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Subject: Reg Z - Truth in Lending

Comments:

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Proposal: Regulation Z - Truth in Lending - Closed-end Mortgages
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This Proposal will stifle competition and cause higher interest rates and fees to the borrowers in the long run. If this goes into effect, mortgage brokers will cease to be in the business. With fewer originators, the fees others will charge will grow. Without brokers, only bankers will be originating loans - and they have no duty to disclose the YSP they will receive upon sale of the loan. I have been in the business since 1994 and a majority of the time, I could offer my borrowers a loan at a lower interest rate with less fees. The consumer will be harmed by this Proposal. The consumer needs more choices and options - not less. The mortgage broker did not cause the real estate meltdown. Fannie and Freddie - and Congress itself - caused the problems by trying to put people into homes they could not afford nor qualify for. Had there not been a market for the "exotic" loan products, we as brokers would not have sold them. But Fannie and Freddie were buying them and wanted more. With a different "flat fee agreement" with each investor, the opportunity to harm the consumer is as great as it was when the "exotic" products were sold and purchased willingly. I respectfully implore you to illiminate the Proposal. This will not be good for the consumer and, likewise, the country. Thank you.