

**From:** "David Wright" <dwright@prime-fl.com> on 04/01/2008 02:35:04 PM

**Subject:** Regulation Z

A licensed professional Mortgage Broker I too support consumer protection and many of the expressed goals of the Federal Reserve Board's proposed amendments to Regulation Z, but I must respectfully oppose the proposal to restrict compensation for mortgage brokers.

Consumers have a very difficult time distinguishing between brokers and direct lenders which often have similar names, use similar signage, and rely on similar advertising. A consumer then might easily read my broker disclosures, compare them to the direct lender's disclosure and it's absence of ysp disclosure and conclude they were somehow saving money working with the direct lender when in fact the opposite may be true. Our costs and fees are often, usually lower than direct lenders but how will a consumer be able to discern this truth?

It seems clear to me that any disclosures must apply equally to ALL mortgage originators, not just brokers.

There is more I could say but we are too busy fighting for our financial lives to spend a lot of time on correspondence. I thank you for your consideration.

**David A. Wright**

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