

From: "John Burns" <jrbunc@earthlink.net> on 04/08/2008 11:35:02 AM

Subject: Regulation Z

I have been a licensed independent mortgage broker in the State of Florida since 1978. During that period, I have originated hundreds, if not thousands, of mortgage loans to individual home buyers. These have been both conventional and government, FHA and VA, loans. The vast majority of these loans were closed with considerable saving to the home buyers as contrasted to the same loans offered by institutional lenders. These savings resulted from a lower overhead and the ability to offset the buyers costs through the yield spread premium I received from the sale of these closed loans. Yield spreads change rapidly. The majority of my applications are taken after hours. It will be impossible to guarantee a price at 9:00PM when the premium will almost certainly change by the time a loan can be locked in the following morning. The only way a broker can protect himself will be to build in a cushion to the price. Unfortunately, even if the rate and premium improves, the price quoted cannot change and the buyer will suffer.

This is only one objection to the proposed legislation. Passage of the Bill in it's present form will be a rush to judgment and will actually result in higher costs to the home buyer and diminish competition in an industry that is becoming increasingly dominated by a small group of large mortgage lenders.

Take a breath. Think about what you are doing to my industry and the American Consumer. Passage of this Bill is an election year ploy from the school of thought that advocates "Do something, even if it is wrong"!

This Bill is wrong.

Thanks

John R. Burns
Stockton Turner & Burns
Mortgage Bankers
727-726-8631 Office
727-415-1025 Cell
727-725-3943 Fax

Your Personal Mortgage Banker
Approved Reverse Mortgage Lender