

**From:** "Patti Philbeck" <kcunit@comcast.net> on 03/31/2008 09:30:02 AM

**Subject:** Regulation Z

As a Licensed Mortgage Broker in Florida I have major issues with this *new rule* . The glaring objection to me: how can you hold me responsible for what a new borrower will do with their mortgage for the next 7 years after they close on their mortgage with me? They don't answer to me or you. It's their responsibility to pay their bills, be it electric, telephone, day care for their children, hospital bills etc. This is ludicrous; I can't even be held responsible for my adult children in bad judgment calls that they make in their personal lives once they're of legal age, and they are my children! As a Broker who has upheld the law, had a 100% record of responsible clients since 1996, and been totally law abiding in my business, I'm personally insulted that this could even be considered. You are forcing those of us who take pride in our work and sincere concern in finding the best mortgage for our customer, out of work in this industry. I hope Starbucks is hiring as it looks like that's where I'm heading, should you insist on placing this rule into law. Thank you.



## **Patti Philbeck**

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