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April 2, 2004

Dear Officials of Federal Bank and Thrift Agencies:

As a banking customer I strongly urge you to change your proposed Community Reinvestment Act (CRA) regulation before finalizing it. I believe you need a stronger predatory lending standard and I believe you should keep the small bank definition as it is at \$250 million in assets.

I deplore so-called "asset-based lending" and forcing borrowers into foreclosure so they can take over their homes. There are so many ways that seemingly good banks take advantage of customers who don't understand the loan process. I think the regulators should use the CRA exams to penalize lenders who push high cost loans with high fees and those who get you into a bad loan and then try to flip you into an even worse loan. I hate prepayment penalties that keep you from getting out of a bad loan and single premium credit insurance policies that cost a lot but don't really help the customer.

A bank's CRA rating should be lowered for such lowdown practices.

The big banks are getting so big that they care nothing for regular folks. Please pay more attention to the smaller banks. They can do more if the regulators would encourage the larger of the small banks to support community development lending and investments in smaller communities. Keeping them on the large bank CRA exam will do more to encourage reinvestment in the community than letting them take the small bank exam. I'm asking you not to raise the asset threshold definition of a small bank.

I fully support the position of the National Community Reinvestment Coalition.

Thank you for paying attention to my concerns.

Sincerely,

Beatrice Lumpkin

Cc:National Community Reinvestment Coalition	202-628-9800
President George W. Bush	202-456-2461
Treasury Secretary John W. Snow	202-622-6415.