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Subject: Reg Z - Truth in Lending

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Comments:

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I implore you to stop making all these changes. They are absolutely killing our industry. I am not sure if you realize, but most of the unscrupulous brokers are out of the business. I have been doing this for 13 years, and it's who I am, not what I do. The industry is self-correcting by getting rid of subprime loans and the already tightened underwriting guidelines. We earn our money these days more than ever before. I am not sure if you are aware of exactly how hard it is to get some of these borrowers approved with the new guidelines and how much stress and work we actually put into these loans. All that is happening by taking away yield spread is disclosing it in a different way. 2 or 3 origination with a credit back to borrower? It's the same thing, but shown in a much worse way than before. The new GFE does not even have cash to close in it. That is a big mistake in my opinion. We just went through our state audit and our FHA audit and passed with flying colors. It's these audits that keep the remaining brokers in the biz honest, not to mention the tough guidelines. What I see happening is trying to fix what was really broken a few years ago. All the crazy subprime loans. They are gone, we are self-correcting, but it takes time to show that. The government is still throwing change after change in place before they can even see the signs of self-correction. I will give you an example. A couple of years ago, there were over 5,000 people at the Texas mortgage brokers convention. This year, there were 281 people. That is an example of the shrinkage of our industry showing only the good, honest mortgage people have survived. Once again, please do not do this. You are taking away the careers of honest hard-working people like myself little by little and it simply won't fare. Leave it alone for a little while and watch the self-correction happen. Let the State and HUD auditors do their job and get rid of the remaining riff-raff in the business. Put a date on the bottom of the GFE and TILs that change every 6 months in our originating systems. This will not allow brokers to go back and fix the mistakes they made later. There are so many simple ways to fix things without taking away yield spread. Our industry has gone through the largest overhaul in history in the last year and no one has even stopped to smell the roses and watch for the benefits. Just more overhauling in the works. Once again, for my 3 daughters and my family sake,

dont do this. Thanks for your time.