

From: "Adam Bulyar" <abulyar@oasislending.com> on 04/08/2008 04:40:05 PM

Subject: Regulation Z

To Whom It May Concern:

I have been an independent mortgage broker for over 12 years in the state of Florida and I have always believed that there should be consistent lending regulations for the industry. I think the consumer needs to be protected against deceptive advertising practices and be aware of the total cost of the financing in a manner in which they can comprehend without needing a finance degree. However, by eliminating lenders ability to pay Yield Spread Premium to brokers you are giving "bankers" and banks an unfair competitive advantage. This will require higher upfront fees to consumers and limit product availability. All this will do is consolidate the business and provide fewer lending opportunities to the consumer causing greater harm to our already fragile housing market. I understand the need for better oversight and disclosure but is it fair to single out the mortgage broker's as the root of the problem? I recall in the height of the housing boom Banks (WAMU, World Savings now Wachovia, Chase, etc.), Wall Street Firms (Merrill Lynch, UBS, Morgan Stanley, **Bear Stearns**, etc.) were shoving these Subprime & Option Arm products down our throats and selling their investor a bill of bad goods. You guys are bailing them out and they were the root of the problem.

During this time of crisis we need to expand lending opportunities and support mortgage brokers who provide jobs to thousands of people. Please reconsider your decision

to eliminate our way of being competitive and our abilities to support our families and the economy.

Sincerely,

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