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As I enter my 30th yr. in the Banking/mortgage brokerage industry I feel it is a horrible disservice to eliminate or reduce YSP's. Prior to YSP's a homeowners interest rate needed to be reduced 1-2% before making any sense as the borrower had to pay upfront, or add to their loan costs that the banking industry charged. The refinance eras of the 80's, 90s', and 2000s' allowed a borrower to reduce their interest rates with an interest rate movement as little as 1/4% in some cases with little or no upfront costs to the borrower. Most of my loans are zero cost loans, and I have reduced many borrowers 2 or more times in the same year. This would not be possible without YSP's, and we will go back to the 1970's. Borrowers will not be able to take advantage of lower rates, dramatically affecting the ability to refinance.