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Comments:

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I am completely frustrated with the fees that AMC companies are paying me and others in the field for appraisal services. I do currently work for three AMC's and two of the three are completely taking advantage of the borrower and the appraiser and providing a service that does not warrant what they are being paid. In my area of Boise, Idaho pre-AMC I was averaging \$xxx per appraisal order and \$xxx for FHA Appraisal orders. Now I average around \$xxx for both and it doesn't matter to the AMC's if the assignment is an hour away in a rural area with spread out comparables. I have seen a dramatic decrease in business due to the AMC's supposedly putting me on a rotation that really never rotates to me. I have lost long time clients. I have spoken to borrowers and they are being charged from \$450 to \$600 for appraisals, of which I get \$300 and the AMC's get the rest. This is completely unwarranted, especially since they only order the appraisal and then receive the order when it is completed. The lower fees and high demand for quick turn times completely goes against what our industry is all about. That is to provide a clear, unbiased opinion of the current market for a particular property. With the low pay and high demands of the AMC's, it is only making appraisers turn in lesser quality work because of the time constraints and not being paid for what we deserve. Not only that, but most of us have lost our business to the feeding sharks that are willing to submit their integrity and honesty and quality to the AMC's and give them what they want. The effect has been less quality and appraisers willing to work for little. In my opinion, the fees need to be raised to what we were used to and then you would start seeing higher quality work.