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Subject: Regulation Z

Focus on simplifying the process for the consumer.

Trying to disclose every possible item and explaining that item is only confusing most customers. Even if the customer tries to read the disclosures they don't understand what they just read.

Remember our society is a fast and simple service society and consumers bring that same attitude to purchasing a mortgage. Right or wrong that is most people's mind set, exception is lawyers and engineers.

Your goal should be to limit all the disclosures NEEDED by the consumer, not required by some lawyer, to no more than three 8.5 x 11 pages written in layman's terms.

You say that's legally impossible.

We'll give the customer a one page summary of the loan and his application, the other 40 pages of disclosed can be disclosed if the customer requests the disclosures in writing. Customers will thank you!

These are comments from the real world of mortgages!

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