

**From:** "Susan McShannock" <smc@ioniancapital.com> on 04/08/2008 05:50:02 PM

**Subject:** Regulation Z

Hello,

We have been in business for over 25 years. In the course of that time, the banking industry has attempted many

Times to put us out of business. That leaves little to no choice for persons unable to go through those doors. We

Do a valuable service to our clients by setting out the options FROM DIFFERING LENDERS. What may make

Sense for one borrower does not necessarily make sense for all. What this bill does is, once again, slant the playing

Field toward the large institutions. They are not at all interested in the person that is doing the borrowing. They have

No personal relationship, feel for that borrower. You are – yet again – doing a major disservice to the consumer. If

The disclosure were applicable to all lenders, including banks and direct lenders, then you (government) may have a

Point. But they are not. They are hurting those in a position to help the consumer by taking the time and orchestrating

The loan. More regulation simply is not the way out of this mess. Perhaps you should start with the major institutions?

And to take products off the shelf – de facto – just say they don't exist will cause a myriad of defaults by very good

Borrowers. They simply won't have the resources available to them to refinance out of their current debt. You have

Not thought this through.

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