

**From:** "Jimmy Tay Trinh" <bootay784@gmail.com> on 05/07/2007 04:00:03 PM

**Subject:** Subprime Mortgage Lending

To All Government Agencies,

Recently, as an employee of JP Morgan Chase Bank, N.A. Subprime Division California I can tell you from personal experience from working on the inside and as a consumer that Chase's Lending Management and Division encourages Predatory Lending, Fraudulent Misuse of Mortgage Loans and Selling High Cost Loans. Basically borrowers would be called in hopes of refinancing there home loan. Consumers with a 726 credit score at a current rate of lets say 6.25% would be offered a 9.75% on any one of there ARM or Fixed Programs and charge the customer 2.25% of the loan amount for fees, in hopes that the borrower would earn some kind of benefit by refinancing with cashout or to pay off some debt. Loan officers in the division were asked to structure fraudulent deals to make the borrowers fit "their" criteria and sell high interest rate loans with great credit scores to gain the marginal profit. Since my inception in Nov 2006, I do not feel that Chase is being fair to the consumer and not informing them of their equal right to a conventional loan. I feel that this Lender should be investigated for its Predatory Lending practices, Fraudulent Information to the Consumer and High Cost Loans.

Your Consumer