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I have been appraising for 12 years. Since 2007 my fees have been reduced to what I was being paid when I started as a trainee in 1998. I never thought that my profession would digress. The appraisal profession is made a scapegoat for all the problems that exist in the lending industry. The entire industry is being blamed because of a few rotten apples. No one complained when realtors started driving the prices up in 2001, not the realtors. No one complained when the lenders loosened up the lending rules in 2001 and created this mess we are in. None the less the appraiser is the one who got the shaft and most of the blame. For the past 3 years the realtors still made their money, the lenders got paid well for the limited number of loans they gave out. The appraiser, well we got screwed and blamed if the property did not appraise. Bottom line speed kills. The demand of a faster product for a lower fee benefits no one. In my area for the past 6 months I have seen the majority of the work from one lender and one AMC. JP Morgan Chase and Corelogic, they are monopolizing the market and paying the lowest fees. Their fee for an appraisal in my area is \$187.00 and the report has to be completed within 4-5 days and that includes weekends. A standart fee for an appraisal of a one family dwelling or condo unit regardless of value was \$250.00 in 1998 when I started and was given one week to complete the assignment. My fees have been cut by about 25%, I have to work through the weekends to complete the report and if I choose not to, I get no work at all. So who cares if I can't pay my rent or can't buy food and don't have the time to spend with my kids, not the lenders and surely not the government. This truth in lending act is a farse. It is being manipulated by the lenders and in the end will benefit only the lenders. People open your eyes, the lenders are making alot of money. It would be nice if they shared some.