



Board of Governors of The Federal Reserve System

RE: Docket No. R-1305.

To Whom It May Concern:

The above Docket appears to be the same old thing going on in America today. The big guy who started the mess walks away free and clear and uses the media to blame the little guy.

Do the people at the Board of Governors realize that being a Broker; I do not underwrite my own loans? No, the end Lenders does the underwriting.

The problem with the whole mortgage mess was brought about by the Suits at the large banks and Wall Street and their GREED. I have been in this business for 18 years. Originally, Stated Income loans and No-Doc loans were for self employed borrowers. All of these consumers also had to have decent FICO scores. Then the guidelines were relaxed to include commission and bonus borrowers. Then the GREED was just unbelievable. The Suits in the name of profits, decided that THEY would lend money at a 100% Loan to Value, with sub 500 Credit Scores, stated income and these people had income that was verifiable, they were W2 people. Who brought about this problem? Low and behold the Suits.

I believe it was some famous guy at the Federal Reserve in their book stated that sub-prime and adjustable rated mortgage were great. They put Americans in homes. Even if they did not belong in them. It was time for this person to step down.

I have another question. Where was the Federal Reserve when all these exotic mortgage programs were being introduced? Probably golfing with their Lobbyist, Bankers and Wall Street cronies.

Now the Politicians and the Suits are going to fix the problem. We will make the Mortgage Brokers disclose how much money they are going to make on a deal. Low and behold the Banks do not have to do this. This way we will make the playing field a little tilted and confusing to the consumer. We would not want the Suits to do their job. Maybe its time to take America back to FAIR COMPETITION. Americans have become lazy. People, somehow think that they are entitled. These are the people, who all got trophies, whether or not they deserved one. Someone should stand up for the little guy, we actually work.

There are problems in the mortgage industry. The Mortgage Broker not disclosing

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income is not one of them. The end Lenders prohibiting Brokers from charging more than a certain amount of money, some already do control this.

If we are going to put restrictions like that in place, we should also prohibit the end Lenders from also gouging the consumers let them also disclose.

People in this industry have to do their jobs. The amount Mortgage Brokers charge can be controlled, without disclosing income, as I stated above. What is the Federal Reserve going to do for its part? What are the State Banking Commissions going to do? Should we give a License to every Tom, Dick and Harry? When are the Major lenders going to take some responsibility?

I am opposed to having a tilted playing field. America can only become a better place to live if there is fair competition. Its time for America to look in the mirror.

The restrictions now going into place are a day late and dollar short. The Sub-Prime mortgage for all intents and purposes are gone. Unless the Federal Reserve and the Banking Commissions allow them back into play. Fannie Mae and Freddie Mac market is a very competitive place to be. Provided these agencies are not permitted to buy Grey area loans, which have a 1-2 year seasoning period. I would also not permit FHA to become the dumping grounds for the fallout. The taxpayers of this country should not provide the bail out funds.

Another problem arises, if you are not able to lock your loan at time of application. What should we disclose then?

Let me end with one question? If you were a consumer and had to sign a form stating that a Company was going to make a certain amount of money, and did not have to sign this form with another Company. Would you be confused?

Sorry, for being so long winded.

Sincerely,

Joseph T. Tronoski

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