

From: "Jennifer Jensen" <jennifer@lincolncpa.com> on 04/04/2008 05:05:03 PM

Subject: Regulation Z

Dear Responsible Officials,

I am certain you have been inundated with objections to Regulation Z by self-interested parties such as mortgage loan brokers. I am not one of those, but speak for others.

As a practicing CPA, I have seen first hand the devastating effects of unscrupulous mortgage loan brokers on unsophisticated families in our area. I have also been saddened to see the reputable mortgage loan brokers suffer because of the few. But, the sheer impact on American families requires action.

Many people are unsophisticated in financial affairs and rely upon professionals to protect their interests. Many just "sign" documents saying they have read them when they really are just signing because they know they cannot get the loan without signing. Few understand the paperwork until it is too late.

I heartily believe that Regulation Z will NOT impede reputable brokers but will cripple those who seek to take advantage of the unwary. Honestly, I feel even more should be done, perhaps requiring the borrower to initial the particular disclosures so that they know how important those disclosures are.

Thank you for your consideration.

Respectfully,

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