

To:

Ms. Jennifer J. Johnson
Secretary Board of Governors
The Federal Reserve System
20th Street and Constitution Ave. N.W.
Washington, D.C. 20551

From:

I am a participant in the Neighborhood Assistance Corporation of America's ("NACA") homeownership program. I am accessing NACA's comprehensive counseling. As part of the NACA program I have access to NACA's mortgage product.

I have provided my comments below that would impact NACA's program and thus my opportunity for affordable homeownership. These are my personal comments that are not based on any form letter. Thus please take these comments seriously since these are my sincere thoughts that I have authorized NACA to submit as part of the comment process.

>> The new regulations have a 20% downpayment as the standard. How IMPORTANT is it to you to have a no down payment requirement? -- VERY IMPORTANT

Comment:

>> The new regulations would limit lender paid closing costs. How IMPORTANT is it to have the lender pay all of your closing costs (i.e. the lender pays them without them being financed or any direct or indirect cost to you)? -- VERY IMPORTANT

Comment:

>> The new regulations would prevent or limit your ability to permanently reduce the interest rate which is one of the most effective ways to achieve an affordable mortgage payment. How IMPORTANT is it that you have the ability to buy-down the interest rate to virtually zero percent using savings, grants or seller contributions. The amount of the buy-down is a large subsidy by the lender (i.e. one percent of the mortgage permanently reduces the interest by one-quarter of one percent which is not available elsewhere)? -- VERY IMPORTANT

Comment:

>> Do you support exempting non-profits like NACA from the limitations of these regulations? -- Yes

Comment:

Please consider my above comments. I hope that you will make the appropriate changes so the regulations would not impact NACA's program and other similar non-profit programs.

Sincerely,