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**Subject:** Regulation Z

Requiring brokers to disclose their total compensation as a dollar amount before application will also lead to seat-of-the-pants service estimates based on partial information. A Mortgage Broker will be required to blindly, without adequate underwriting criteria, disclose to a borrower their total dollar compensation for a given loan without the opportunity to make adjustments based on unforeseen circumstances.

In addition this strongly implies that mortgage brokers are not trustworthy and do not honestly and honorably serve the client as well as unlicensed loan officers at a bank.

The banks set the underwriting guidelines and we as mortgage brokers abide by them. This is just another attempt to eliminate small businesses in this country.

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