

2900 Red Fox Ridge
Bentonville, AR 72712
July 14, 2011

Robert Feldman, Executive Secretary
Attention: Comments
Federal Deposit Insurance Corporation
550 17th Street, N. W.
Washington, DC 20429

Dear Mr. Feldman:

According to an newspaper article written in the July 12, 2011, issue of the Arkansas Democrat Gazette, "... regulators are in the process of establishing rules for down payments on mortgages - as well as other mortgage-lending guidelines . . ."

My experience as an FDIC field examiner, now retired, tells me that mortgage lending is not something that can be placed in a cookie cutter. Every region of the country, every county and every city has its own uniqueness when it comes to mortgage lending. There are many criteria that must go into making a good mortgage loan, e.g. verifying credit history and income, adequate down payment, reliable appraisal, knowledge of lending area, compliance with Federal and State regulations, adhering to financial institution's lending policy, proper structure of lending officer's compensation, etc.

Therefore, it is my belief that requiring a "quick fix" twenty percent down payment of all conventional loan applicants will only depress the housing market further, and not solve the "mortgage crisis." It can only be resolved by educating borrowers, lenders and regulators that it is everyone's best interest to have sound and flexible lending policies that result in reducing the risks of mortgage lending, while strengthening the nation's housing market.

Thank you for this opportunity to provide you with my opinion of this very serious problem.

Sincerely,



Thomas Main

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EXECUTIVE SECRETARY