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Subject: Reg Z - Truth in Lending

Comments:

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Proposal: Regulation Z - Truth in Lending - Closed-end Mortgages
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Hello...I have been a licensed Real Estate professional since 1976. I am a Real Estate Broker and own and operate a mortgage company in Calabasas, California, called Select Mortgage. Back in 2005 I predicted that a terrible crash in the Real Estate market would occur and affect all sectors of the industry. The finger must be pointed in all directions. Banks, bankers, brokers, appraisers and the federal government are all to blame. Now the question is how do we correct this and implement procedure that all can follow. It appears to me that the new proposals (Regulation Z - Truth-in-lending-closed end Mortgage [R01366]) will hurt two groups: 1) the consumer 2) mortgage brokers. It will allow banks, lenders and bankers to continue to maximize profits and to hide undisclosed fees. We all know nothing is for free. The elimination of the YSP would hinder free trade and ultimately would destroy all mortgage brokers and would create a monopoly among the lenders and bankers. Where is their regulation? It would not give consumers a choice. Consumers utilize mortgage brokers to obtain the actual approval based on their specific qualifications. Mortgage brokers have an advantage over one specific lender in that brokers can customize a file to that specific lender. The elimination of the YSP does not make the playing field level. Consumers will be paying higher costs as their choices will be limited. Consumers with small loans would be discriminated against...not enough profit for the lenders. The proposal would stifle competition and it would encourage steering and the monopoly effect. The proposal is not feasible or practical and should be scrapped and re-worked. The mortgage brokers of America should be a part of this discussion. Again, I have been helping consumers for 33 years. I offer a service that lenders, bankers and others cannot offer. Brokers are needed for the industry. If this proposal goes through it will destroy my business and all within my operation will lose their jobs. This country needs to create more jobs and

not eliminate them. Lastly, the consumer will be the big losers.