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**Proposal:** Regulation AA - Unfair or Deceptive Acts or Practices

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**Comments:**

First of all, my compliments that the Fed is taking action to prevent abusive and unfair practices in credit reporting. This action is long overdue and will assist all consumers, even those with good credit. The credit reporting services need to be restricted to reporting objective data (timeliness of payment, history, etc.) and prohibited from using subjective and arbitrary ways to artificially lower people's scores. To illustrate, the following reasons have been used to lower my credit rating: (1) I have too much credit available (since they don't know how much money someone has this reasoning has no meaning); I have too little real estate debt so my score is lower than someone who has more (which means that when I pay off my mortgage and retire debt my score will go down even more); and. (3) I haven't paid off enough real estate debt (a reason which totally contradicts the second reason I mentioned for lowering my overall score). These credit rating agencies should be limited to reporting facts -- do people pay or not as opposed to being allowed to invent reasons why someone's score should be lowered.

