

From: Robert W. Masters  
Subject: Regulation Z -- Truth in Lending

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Comments:

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Name: ROBERT W MASTERS  
Affiliation: APPRAISER  
Category of Affiliation: Commercial  
Address:  
SUITE  
City:  
State:  
Country: UNITED STATES  
Zip:  
PostalCode:

Comments:

A RESIDENTIAL APPRAISAL REPORT NOW TAKES AN HOUR (OR TWO) LONGER TO PREPARE SINCE ADDITIONAL FORMS AND COMMENTARY ARE NOW REQUIRED. IN A FREE OPEN MARKET SITUATION, APPRAISER'S WOULD DEMAND A HIGHER FEE FOR THE EXTRA WORK. THE LARGE NATIONWIDE AMC'S REPRESENT THE LARGE LENDERS WHO ARE PROCESSING THE VAST MAJORITY OF MORTGAGE LOANS IN THE U.S. THEY HAVE A TYPE OF MONOPLOY OVER THE FEE STRUCTURE, AND THE POOR APPRAISER'S MUST COMPLY - OR ELSE. THE DODD-FRANK BILL SHOULD REQUIRE A REASONABLE FEE. SUCH AS \$350 FOR A FULL URAR APPRAISAL REPORT.