

From: Charlotte Goodman  
Subject: Regulation Z -- Truth in Lending

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Comments:

To Whom It May Concern:

I am a state certified residential real estate appraiser & have been appraising for over 30 years. I am located in Louisville, KY & service not only the Jefferson Co area, but Bullitt, Oldham, Shelby & Spencer Counties as well. I am affiliated with English Appraisal Services, a highly respected firm in our area.

I am personally concerned with regard to consumer protection. I do not believe that the consumer is adequately protected when it involves real estate appraisals. Many times the criteria for choosing an appraiser is determined by "who will do this for the lowest fee". I have heard numerous complaints from homeowners/borrowers regarding appraisers who have come to their property who have had no expertise in their area, which is usually not apparent until the appraisal has been completed.

The financial crises in which we find ourselves today has been perpetuated by a number of things, including appraisers who have performed substandard appraisals. In my opinion, it is not in the best interest of the consumer to allow poor quality appraisal work to continue.

By mandating the VA appraisal fee schedule as the reasonable & customary fee, we would put all appraisers on the same playing field, as the fee for the appraisal would not be the determining factor in appraiser selection. This would allow the consumer to have the protection of quality work performed by ethical, well qualified appraisers.

Thank you for your consideration,

M. Charlotte Goodman