

From: F&B Financial Group, Nav Thakur
Proposal: 1417 (RIN 7100-AD75) Reg Z - Mortgage Repayment Standards
Subject: Reg. Z

Comments:

The Federal Reserve is charged with many duties and probably close to the top of that list is to help improve the U.S. Economy.

We have been forced into and tried it your way, how much longer will we have to wait until someone starts listening?

It's no secret the economy isn't getting any better and I have a very difficult time understanding how The Federal Reserve is missing a very key element in making our economy thrive again.

I was always under the impression that the people at The Federal Reserve had some of the smartest minds in the world and that they understood the value of small business to our economy.

The continued arrogant attitude of understanding who really made all the money and blaming the private sector mortgage bankers/brokers for this great recession has to stop and that needs to be understood from the top and starts with The Federal Reserve Chief Ben Bernanke. Along with the likes of close minded people towards the small guy like Paul Mondor are doing no justice to this great nation of ours.

Why is it that the people that are in such important positions continue to listen to the Bank Lobbyists, The Big Banks, The Fat Cat Bankers, the guys responsible for the Credit Crisis? To think that banks create more jobs than the private sector is false.

Small business is what makes America work, it's the heartbeat of our country. And that starts with residential lending with the little guy which based on Fed Actions has done nothing but continue to hamper and hurt the small guy thus hurting the economy.

If you truly want to understand the value of the small guy to our economy, the guy that works in the trenches and doesn't deal off of what every so called expert economist says PLEASE call me, email me, send me a letter, meet me in person and let's talk. I work for F&B Financial in St. Louis Missouri I'm not

hard to get in touch with. Email me at nthakur@fandbfin.com Let's actually do something that will help you better understand how to improve our economy.

The little guy is more efficient, more knowledgeable, can explain loan details better than the guy working for the big banks. Yet all the over regulation, lack of understanding is killing the little guy and continues to kill our economy.

This is my career, I've been in the residential lending, mortgage banking field for going on 16 years with a specialization in showing people how to get out of debt in as little as seven to ten years, without out doing anything to hurt or harm peoples credit, no consumer credit counseling, debt negotiation or bankruptcy.

Like many other people in the industry, I never have done an option arm loan/negative amortization loan, 100% purchase with no money down with no verifiable income. I have never been paid millions of dollars on a bonus' dealing with mortgages. Yet the small guy continues to get punished.

I'm the little guy and there are countless other little guys' out there like me that have been struggling having to deal with more paperwork which by the way ends up costing the consumer more money unnecessarily.

The new rules clearly shows a lack of fundamental understanding on how things really work in our industry. In theory they might sound good but unless you have a full understanding of the reality and the impact on the rules in place are having on our economy.

Fraud is going to be in any industry and unfortunately that's crime is part of our society. If it weren't we wouldn't need the police. The actions being taken against the little guy are giving the big guys a monopoly and everyone know monopolies are not good for our economy.

I don't work for Nasa, I'm not an economist, I have never taken unemployment, I have always worked hard, and I do know this if it's hard for me to help people out financially that truly need help - the ones that have A credit, the ones that have always paid their bills on time, the ones that have verifiable income to pay their debts and get the payment relief they desperately need, they can't spend money, they can't afford to retire and the economy will continue to not grow.

I sincerely hope to hear from someone that would like to understand a ground level view of our

Nav Thakur
F&B Financial Group