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To: MARKT MORTGAGE-CONSULTATION
Subject: Mortgage Credit in the EU

Commission of the European Communities
Brussels
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Mortgage Credit in the EU

Danish Shareholders Association is representing private investors in Denmark.

We have no comments directly to the Green Paper and the questions posed there. But we have some general remarks on the consumers need for education in economics.

Our most important task is to help investors avoid making wrong investment decisions. To this end we offer a programme for training and information on investing and investments. We run training courses, produce a monthly magazine and annual guidebooks and booklets, and we represent and defend the private investors in the medias and in consultations with politicians and civil servants.

Buying a home and arranging the necessary financing is one of the most important economic decisions taken by the consumer.

The Green Paper presents many important and relevant observations and questions regarding mortgage credit, but far too many consumers are not able to answer the questions and take a well-founded decision, because they need the basic education in economics.

“Should the Code of Conduct be replaced by binding legislation or remain voluntary?” This is in our opinion not the true question. The crux of the problem is: “Do consumers understand the information they get via the Code of Conduct?”

In addition to this, it is important to stress that consumers - when they consider to buy a home - get all the relevant information, and that the information is related to this special consumer and his family in the situation today. What can happen in the future? Shall we pay in cash or shall we take a loan? Shall the loan be a mortgage or an ordinary bank credit or something different? Do we have information from suppliers of different types of financing, and do we have different suppliers of the same financing, and is it possible to compare this information?

We strongly urge the Commission and the member states to engage in the economic education of the consumers. Starting at school level and continuing at later stages in life. The authorities supervising the mortgage credit market, the banking sector, the

securities and the exchanges can contribute with their insight and with information on the dangers.

The market for mortgage credit and for securities is for most consumers a national market. And most consumers have only a disintegrated picture of the rules governing their home-market.

A prerequisite for a genuine European market for consumers is better education in basic economics and better information on how the markets function in other countries. What are the plusses and the minuses in other markets compared with my home-market?

Yours sincerely
Danish Shareholders Association

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P.S. Please also see the attached Brussels Declaration on Economic Education

European Association for Share Promotion

The members of the European Association for Share Promotion and its member associations have in June 2005 prepared the following Declaration.

„Brussels Declaration on Economic Education“

1. Economic education is an integral element of basic education. It is an essential requirement for every citizen who wants to lead a self-reliant and fulfilled life.
2. Economic education aims to convey knowledge, skills and attitudes, which should enable people to deal with economic aspects of daily life on a personal and operational level and to enable them to master and shape their lives.
3. Economic education is a precondition for the understanding of the functions of society as a whole, market based economies and their institutional order.
4. Economic education covers many more subjects than financial investment. It leads to an understanding of all economic interdependencies relevant to everyday life.
5. Economic education includes social, political, legal, technical, ecological, and ethical dimensions of economic action.
6. Economic education needs to be regarded as an essential part of the school curriculum. It should be taught as a stand-alone subject to prepare children for adult life and teachers should be qualified professionally.

The European Association for Share Promotion and its member associations appeal to all responsible national parliaments and governments to initiate the necessary steps to introduce a school subject, “Economy”. It must reach every pupil and give every European citizen a basic economic education, enabling them to shape their lives independently.

COPENHAGEN - Danish Shareholders Association

FRANKFURT - Deutsches Aktieninstitut e.V.

HELSINKI - Finnish Foundation for Share Promotion (Pörssisäätiö, Börsstiftelsen)

OSLO - AksjeNorge (Norwegian Association for Share Promotion)

PARIS – Fédération Française des Clubs d’Investissement (FFCI)

VIENNA - Aktienforum Österreichischer Verband für Aktien-Emittenten und -Inv.

ZURICH – Institute for Capital and Economy (SwissCapital)

June 2006