

From: "Terry L. Alvarez" <TAlvarez@purecoat.com> on 04/07/2008 10:15:04 AM

Subject: Regulation Z

Board of Governors of the Federal Reserve,

I live in West Palm Beach and I am writing to you today in reference to the Proposed Rule Amending Reg Z.

I would like to express my support for the consumer protection goals of the Federal Reserve Board's proposed amendments to Reg Z, but respectfully oppose the proposal to restrict compensation for mortgage brokers.

I believe that Mortgage Brokers provide a service to the borrower, which is very valuable to them as well as to the lenders, as we serve both parties but represent neither.

I respectfully request that ANY disclosures apply equally to all mortgage originators, not just brokers. In today's world, there is no longer isolation between mortgage brokers and lenders. The distinction between brokers and lenders has blurred and lenders themselves typically package and resell loans they originate.

I would like to suggest that the Fed consider other alternatives to the proposed regulation which would protect consumers in their dealings with ALL mortgage originators, and encourage competition on price and service.

Thank you for considering my comments above.

Teresita L. Alvarez