

From: "Gary Boyer" <gary@gmpdx.com> on 04/08/2008 12:20:19 AM

Subject: Regulation Z

April 7, 2008

To Whom It May Concern:

My name is Gary Boyer and I am a Certified Mortgage Planning Specialist in Portland, Oregon. I strongly support the efforts of the Federal Reserve to improve consumer protection through Reg Z changes. Oregon has done a great job with licensing of Loan Originators and I hope other states and Congress will follow.

My specialty is working with Gay & Lesbian borrowers. Many of my borrowers have experienced challenges with getting financing as a couple at one time or another. I am extremely proud of the business I have built and the countless number of people I have helped become homeowners over the last ten years in this business. Because of the challenges many in the Gay & Lesbian community face, many choose to never become homeowners and that is where I serve an important role.

My number one concern with the changes being proposed is the unequal treatment of Mortgage Brokers and other mortgage providers. All mortgage originators should be subject to the same requirements. There should be no differences made when the end product has the same result. I have personally seen the results of "bank" loans where people were setup with expensive loans because they didn't know how to deal with Domestic Partners. I have also seen the results first hand of title not being taken correctly which can have devastating results when someone dies.

By taking the time to understand a borrower's situation I can often provide better options because with both borrowers being on the loan they can qualify for a proper full documentation loan rather than a no-doc loan. In addition, because I am able counsel my borrowers on how rates and fees work I can help them determine the best option based on their resources. In many cases using Yield Spread Premium is instrumental in them becoming homeowners or qualifying for the best possible financing.

Thank you for your time on this very important matter. I sincerely appreciate being able to contribute my thoughts.

Sincerely,
Gary-

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