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Comments:

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Government interaction has completed ruined my business and my life. Before regulation, if I was pressured by lenders I could go other mortgage companies and choose to work with different companies. Now my appraisals skills are worthless. All mortgage and non-mortgage people are under the impression they have to order through an AMC. I am on all the AMC lists, but receive a small amount of work at half price. AMC's have added twice the amount of work and cut our fees in half. Then they claim that the market is involved when assigning the fees? We have to accept the fees or we are out of business. They are AMC's who are marketing to mortgage companies like I used and telling the mortgage companies they can choose their own appraiser. There AMC's who pay \$200 and then take \$250 for their share. Borrowers are paying more for appraisals? AMC's are profit driven and if their clients tell them not to use and appraiser because you didn't get a value on a deal, they are threatened to loose the account or to remove the appraiser(or don't give them any work). Government regulation just made the banks wealthier, they own most of the bigger AMC, creating another profit center for them. All we are is names on lists-no relationship. If I go out of town for a vacation, the person at the AMC's find another appraiser serving the areas I do, and when I come back I don't get anymore work Most of the appraiser are over 40 years old and I have lost my house and three out of the four appraisers I know are on the verge of losing the homes as well. Before, I thought that I could always train my children in this business, but I would not recommend this profession to anyone. We are doing twice much work at half the price. I having to get up twice as early, work weekends, and spending very little time with my children. Unfortunately I am going to back to college to get my Master's Degree. This profession is complete screwed up.