

To Whom It May Concern:

My name is Tim Long and I am a mortgage broker in Alexandria, Minnesota. I am writing to you regarding the upcoming proposal amending Regulation Z.

I agree with and support any directive that is a benefit to the consumer. I am delighted to hear that the Federal Reserve Board is making strides to this end. However; to restrict one body of the industry (mortgage brokers) over another (large Lenders) goes against what America is all about. This proposed amendment punishes the “little” guy and gives more power to the “big-boys”.

This amendment proposes changes that will ultimately be counter-productive to consumers. By requiring mortgage brokers, and only mortgage brokers, to disclose fees that, potentially, may not exist, we are adding insult-to-injury in an industry already confusing to most consumers.

Exhaustive studies of mortgage disclosures by the Federal Trade Commission in 2004 and 2007 show that additional disclosures of mortgage broker compensation created confusion, caused consumers to choose more expensive loans, led to bias against broker assisted transactions and impeded competition, thus hurting consumers. These are the conclusion presented by the government’s principal consumer protection agency!

If the proposed Amendment is accepted, it should be universal to ALL mortgage lenders, broker and banker alike. Please don’t punish the individuals who brought competition back to the mortgage industry and gave consumers an option for something more.

Thank you for your consideration.

Sincerely,

Timothy Long