From: "Brock Hicks" <bhicks@wmhml.com> on 04/03/2008 03:20:06 PM

Subject: Regulation Z

I can understand the upfront closing cost being fully disclosed, however, the yield spread should not. Yield spread is a complicated issue to disclose and explain to a borrower, it is a “backend” cost that a borrower does not need to know about.

I believe the goal must be to push away brokers and create stronger banks that last through this difficult time. It is an unfair advantage that a broker has to disclose their yield spread from the bank, however, the banks themselves do not! We all know that banks sell loans with a back-end cost as well!

The brokers that over-charge on yield spread will naturally fall out because the competition is too strong. The brokers that are practicing fairly will provide better products and last in the end. We have already seen this happen! Why the FED bailed out Bear Stearns, who obviously practiced unfairly and incorrectly, I have no idea????

A much higher percentage of brokered loans will fall out do to this new law; which will strengthen the remaining banks. What are we trying to create some kind of monopoly down the road? If you are trying to stop “bad loans”, then tighten the guidelines as we have already seen! If you are trying to regulate “overcharging”, the banks should disclose this information as well!! It is the banks that allowed brokered loans to fund anyway. If this is a law to disclose fees, we are all equal!!!