

From: happy324@aol.com on 03/27/2008 04:20:06 PM

Subject: Regulation Z

Thank you for the opportunity to comment on the proposal.

I have been a licensed mortgage broker in the State of Florida for 19 years operating from the same location with referrals as my main source of business. So reputation is paramount.

In Florida companies as well as individuals are licensed and required to take continuing education courses every two years in order to renew the license.

The burden proposed on mortgage brokers is unfair in several ways. Lenders get paid on the back end of mortgage transactions, but they are not required to disclose. If disclosure is required, it should be for all originators, including banks. The proposal would severely limit a consumers choices.

As to disclosing the full amount of fees, front and back, prior to applications, it is not as "cut and dried" as you might think. The financial status, credit, loan type and what the "unlocked" interest rate might be all play a factor. The majority of the time, all the information is not available at the first contact. Additionally, many times a property has not even been contracted yet, which would be an additional factor.

Again, thank you for the opportunity to comment.

Linda Miller
Melbourne, Florida