

From: Avalon Mortgage Corporation , Amanda Sims  
Subject: Reg Z - Truth in Lending

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Comments:

Date: Dec 21, 2009

Proposal: Regulation Z - Truth in Lending - Closed-end Mortgages  
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Name: Amanda Sims  
Affiliation: Mortgage Broker  
Category of Affiliation:  
Address:

City:  
State:  
Country: UNITED STATES  
Zip:  
PostalCode:

Comments:

Amanda Sims  
Avalon Mortgage Corporation  
December 21, 2009

RE: Regulation Z-Truth in Lending - Closed

End Mortgages [R-1366 To Whom it may concern, I am concerned about the changes that are purposed regarding the eliminating the YSP (rebate) on residential mortgage loans. I have been in this industry for almost 20 years and I feel this would negatively impact the real estate market for several reasons: 1. For the times in which my clients are comfortable paying a little higher in interest rate to cover for upfront cost they would not longer have that option. 2. Due to current pricing adjustments with FNMA, FHLMC, VA, FHA clients would be responsible for bringing in more funds to close, which would limit their buying power for home purchases 3. My first time home buyers would no longer be able to purchase due to additional closing cost needed up front. 4. I pride myself on not only the pricing of rates I am able to get for clients but also the service I provide, I feel this would eliminate what I am able to provide for my clients. 5. I think this will eliminate my clients ability to choose the rate they want based on the pricing adjustments, many clients are willing to pay these adjustments up front, but others do not have that ability. 6. Many times when I am pricing my larger loans I will give a credit back to my clients for some of their closing cost, I will no longer be able to provide that option to my clients. Thank you for your time and I hope you take the time to consider how this would negatively impact the mortgage market, and eliminate choices for clients.

Sincerely,

Amanda Sims