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Subject: Regulation Z

Docket No. R-1305

I am all for more disclosures and the enforcement of complete and accurate disclosing for loans to help protect consumers. However, putting me out of business by making me pay for the actions of other who write mortgage loans is inappropriate and unfair.

While some Mortgage Brokers may be unethical, may overcharge and may encourage over spending, we all don't do business in that manner and blanket punishment of loss of our livelihood is inappropriate punishment. This gives an unfair advantage to big banks and the end result will be that they will lend at a higher cost because there will be less competition in the lending industry.

I already must disclose all fees and services many times from the initial application through closing. Our fees are clearly disclosed on the GFE and HUD-1 documents reviewed and signed by the mortgagee several times. By using a Licensed Mortgage Broker, the customer benefits because we have the ability to shop many lenders for the best deal.

We compete with lenders so fees must be kept in line with that or we'd never get the business. While customers may become confused between a broker and a lender, the disclosures do clearly state that I am a Mortgage Broker.

Since I am required to use Federal and State of Florida disclosures, it's unfair that lenders are not faced with these guidelines. All mortgage originators should be required to use the exact same disclosures so the public knows all fees they are being charged and that the disclosures are fair.

Only when we have competition in the lending industry do consumers win! Lenders would like nothing more than to eliminate the use of Mortgage Brokers since it sends more business their way instead of having to be competitive for the business.

Please do not take my livelihood away from me and continue to protect consumers fairly via the use of disclosures.

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