

From: Emerald Coast Investments, Mike Mortrud

Subject: Reg Z - Truth in Lending

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Comments:

Please give us an even playing field. Most of the brokers that gauged their clients are gone from this business. Do not punish those that did good business.

If you do implement these changes, make sure they apply to the banks also. So far, everything the Fed's have done to fix our industry, have applied to brokers only. If fees are to be regulated even more than they already are, make sure it applies to the banks and realtors. Banks do not have to disclose YSP. They should! Banks can still talk to the appraisers since they usually own the AMC's. We can't!

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