

**From:** NCG FINANCIAL SERVICES <ncgfinancial@yahoo.com> on 04/09/2008 12:00:03 AM

**Subject:** Regulation Z

Hello my name is Nicola Gilbert and I am a licensed broker in Tampa, Florida and I have lived here for 20 years. I am glad to see that there are more consumer protection action taking place. The mortgage brokers are providing a quality service to the consumers and have been for years. We act as the guide and instrumentation for the consumers and one we do not take for granted. As brokers we are friend to the buyer and the seller. We act as the eyes and ears for the lender in determining a quality borrower. We do not represent neither which is the best part about being a broker. The fact that lenders are doing alot of originating and packaging and reselling the loans is not in the best interest of the consumer. I can say that tconsumers can hardly diffrintiate lender and broker because they are starting to use similar names. All the disclosures should apply equally to all mortgage originators, not just brokers. The banks should disclose the yield spread that they recieve as well. The yield spread premium are more than just compensation. Infact they are designed to keep the ledners honest. If brokers are the only ones to disclose that will only steer clients toward the lenders and that is unfair lending practice. The fed should consider alternative regulation that fits both the brokers and the banks. I recommend fairness, what you do for one party should be done cross the board. Thank you for taking the time to consider my comments.