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Subject: Regulation Z

This is another case of governmental interference. I know of no industry in the U.S. where competition does not drive pricing.

From Telephone companies to medical practices.

Do you go into your doctor and ask, "How much are you going to make off this operation?" Does he explain that instead of filing insurance he could do it for cash and you could pay less overall? Do you make Kroger tally the items on the grocery counter and explain what the profits are on each item? Then Kroger explain to the consumer that they could be saving more money by growing vegetables at home. Then making them sign a receipt stating so. It is ridiculous.

Banks are the ones that came out with these ARM products that are putting people in foreclosure. Now, the banks are on a witch hunt looking for someone to blame but themselves. They put a bad product on the shelf to be sold. They financially encouraged brokers to sell it. The brokers couldn't sell it if the bankers didn't have the product. The greed of banks is what got us to where we are. Trying to create mis-direction and pointing the finger of blame at anyone but themselves is what the banks are doing.

Mortgage brokers provide a market driven service. There are disclosures in place now that are plenty clear about how we are compensated. It is on the HUD settlement statement as well. Banks operate independently from Brokers and play by entirely different rules.

The Banks are the ones who are responsible for this mess, yet Mortgage Brokers are the ones that are being punished. These additional regulations for an entity,(Mortgage Brokers)that are not even responsible for the problem makes no sense and will do nothing but create more confusion for the consumer.

Leave Regulation Z alone. It needs no further modifications in this regard. This would give banks an unfair advantage by allowing them to not disclose their profits and making it appear that doing business with a bank is more cost effective, when in fact, it is not so. I beat local banks rates and terms EVERYDAY, if you put me at a disadvantage, then the consumer loses.

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