

**From:** "Christine Bell" <Christine@PaMortgagePros.com> on 04/01/2008 11:40:04 AM

**Subject:** Regulation Z

**RE: docket number R-1305**

To whom it may concern,

I am against any new laws which "single out" mortgage brokers. An example of this is the proposed law which would require us to disclose our commission, or net income, but not require mortgage bankers or direct lenders (our competitors who generally charge more than we do) to do the same. This creates an unlevel playing field and does not benefit the consumer. It will drive the professionals out of the mortgage broker business and only leave the newbies and job jumpers behind.

Mortgage brokers continue to be the scapegoat for the economic and housing issues. *A few bad apples can be eliminated without squashing all of our livelihoods.* Shouldn't the goal be to make homeowner's more responsible for their decisions, and all loan officers without ethics moved out of this career?

There are such shady loan officers working for banks and direct lenders, such as National City Mortgage, and others, such as the company in New York who was responsible for the inflated appraisals and subsequent state action, and they are not being pressured like my company is. They are exempt from many state laws that regulate brokers, and they give us a bad name.

I have never had a single consumer complaint in 13 years. All I do is help people. It's my passion and livelihood. I hope you will consider this input.

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