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I've previously commented on the importance of reasonable fees for appraisers. Thank you for your time. I'd just now like to comment that as equally important as reasonable fees is a reasonable turn around time. I've had appraisal requests where the lender wanted the report back in their hands within eight hours of inspection! Even the 24-48 hour norm is not enough. To deliver a quality report it often takes days to do the the necessary research on properties. This issue is as equally if not more important to lenders, the industry, and the economy!