

**From:** "Jeff Yorke" <jeff.yorke@f-advantage.com> on 04/02/2008 09:00:04 PM

**Subject:** Regulation Z

I find this to be a bad idea in its current form; it is only a step toward punishing mortgage brokers simply because they are mortgage brokers.

Punishing the mortgage broker is not the answer to the crisis we currently face. We all face the same credit and lending crisis because loans were made that shouldn't have been made. Banks and direct lenders paid mortgage brokers huge incentives to sell Option ARM loans with high margins for many years... they also sold them on a retail basis directly in a volume basis.

During those times, there were some people that acted in a predatory manner; no doubt about it. However punishing mortgage brokers as a group is a billigerent means of addressing the problems we currently face.

Lumping all mortgage brokers together for this purpose is assuming that they all acted inappropriately and fattened their pockets by misleading the general public; this is hugely false.

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