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**Subject:** Regulation Z

I recently assisted in refinancing my fathers house in a state I am not licensed. His initial application had him paying .5% more than his final rate. The change came when I made a call to his originator (who is employed by a bank) and told him to match my rates or my father would take his mortgage elsewhere. Originators that work for direct lenders or banks seem to be the worst because they know that the srp or yield spread will never be revealed to the consumer, therefore they can never be questioned. How is this going to help the average borrower? Why do we not use the tools already in place and fine the originator and the broker/lender for unethical practices? This bill will put all brokers at a disadvantage trying to explain a disclosure our competition will never even present.

I am deeply concerned with the proposed changes in Reg. Z. The proposed changes seem to be an effort to put the mortgage Broker out of business. This change is not going to fix anything.

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