

From: Leonard R Teters
Subject: Regulation Z -- Truth in Lending

Comments:

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Proposal: Regulation Z - Truth In Lending Act
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Dear Chairman Bernanke, I am a certified residential appraiser in the state of Utah. I have been doing appraisals since 1997. I started with the Cache County Assesors Office and then went into buisness for myself. For years I worked hard to build up a list of clients and a buisness that provided well for my family. But in one swoop all of this was taken away by forcing me to work for AMC's that have reduced my fees from \$400 to, in some cases, \$280 an appraisal. While I do enjoy the lack of pressure that once was prevelant from lenders in regards to value, the pressure I now get to meet impossible deadlines and expectations from someone in an office in another state that does not know my market areas, has taken its toll. I am constantly competing with entry level appraisers who will work for almost free and have very little experience. I urge you to push this legislation through and take into consideration that the government has already set what it considers to be "fair and customary fees" with what it pays VA appraisers.