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Subject: Regulation Z

This is a very needed change on many fronts.

1. Brokers are placing people in non-competitive financial products. As a broker and financial consultant, I see this DAILY. It disgusts me when I discuss a client's financial future only to find a PayOption or ARM loan for a home or investment property they are holding long term.

2. Eliminate all loans except full documentation. I find it rather funny that brokers want to keep the lower documentation loans (where they tend to make more money) and yet are complaining about more disclosure. This is poor for the consumer since the consumer, most times, does not understand the paperwork and is thrown through it (including Reg Z) without a full understanding.

3. Not only should the originator be required to determine borrower ability to repay, it should be for the banking institutions as well. I have had clients that were placed in loans that were not in their best interest after 3-5 years. These were done by banking institutions.

In all, I congratulate Mr. Bernanke and the entire FRB for their diligence in the handling of our nations economy and would gladly see all of these measures come to pass.

God bless,
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