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Comments:

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I have a lender associate that moved from one lender utilizing an AMC to another lender utilizing a different AMC. This new AMC is called AMC Links. My lender asked me to sign up so they could utilize my appraisal services at her new lender. After signing up and getting no pricing info upfront as they stated each order is treated on its own merit, I started receiving orders from them. Their first order was an FHA order in an upscale market for \$300 and due in three days. The customary fee for this house is \$400-\$450 as I just did one nearby. What upset me more was that to accept this order, you had to check a box that said you agreed that this \$300 for a larger upscale home was reasonable and customary, per the new Dodd law. I could not agree to sign this in order to get the order as our other clients are paying between \$325 to \$400 for a TYPICAL FHA home appraisal, including AMC's and not an upscale large house. So, I continue to reject these orders based on their requiring the appraiser to state their fees are reasonable and customary in our area per the Dodd law, when they are not. Now it appears that I have lost a long time lender associate whose company uses this AMC Links. So when they produce a list of appraisers who did accept the \$300 FHA fees and signed that this is reasonable and customary, they will be getting the appraisers who cannot get normal fees and this again supports the premises that the use of the AMC middle man drives down the appraisal prices and quality of work and promotes the lower qualified appraiser doing this work. I have turned down a half dozen orders based on not agreeing that \$300 FHA price is reasonable in our market, will they provide this information? Secondly, in Nevada it is our understanding that an AMC is to provide the amount of money they are making on an appraisal so we may include it in our appraisal. We are not having AMC's do this.