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The mortgage bubble burst when no money down, stated income, subprime credit loans went away. It was a crazy time where some appraisers were literally threatened to produce a high value. but it's worse now with the AMC's. First, they are not needed, as real estate and mortgages have reset in favor of more prudent loan terms. And, placing a middle man beauracrat in the middle of any functioning transaction is just akin to a new tax. Listen, real estate and mortgage worked just fine for many years. then suddenly, there is this easy money causing a bubble, and it's all the appraisers fault. that's not accurate. but what is accurate is that the AMC fatcats are going to skim so much from the process, that the buyer will pay more than they should for appraisals, and, the reduced fees and headaches are going to drive the best of the appraisers out of the business. what will be left? Beauracritic AMC's relying on computer model appraisals that will lead to awful results...values all over the road, lost transactions, multiple appraisals...this hurts the public more than it helps....by a long shot.