

From: CN=Juanetta Price/OU=BOARD/O=FRS on 12/21/2007 09:51:42 AM

Subject: Regulation Z

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Email Content:

To Whom it May Concern: Regarding proposed changes to Regulation Z regarding mortgages, I have comments on two specific points. First, if the Federal Government requires escrow, it should require lenders to pay interest on the accounts. In my state, Minnesota, lenders are required to pay interest only if certain conditions are met, but they are not required to pay interest if the accounts are required by the Federal government. So in this case, no Minnesota homeowners would receive interest. Escrow accounts provide a large amount of money to lenders, and they should be required to pay consumers interest to hold their money. Secondly, I encourage you to prohibit "yield-spread premiums" altogether. It is outrageous that mortgage companies can pay my broker higher fees to charge me more. Brokers should not be encouraged to find ways to charge consumers more. Thank you.