

**From:** "Jeff Smith" <jsmith@smimortgage.com> on 04/07/2008 12:55:02 PM

**Subject:** Regulation Z

It is my opinion that the large banks are attempting to monopolize the mortgage industry and limit the consumer to a few options, all of which are better for the bank. In today's mortgage world you are better served to not utilize the 4 banks. Being able to shop a client's deal and take advantage of volume incentives and quality account pricing is an added bonus that allows you to deliver the best rates for your clients. Having to unfairly disclose what we make in ysp is ridiculous! Why doesn't the bank disclose to everyone what they are now seeing as a profitable spread between what the feds rate is currently compared to the rates they are offering to brokers and clients. I propose NO to this attempt of squashing the true democratic free enterprise system that we use currently.

Thank you,

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