

From: Anonymous
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Comments:

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Comments:

I do not believe that the governing bodies/agencies working for the betterment of the industry were able to foresee the outcomes of the regulations they have put in place. While I do not believe it was the intention of these parties to drive out many qualified professionals, that has been the end outcome as we appraisers have fallen victim to the HVCC. One of the very large complaints we have as appraisers is that AMC's have bargain basement slashed our fees to ½ or less in many instances. This is not to say there are not AMC's that pay a reasonable wage, as I work for several that do and I am truly appreciative of them. A typical call from an AMC proceeds as follows. "Hi, I am xxx with yyy AMC; I was wondering what your turn time is for a standard 1004 residential we are paying \$xx". When an appraiser indicates that they need a higher fee for complexity, or sub standard fees, the common response is, "I will have to see if I can get that approved" followed by a click of the phone hanging up. Ninety-nine percent of the time they are not heard from again until they have another order to shop around for inadequate turn times and inadequate fees. I understand they are running a business, but we as appraisers do not believe that they are providing us a service worthy of ½ or even ¼ of our fees. How would any professional from congressman/woman to a county parks office worker feel if ½ their wage was taken for someone to email your old client a PDF of their work and check if the right box is marked (in their estimation)? I did not forget that this is supposed to lessen pressure, influence, and manipulation of the appraiser by the people with an interest in the loan going thorough (whoever that may be). In truth, it has done nothing of the sort. The pressure still exists, in that, if you do not do it in their time frame, for their fee and their way, you get no work. One example is with a very large bank owned AMC that I appraised a property for that I required an inspection by a qualified individual. This was due to the contractor at the property telling me of various code violations, as well as readily visible significant electrical issues. I was told that I could not do this by the AMC. I personally explained that this was for the safety of the client, homeowner

and all involved, and was told again that I can not do this. I would not change the report and have not been provided any work in over 2 years from this AMC. If I call and ask about work, they don't have any in my area at this time. If I ask about no work in two years and am I black listed the answer is always no, your profile is still active; which it is there is just no work from this AMC any more. This is not an isolated example. You can contact appraiser's nation wide and get many similar stories. If you wish to create an environment where the appraiser can do their job, they need to be provided the time to do it correctly, we need sufficient fees to do our work, customary and reasonable would be great, but base it on VA fee schedule not AMC fee schedule from the last 2 years. We require time to research & verify the data, otherwise data will be used at face value with no consideration for motivation, terms, etc. We are required to do this! If we are not provided adequate fees (as research costs money), time (to do the research), then we should be able to revise the scope of work (so we do not have to do this) which is all but impossible when you can not talk with the actual client. While I can not say that I speak for all appraisers, I do believe that all appraisers would just like to be able to do their job correctly and get paid an adequate customary & reasonable fee. Wouldn't you as a prospective homeowner or client, want your appraiser to be able to do a thorough job on your appraisal? Wouldn't you, as a business person, like to obtain an adequate fee for your work? Sincerely,
Anonymous appraisers lost in the struggle for survival