

From: Henry J Sylak
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Name: Henry J Sylak

Affiliation:

Category of Affiliation:

Address:

City:

State:

Country:

Zip:

PostalCode:

Comments:

I am a Mortgage Broker and have been since 1983 in the state of Florida. The proposal to eliminate yield spread premiums will only serve to make me leave the business and I am one of the good guys. I have been voted by the local readers of our newspaper as the best mortgage Broker and best Mortgage Company for three times in the last five years. I urge you to consider the following : in Florida we have to disclose to the consumer the exact amount of our total compensation (includes yield spread and any processing fees, application fees, broker fees, or points we receive. Any monies we receive we must disclose and be exact.) I compete mostly with local banks and or their subsidiary mortgage companies. I am always cheaper or have the same rates and fees that they do and I usually make 0.0 point loans without any origination fee or broker fee. I receive yield spread only as a fee probably 90% of the time, and I am still equal to or cheaper than the banks. That could only be possible with very competitive wholesale lenders and me as a broker not gouging anyone. But thru the years I have learned that being greedy does not promote future referrals and my business is solely referrals and past customers. I tell you this because yield spread has enabled me to conduct my business in this fashion. If you eliminate it you will eliminate me. The track record of the government changing rules and coming up with something better is not good as you folks have been changing things for years without much beneficial effect. In the 29 years I have been doing loans I have only run into a handful of customers that have understood your APR and what it means to them, especially when most loans never last 30 years.