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Comments:

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Comments:

AMC's are killing the appraisal industry. My understanding when this started was that the Lenders were to pay for the AMC and not the appraisers. Now with the appraisers being charged (an inflated rate) for the AMC to assign an order, regardless of competence, the appraisers are making less than a pizza delivery bay. Our customary fees are needed to pay for EÒIns., office equipment, computer programs, continuing education, gas, membership in Realtor borads and MLS services all of which are going up in cost. The customary fees havn't risen to keep up. The typical buyer is still paying the customary appraisal fee with the AMC's keeping most of the fee and giving the orders to people who are not qualified to do the job. This needs to change the appraisers need their fair and customary fees without the AMC's. Some lenders have set up their own version of the AMC without taking and fee from the appraisers and these Lenders get quality work by appraisers who are competant in the areas that they service. This is better for the public and the stability of the housing market. I would suggest that the AMC's be done away with as they have appeared to be a good idea gone bad by money hungry AMC companies. I would also suggest that the Lenders have a Certified Appraiser on staff to review the competence of the appraisal's being turned in, as I have reviewed many appraisals with wrong addresses, incomplete reporting and a total lack of area knowledge. These things aren't going to be fixed until the appraisers can charge and be paid their reasonable and customary fees to do the proper job by the proper appraisers and just not anybody that will take any job, qualified or not. Thank You.