

From: "Ron Balcomb" <mgr0544@alliedhomenet.com> on 04/01/2008 10:25:03 AM

Subject: Regulation Z

To Whom it May Concern,

I am writing this in reference to Docket NO. R-1305. I am a Loan Originator and I would like to put forth my feelings on this subject.

I feel that by passing this, there would be undue burden put upon Mortgage Brokers by making them put out more information on their fees then we already do. I am all for disclosure, but come on, lets at least make the playing field "somewhat" even. Making us disclose all our fees upfront in a dollar amount prior to taking an application would be next to impossible. There are several factors that go into my fees and are why I put in a percentage. Until I know the actual purchase price of a home, I will not know the finale fee. In my interview, we will talk about what price range that they want to be in, or more importantly what payment they feel that they would be most comfortable with. When disclosed as a percentage, they know that what ever the loan amount is, x is what they would pay. If it is a refi, there is no way to know the exact loan amount until much further into the loan process, what the payoff and the appraisal come in at will determine what the finale loan amount is and IF it is even in the clients best interest to proceed. Yield spread, if there is any, can only be determined, after the loan amount is established and the rate is locked, as rates can and do change on a daily and sometimes hourly basis. R-1305 would create an unfair platform from which we would be forced to work from (others not being required to do the same) therefore making it so we cannot compete on that uneven playing field that we already play on, which would result in fewer choices for Borrowers and higher costs.

Thank you for listening and I feel that you will do the right thing

Ronald Balcomb

Ron Balcomb	
Manager	Allied Home Mortgage Capital Corporation 4730 North Ridge East Geneva, Oh 44041 tel: 440-466-5556 fax: 440-466-6757

mgr0544@alliedhomenet.co
m

mobile: 440-361-1169

