

From: "Robert Moos" <RMoos@pillarhomeloan.com> on 04/04/2008 04:40:03 PM

Subject: Regulation Z

After reviewing the proposed rules with regards to Regulation Z there are a number of concerns that I think need to be address:

- 1) APR can be manipulated to make it look good to the consumer, but inturn is not in the best interest of the consumer. Regulation Z should be based on the Actual Interest Rate as that is what the consumer's monthly mortgage payment (Principal & Interest) is based on.
- 2) Yield Spread Premium is already disclosed to the borrower at application. The existing rules regarding YSP should stay as is.

Please let me know if you have any questions regarding my thoughts.

Thank You,

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