

From: Landmark Appraisal, RAY VASQUEZ

Subject: Regulation Z -- Truth in Lending

Comments:

TO WHOM IT MAY CONCERN,

APPRAISAL MANAGEMENT COMPANIES ARE NOW HIRING MORE "STAFF" APPRAISERS IN ORDER

TO SIDE STEP HAVING TO PAY CUSTOMARY AND REASONABLE FEES TO THE APPRAISER. THIS PRACTICE DOES NOT FOLLOW THE INTENTION OF THE DODD/FRANK BILL OR THE IFR.

IT IS THE APPRAISAL MANAGEMENT COMPANIES RESPONSE TO RETAIN THEIR HALF OF APPRAISAL FEES AND TO MAINTAIN THEIR LUCRATIVE PROFIT CENTERS.

THE MANAGEMENT COMPANIES AFFILIATED WITH THE BIG BANKS LIKE CITIBANK, BANK OF AMERICA AND WELLS FARGO ARE NOW IN THE PROCESS OF HIRING TO BE READY WHEN THE

DODD/FRANK AND IFR TAKE EFFECT. THIS FURTHER EXTENDS THE MONOPOLY THAT APPRAISAL MANAGEMENT COMPANIES HAVE ON THE APPRAISAL INDUSTRY.

PLEASE HELP STOP THIS FROM HAPPENING.

THANKS,
RAY VASQUEZ