From: Carbonell Appraisal, Inc., Juan Carbonell

Subject: Regulation Z -- Truth in Lending

Comments:

Date: Dec 21, 2010

Proposal: Regulation Z - Truth In Lending Act

Document ID: R-1394 Document Version: 1 Release Date: 10/18/2010 Name: Juan Carbonell

Affiliation: Carbonell Appraisal, Inc.

Category of Affiliation:

Address: City: State: Country: Zip:

PostalCode:

Comments:

It should be illegal to pay Loan Originators and their ilk a commission based on the dollar amount of the loans that they can sneak past Fannie/Freddie. 1. They should be paid a salary with a bonus that is based on the quality of the loans they create. 2. They should NEVER be disassociated from the liability of the loans they've created. Unbelievable to me that this is not obvious to the regulators... which leads me to believe that the regulators are the originators? Good Luck and thank You. JC