

From: Nancy Greger [mailto:nancyg@thebusinesshelper.com]  
Sent: Thursday, April 02, 2009 11:28 AM  
To: LLPCComments  
Subject: Legacy Loan Program

Dear FDIC Officials,

I've been reading the comments so far from concern citizens regarding the questions proposed by the FDIC regarding the Legacy Loan Program. Some responses seem just as complicated as the questions presented. I've been a Collection Manager for over 20 years, I've collected on commercial and residential properties though out the United States and have worked with various Owners, Presidents and homebuyers on resolving delinquency issues.

We are in this crisis simply due to greed and excess. We have diluted the American Dream so that mortgage brokers and loan underwrites can make money, despite traditional lending practices. Look at some of your local banks, they are still in business because they made sound underwriting decisions.

I know that the government wants to "fix" the problem, but sometimes you have to let things go and understand you cannot be everything to everyone. These so called "toxic" loans should already be in the foreclosure pipeline. So the FDIC should look at providing financing options for the investor (small or large) to keep these properties marketable. I'm not sure this Legacy Loan Program will help since it looks at a "pool" of loans rather than each individual loan.

We have to trust in a system that has worked for years, banks make bad lending decisions, properties become REO and then a few smart investors and savvy consumers (local to the area), purchase the "bad" investments. It's one step at a time, one deal at a time.

I live in Connecticut and have seen several properties that would make great investments but CANNOT find any lender or lending program that can help me purchase these properties. For local small investors nothing is being provided, if I need financing to repair a property that cannot be occupied I have to see a Hard Money lender that wants to charges 7 points, 14.9% for six months only and requires an additional 20% cash reserve. Why should that be my only option?

Good luck to us all!  
Nancy Greger