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DOCKET NO. R-1394 AND RIN NO. AD-7100-56 CONSTITUTIONAL RIGHTS: The big issue for me, which everyone appears to be ignoring, is the fact that with HVCC and this new legislation, appraisers have lost their CONSTITUTIONAL right to run a small business. With HVCC, I lost 17 years of mortgage clients and now am FORCED to work with AMCs who have control over my fees and income volume. I have no avenue to: if business is slow or if my costs increase, to solicit new business or adjust my fees. Solicit more AMCs, you say? All should know that it is not easy to get on AMC lists and many times impossible. With the new regulations, fees will be controlled by 3rd party surveys. Are appraisers going to get a cost of living increase each year?? I would like to see what lawyers would do if a third party system was enforced upon them. A 3rd party/3rd party surveys which controls their fees, prohibits their right to solicit new clients, and controls the amount of money they can make per year. They would not put up with it for one second, and neither should the appraisers. Although it has good intentions, the new regulation for "reasonable and customary fees" will not help all the appraiser's small business needs. The AMCs will still be controlling the appraiser's volume of business, and there are many loop holes in the new regulations that may negatively affect the intentions of the new rules. Enforcing full fees is only addressing part of the problem. In my opinion, it is clear that many of the rules are pro bank in the new regulations. Most likely because the banks and AMCs have high representation in Washington and have discovered a new massive source of income that they don't want to give up. This is clear by the wording in the new regulations. MORTGAGE BROKERS SHOULD BE ABLE TO ORDER APPRAISAL As with most appraisers, the mortgage industry was 70%-80% of my base. I think it is a shame that because of a few crooked mortgage brokers and appraisers that the whole industry has been punished. Per my research, fraud has increased since the implementation of HVCC. Thus a separation of the mortgage industry/banks from the appraisal process really has no basis, nor a reason to exist. It is has not achieved its original goal. With the implementation of the lender requirement to report

evidence of appraiser misconduct to regulatory authorities, and other agencies, the proper authorities are now going to be able to control unacceptable behavior. This is the best part of the new regulations. Put violators in jail and let the rest of us be able prosper in our business ventures. BANK AND AMC CONNECTION/BANK TO HIRE APPRAISERS: The other issue I have a problem with, is the fact that the new regulation does not address or is ignoring the fact that it is a conflict of interest for the banks to own AMCs, and the fact that the new regulation will now allow banks to hire their own appraisers. Does anyone realize by allowing this, the banks will most likely find loop holes to hire more appraisers, which will result in less available work for the independent appraisers? Wasn't the main purpose of HVCC to "separate" any entity involved in the transaction from the appraisal process? This is an outrage to me. Is the new regulations suggesting that the banks more honest than the mortgage brokers??? If banks are going to be allowed to be part of the appraisal process again, then so should the mortgage industry. The new regulations should not create a double standard for the banks vs the mortgage industry, which is exactly what the present version of the regulations has done. ARE THE APPRAISERS STILL GOING TO BE THE LOSERS?: I think so. I would just like to point out that the appraisers have lost the most in this whole process. Banks have only made more money. Mortgage brokers, Real Estate agents and consumers have been frustrated, but the appraisers have had to pay highest price. Working basically for min wage while all these issues are being straighten out. I know many appraiser's that have left the profession or like me have tried to adjust in the HOPE that the constitution and the right of every American to run a properous small business will prevail. I have worked 24/7 since the implimentation HVCC, trying to maintain my life style and retirement investments. I am exhausted, have gone through all my savings, and will most likely have to quit the business if the new regulations are not written properly. In closing, I would just like to say that I understand there are many issues being addressed in the new regulations, with many, being larger issues than the just the rules that will affect the appraisal industry. However, I think it is important to take in consideration the affect of the new regulations on all parties involved, not just a special few. The new regulations, if not written properly will most likely kill the entire appraisal profession. Appraisers will be nothing more than robots in a system of greed. Apraiser's are not strongly represented in Washington, and special interest groups appear to be having strong influences. It is my hope that for once you LISTEN to the appraisers. The appraisal profession is in the process of being destroyed. I am not sure about other states, but here in California, you must have a college degree to become an appraiser. I ask you, what college grad is going to seek the appraisal profession, which is so controlled/regulated, that a decent income and free enterprise will never be attainable?