

From: "Robert Gomez" <robertg@emgbank.com> on 04/03/2008 07:55:04 PM

Subject: Regulation Z

i completely disagree that only mortgage brokers should be held to these new disclosure standards.
after big banks have admitted that sheer greed drove them to offer subprime and exotic loans you must know that they will use the non disclosure advantage to once again tempt their greed to take advantage of the consumer.
just as i feel that everyone in the mortgage industry should take responsibility for where our industry is today i feel that everyone should be held responsible to meet the new standards. banks will hide behind the statement that it costs them more to operate their business therefore they should be allowed to make more money on the back side without having to disclose or without being restricted.
EVERYONE including banks should be made to follow the new disclosure requirements.

thank you

robert gomez
robertg@emgbank.com