

**From:** "Kevin Jensen" <kevin@resolvelending.com> on 04/09/2008 12:45:02 AM

**Subject:** Regulation Z

Jennifer J. Johnson, Secretary  
Board of Governors of the Federal Reserve System  
20<sup>th</sup> Street and Constitution Avenue, NW  
Washington, DC 20551

Dear Ms. Johnson:

I am an independent loan officer currently working for Resolve Lending, Inc in Bellevue, WA. I am writing to express my support for the consumer protection goals of the Federal Reserve Board's proposed amendments to Regulation Z, but I respectfully oppose the proposal to restrict mortgage brokers' compensation choices.

As an independent loan officer, I work extremely diligently to find my clients great products and prices while ensuring the borrowers I send to lenders meet the standards and guidelines of those lenders. By not representing either party I am able to act as an intermediary between both parties.

I compete with direct lenders, both online and in brick and mortar banks, and my clients return to me because they know the value I provide that other lending channels do not. As an ethical loan officer, I disclose my compensation to my clients and they continue to refer their friends, family and co-workers to me. I would like a level playing field, however. I have yet to see a bank disclose their expected margin from the sale of a loan on the secondary market on a Good Faith Estimate, yet my Yield Spread Premium is on every GFE and HUD-1.

Yield Spread Premiums are an important part of my relationship with my clients for a variety of reasons. In order for us to compete with the 'no closing cost loans' offered by competitors in other channels, I have to be able to earn a yield spread premium. I am more than happy to disclose YSP as long as those competitors are required to do the same; otherwise the marketplace appears skewed toward direct lenders.

I am also concerned that I will have to give a somewhat precise dollar estimate of fees that will be charged before an application is even submitted. In a market where rates have changed almost 100 basis points in a single day, I would find it difficult to break down a borrower's fees before knowing the full financial status, transaction details, loan amount, etc of a prospective client? All of these details may vary as the transaction progresses.

Please consider 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.

Sincerely,

Kevin Jensen

Kevin Jensen  
Sr. Loan Officer

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