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Comments:

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Though well intended, the effect of HVCC has been (1)to increase the cost of the appraisal report for the consumer; (2)the reports take longer to produce; and (3) the quality of the reports are not as good as before. Having lenders order these reports directly was a better system in terms of efficiency and consumer costs. For those who wish to "cheat the system," they will always find a way, just as an alcoholic will find that next drink. Sometimes, it's best to deal with the abuser than to punish the American people in an attempt to make things better through unnecessary regulation.