannie Mae's position on the PACE loan program has been the single most detrimental issue for holding back the retrofitting of the American housing stock that we, as home energy improvement tradesmen are facing in our quest to improve the efficiency of our existing home stock.

The basic assumption that the costs incurred must be paid off ahead of normal mortgage cost is basically flawed, as it is an improvement to both property and function of said property

Does FHMA require the costs of sewers and water systems to be paid in full before the home and it's ensuing debts are transferred?

I think not.

Please reverse your position and let our industry have a perfectly viable source of financing become available to those who truly need it.

Your obstruction in serving the homeowners and the burgeoning energy retrofit industry in this matter is beyond frustrating, it is downright contemptible and horribly self focused.

The PACE loans are a win for everyone involved...and NO they don't hurt your investment they in fact enhance it, and make the properties a much more salable commodity.

2700 properties in Boulder County Co, benefited from the HS1350 state bill and the only thing that kept it from leveraging Millions of pre approved Voter sponsored home improvement dollars, was your insistence in having an incredibly narrow view of "who gets paid first".

Sirs, You have cost me in particular 10's of thousands, and the industry in general millions in monies that cannot proceed

and have NO COST TO YOU MORTGAGE, just this year.

In a deep dark recession, this was the perfect way to put literally thousands of construction workers back to a viable living. But you wouldn't allow that. Many of them are the same people that need the work to pay their own mortgages, and would ensure the health of their loan profile.

In short, other than singular self interest..WHY?

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