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I have been an appraiser for over 20 years. AMC's are forcing good, ETHICAL, experienced appraisers out of the business when they are needed the most. As a result of low fees and unrealistic turn around times (of 24 hours or less) many corners are being cut to get these clients fast and cheap valuation services. The new business model for large and midsized appraisal companies is to hire an individual for \$50 to inspect the property and take photos. This person does not have credentials or the education to perform appraisals and is RUNNING for a company that will write and sign the report without ever seeing the property. This is what legitimate appraisers compete against. Real appraisers cannot do the work at these fees. But the clients, regulators, state boards do not care. Let realtors do BPO's for \$40, we are to believe this is the same product. An appraisal is not a commodity. You have been warned. This is not the end of the Real Estate crisis. The appraisers job is to protect the client. Most of the time we protect the client from themselves. There will be more problems in the Real Estate business and the regulators will sit there and say "How did this happen?" Ask any appraiser how the country got in this mess. Countrywide, IndyMac, Fannie Mae and Freddie Mac, Washington Mutual, Lehman Brothers, AmeriQuest the list goes on. This is an exercise in futility because you will do what the big money tells you to do. What the Realtors want the Realtors get. The laws and regulations do not affect the banks. They will do what they want to do. Wasn't there a Savings and Loan Crisis in the 1980's?