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**Subject:** Regulation Z

Please consider the comments of the licensed loan officers of this state of North Carolina. Remember, we are simply the MESSENGERS of the banks' programs. Adding MORE confusing disclosures for clients will further confuse folks, ensuring that they will neglect to obtain all the details of their loan, resulting in an increased potential for foreclosures for those individuals.

Stated income/assets for many people is necessary if their income is difficult to qualify; their credit scores and credit report is a clearer reflection of how they are handling their monies/assets.

Implementing rules simply for the sake of satisfying the public (who aren't educated in mortgage origination) is ultimately doing a disservice to the potential client.

Most folks are intimidated when walking into a bank to negotiate a mortgage or refinance; they are much more comfortable in working with a licensed broker.

NO CLIENT HAS EVER UNDERSTOOD APR, NOT EVEN AFTER HAVING IT EXPLAINED, IT'S ANTIQUATED, MISLEADING, AND SHOULD NO LONGER BE USED.

Implementing cumbersome rules for us would ultimately hurt the consumer and when they hurt, we all feel the effects.

Additionally, I support and agree with the comments submitted by the CMPS Institute which can be found at: <http://www.cmpsinstitute.org/pdf/CMPSCommentsforFRB.pdf>

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