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Subject: Reg Z - Truth in Lending

Comments:

Date: Sep 28, 2009

Proposal: Regulation Z - Truth in Lending - Closed-end Mortgages
Document ID: R-1366
Document Version: 1
Release Date: 07/23/2009
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I am imploring anyone with influence who reads this to think twice about the bank on YSP. Those who remain in the business understand completely what has gone on and where we are today while those that are not involved and trying to regulate have no clue what they are proposing. The mortgage industry is corrected already. Loans are basic - FHA, Conventional - no more of the sub prime paper that Wall Street gobbled up without hesitating. That era is over and we are back to basics. What other industry is subject to government intervention into pricing and profit? YSP allows me as a Loan Professional to make a loan to a client with a xxx FICO score on a conventional loan today and absorb the Loan Level Price hits that are imposed by FNMA and FHLMC without charging the client the points to cover it.

YSP allows me to close a FHA streamline refinance and pay all the client's loan fees and prepaids and put them in a lower house payment with no money out of pocket. YSP allows me to help a first time buyer pay a portion of their closing costs so they can save money and still get into their first home. Of course, YSP does also allow me to make a living - a respectable and honest one and what is exactly wrong with that? It is a free market and if I choose to offer clients a rate with too much YSP they will not use me and I will not be competitive - its called a Free Market system. We have already been burdened with HVCC and that is a whole other issue which I am sure will be undone soon as it is only costing clients money and creating more stress. Please don't make this mistake as well.