

**From:** "The Mortgage Source" <tsource@tampabay.rr.com> on 04/01/2008 10:25:03 AM

**Subject:** Regulation Z

Docket No. R-1305

My name is Trina Kingery, the owner/President of The Mortgage Source of Lakeland, Inc. I have been a Licensed Mortgage Broker in the State of Florida for 18 years. I have experienced many ups and downs within my industry. But, the current market has to be an ultimate low for me.

I love helping families obtain their goal of home ownership while meeting the rules and guidelines of not just my lenders, but, both State and Federal Governments. Right now the current industry trends are a major set back in helping those families. Underwriting review times are very long due to the extremely tightened rules in the conventional market. And, with the only affordable product being FHA or VA the wait times are over 10 days just for underwriting. Why does the Government have to over regulate and create more turmoil in legitimate mortgage programs?

And, now you want to over regulate "Only" mortgage brokers. How come all originators are not included in your proposed rules. In Lakeland most of my competition comes from local banks & credit unions. I constantly have to explain why my good faith estimate is different and/or higher than Bank of America. And, my answer to this question always seems to be the same, "they are only disclosing their bank fees". They do not disclose any other fees, they fail to list appraisal, title, closing, government recording, or survey. The customer selects the bank originator and is then forced into paying more at the closing table. I don't mind the new regulations to keep the dishonest and greedy mortgage originators out of my profession. But, I do mind when I have to disclose everything required to close a mortgage transaction and the bank next door does not!!

**PLEASE DO NOT PUT ME OUT OF BUSINESS!**

Sincerely,

Trina Kingery  
Loan Officer/Processor  
The Mortgage Source of Lakeland, Inc