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16600 Winchester Drive
Northville, MI 48167

August 9, 2002

Ms. Karen Osterloh
Assistant Chief Counsel
Regulations and Legislation Division
Office of Thrift Supervision
1700 G Street NW
Washington, DC 20552

Dear Ms. Osterloh:

SUBJECT: AMPTA – Docket No. 2002-17

As a homeowner "being held hostage" by a high fee, high prepayment penalty mortgage, I am following this issue very closely. My mortgage was secured with Superior Bank in November 1999. After Superior Bank failed last year, the assets (loan portfolios) were auctioned off to EMC Mortgage Corporation.

I would like to know what my options are should the OTS approve the changes to AMPTA. Currently, I am unable to refinance my mortgage because AMPTA renders the hefty prepayment penalty totaling \$12,000 (5% of the principal \$246,000) legal. With interest rates at an all time low, the savings generated by refinancing will improve the financial stability of my family.

Sincerely,


Deborah Llewellyn