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Subject: Regulation Z

I strongly oppose to a proposed bill stating the mortgage brokers have to disclose up front what the rate and fees will be associated with a loan. how is that even possible?? People are not always honest when they trying to obtain a loan and they lie about income, credit, bankruptcy, etc. So if they are quoted rate and fees that cannot be changed and then adverse information is obtained, of course the fees and rate would have to change. At least if that rule goes into affect, then all lending institutions across the united states should be obliged to have the same rule of full disclosure. Are you trying to squeeze mortgage brokers out? As usual the wrong people get wronged. It is not the mortgage brokers or the appraiser's that are responsible for this housing mess. Mortgage brokers cannot provide and sell a loan that has not been designed by the lenders like bank of american, wells fargo bank, citibank, umpqua bank, washington mutal, etc. They design the loans, they underwrite the loans to their guidelines, they approve the loans and fund the loans that are submitted. I am shocked at loans that have been made. BUT AGAIN, MORTGAGE PEOPLE ARE NOT THE BLAME. Lets go with the same rules for everyone involved with the lending world. The mortgage brokers I have the pleasure to work with are fair and efficient at what they do for the consumer. This is not fair to the consumer to limit their choices to what you are proposing. Jan O'Flynn, appraiser of 20 years.