

**From:** "Tyson Blackburn" <tblackburn@trynorthpoint.com> on 04/03/2008 03:30:00 PM

**Subject:** Regulation Z

Dear Board of Governors,

I am writing this letter to express my concern for the upcoming Regulation Z changes. By making those changes the borrower will be very confused and will not understand who to choose. If I was buying a car and went to a big national car chain and they didn't make me sign anything up front I would think their fee is negotiable and thus lower. However if I went to a small regional car dealer and they made me sign a document saying exactly how much they would make then I would feel their costs weren't negotiable and I wouldn't be able to negotiate a good deal. In every case I would go with the national dealer because of the confusion and perceived lower cost.

This new legislation will only add to the consolidation in the industry. If this continues the mortgage industry will become just like the cable, electric, and natural gas industry. Ask anyone if they are happy with their cable company having an immense amount of pricing power and I can almost guarantee the answer. Then research how those industries became such a burden on consumers. It all began with over-regulation.

Unless the government is willing to take full control of the mortgage market and abolish all of the free market principles than we need to take a long hard look at what we are contemplating. Most, if not all, of the bad brokers in the mortgage origination industry have already been purged. If we add more legislation that discriminates against brokers than it is the functional equivalent of removing brokers from the marketplace. If you hand control of mortgage pricing to a few profit driven mega corporations the cost to the borrower will skyrocket.

Thank you for listening to my concerns,

Sincerely,

Tyson Blackburn  
General Manager  
NorthPoint Mortgage, Inc  
559 Main Street, Suite 302  
Sturbridge, MA 01518  
(c) 860-997-8847  
(w) 508-347-0010 x118  
(f) 860-812-2257