

From: Blincoe Appraisals, Sharron Blincoe
Subject: Regulation Z -- Truth in Lending

Comments:

The VA fee schedule needs to be the minimum fee schedule of record. The AMC's are making too much money and paying too little in compensation for appraisal work. They don't pay state taxes. The cost the consumer is too high so that they can line their pockets. When the appraiser doesn't get paid, neither does the state. Appraisers are forced to work for less and more is demanded of them by the AMCs. The AMCs do this because they can, with no regulation. There needs to be a base fee for appraisers and the VA fee schedule is a great place to start. I feel there also need to be protection for the consumer in the amount they pay. Having this middle man is the worst thing that has happened to the industry. Short of getting rid of the middle man, make them accountable. Having the middle man has not cleaned up the mortgage crisis, just made AMCs rich.

Thanks for your time,

Sharron Blincoe
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