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My firm has worked with numerous AMC's over the past 10+ years. I continually find that most AMC's are more concerned with the fee an appraiser charges & how quickly an appraisal can be completed rather than focusing on the quality of reports prepared by appraisers who exhibit the appropriate levels of due diligence. I have also found that most of the AMCs are very quick to stop sending orders if their sometimes atypical requests are not made (including revision requests, below normal turn times, etc.). Since the introduction of the HVCC, AMCs have become fully aware that appraisers are almost at their mercy & if an appraiser/ appraisal firm does not conform to their requirements or adhere to extensive requests, they will move on to another appraiser that will. This includes agreeing to fees that are almost 1/2 the normal appraisal fees. I could truly go on & on about the adverse affect the overwhelming presence of AMCs have taken on the appraisal industry. There are very few benefits to the appraisal & mortgage process that are afforded by AMCs. I will point out that there are some AMCs that conduct business in a reasonable & respectful manner. They are far & few between. Ronald McInerney Domus Appraisals