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Comments:

Public Comments on Truth in Lending:=====

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Good day,

Regarding the flat fee type compensation and removal or restriction of Yield Spread Premium; it would have a severe and negative impact on the consumer! It removes competition in the mortgage industry. It limits consumer choice. It also creates inequality among competing lenders, which again hurts the homeowner-consumer.

To date, as a result of new regulation, the cost to the consumer to obtain a mortgage has risen significantly. Some items, in the long run may prove to be beneficial but the immediate result has raised borrower costs and limited margins for loan originators.

To be candid, one or two mortgage products have caused the overwhelming majority of all damage to a particular group of borrowers/homeowners. Would a review of mortgage products be the most beneficial for the consumer?? Time and thought in this area would be wise.

I have difficulty believing a consumer who states that they never knew their rate would adjust or the loan had a negative amortization aspect. They would have signed 3 to 5 papers, depending on the state they lived in, acknowledging it had an adjustable feature, at close of escrow. Personally, I would have had to explain this to my borrower several times as well.

While a handful of correspondent lenders, brokers and banks may have endeavored to hide or gloss over that fact with some, the vast majority had to have known. Shame on those lenders/brokers.

We would all be well served to continue to follow guidelines of the federally backed loans (HUD, FHA, VA, USDA) all of which provide consumer protection, choice, flexibility and regulation. These continue to be profitable,

beneficial line of products for all.

I encourage you to pursue those who do mislead the consumer. I offer assistance. But a mortgage product review and pursue the small but damaging group of offenders in my industry. An industry where the majority, I believe, are forthright. And let's stick with products which are proven.