

**From:** Acceptance Home Mortgage Hurm <approvedfast@sbcglobal.net> on 04/08/2008  
06:55:05 PM

**Subject:** Regulation Z

To the Board of Governors and the Federal Reserve,

My name is Shirley Hurm. I am located in Fort Worth, Texas 76102. I am expressing support for any consumer protection made by the Federal Reserve Board. However, I am respectfully opposing the proposal to restrict compensation for mortgage brokers.

Having YSP along with Origination is a tool that can be very beneficial for the borrowers. Sometimes it is necessary to reduce the origination or remove it in order to meet the needs of the borrowers. The only pay that we would receive, in this scenario, is the YSP. I find that in a competitive market place it is impossible to take advantage of the client in regards to YSP. Someone will always beat you out with a better interest rate, if you are quoting too high. So therefore, the YSP is not a way to take advantage, but rather a way to help a borrower when otherwise you couldn't. In addition YSP is put in place to cover certain cost and facilitate the loan transaction.

Secondly, if we are to have this restriction as broker, then it needs to apply to all originators. Then it will be a level playing field. With mortgage brokers and bankers names similar consumers do not know the difference between brokers or bankers. We are suggesting that you consider alternatives to the proposed regulation which would protect consumers in their dealing with all mortgage originators. Thank you to the Board of Governors and the Federal Reserve for considering these comments.

Thank you.

Sincerely,

Shirley Hurm  
Loan Officer

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