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Subject: Regulation Z

To whom it may concern:

Over regulation of the markets can cause the same effect that we are trying to avoid. Some of the legislation that is being proposed will in effect cripple the markets from lending and hurt the very people we are trying to help. This will further continue the crisis and ensure that home prices continue to fall, people's savings will be wiped out, foreclosures WILL increase and recession/ depression will follow.

We need common sense solutions that do restrict the consumer from being able to refinance or finance homes/ new purchases. The legislation should HELP the consumer in a primary residence mortgage and not bail out investment homes. It really is not that complicated, if it is an investment home...NO BAIL OUT!

Most consumers I know, are in trouble due to adjustable rates that they can't get out of. If we could get their payments back in line with their original payments the problems would disappear. To cut off credit/ over- regulate would be a mistake and would hurt the very people you claim to want to help!!

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