

From: The Adams County Building and Loan Company, Jay C Prather
Subject: Revision to Escrow Account

Comments:

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Proposal: Regulation Z - Truth in Lending Act - Revision to Escrow Account
Requirements for Certain Home Mortgage Loans
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Comments:

Thank you for the opportunity to comment on the proposed Reg Z escrow requirement. We are a mutual company, in business since 1907. We take pride in the level of service that we offer to our customers. Every year the regulations changes, make it more difficult to make loans for the american dream, home ownership. We close less than 100 loans a year, requiring 20% down. We have never sold a loan, servicing it for the life of the loan. Very few of our customers fail to maintain their taxes or insurance. In economic times, like we are experiencing, how is it making it easier to "demand" more money each month from the customer? They have nothing extra to give! Please make this change to help the small community minded institutions stay afloat. We didn't create the banking problems. More regulation stuffing down our throats isn't helping our community, either. We fill a niche that larger instituions don't or can't. Thank you, again.