

From: Silver Valley Mortgage, LLC, Jason Katz  
Subject: Reg Z - Truth in Lending

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Comments:

To whom it may concern;

I feel that it would greatly benefit you to look further into what the YSP allows mortgage brokers to do. You are looking at this like the only reason it is around is to compensate the brokers by charging higher interest rates. Have you thought about how many loans are being closed right now that only have YSP on them as a form of our compensation? If you take that away, you will now have a borrower that has to be charged upfront and have it rolled into their closing costs. Now they will either have a higher loan amount or they will be bring funds to the table to close their loan which many do not have. With the housing values where they are, this is the only way that many of them can refinance. In the past we have closed loans that only have YSP and have in turn credited some of it back to the borrower so that they would not have to bring money to the table. My company has been changing with the times and we structure many of our loans with \$0.00 upfront and our compensation coming on the back end with the YSP. If this option is removed, we will have to change once again and it will be another change that will not benefit the borrower just as HVCC has not benefited the borrower but has hurt them and the housing industry. So far the stimulus plans for the housing market have not performed at all and this will lessen the chance that they will.

With all of that being said, if this is approved you can say goodbye to the mortgage industry which means tens of thousands of more individuals out of work and living off of the government with UC benefits that do not cover half of their bills. This will then turn into more foreclosures, bankruptcies and overall financial misery. Please do NOT pass this bill. Let the good loan officers and mortgage companies continue to do what they are doing and that is offer good products to deserving homeowners who see a benefit to the services being provided whether it be to buy a new home or to refinance and save monthly. If the borrower sees the benefit in it and it is putting them into a better financial situation, who are you to take that away from them.

Sincerely,

Jason Katz  
Silver Valley Mortgage, LLC