

From: Mark J. Schaecher
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Name: Mark J Schaecher

Affiliation:

Category of Affiliation:

Address:

City:

State:

Country:

Zip:

PostalCode:

Comments:

What I see is the amc's find a panel of appraiser who will work for less than a typical fee but still charge the banks a higher fee and taking a cut of the appraisal fee on top of their management fee. This could be considered ok, however this industry is going backward with the experienced appraiser doing less & going out of business while the less experienced appraiser who doent know the market as well doing more because they make values & loans happen. We need to keep experienced appraiser working instead of leaving the industry. I am very afraid for this industry and amc's are not the answer. I dont know how anyone thinks an amc has helped this industry when most amc's are owned by the backs under different names. The only think an amc has done is create another way for the banks to make loans happen and make more money. I think it has come to the point where the only way to keep the real estate market and the economy going is by doing it the wrong way.