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Comments:

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Since implementation of the HVCC and the use of profit driven AMC's the amount of appraisal assignments I complete have been drastically reduced because I will not submit to significantly reduced fees. There is no benefit that is provided to me by the AMC's that offset these reductions, they provide nothing but pressure to complete assignments in unreasonable time frames. I had cultivated customers for appraisal assignments on my own but with HVCC this was wiped out. The other condition that AMC's require Appraisers to sign off on is Hold Harmless agreements. Some states have already banned this practice but not all, so they pay me a lower fee and want me to agree to not only hold them harmless but to pay all legal fees incurred should an assignment that I completed be contested. Isn't this what (sometimes) up to half of my fee going to them is for? Numerous times I have received calls from AMC's for an assignment in my immediate area but when the topic of my fee comes up I am told that they will have to "clear it" with a supervisor before authorizing the fee, I typically do not hear back from them. What is done is then they move onto another appraiser who is located farther and farther from the subject property until they find an appraiser desperate enough who is willing to "roll the Dice". The end result is the borrower still pays the same amount (usually between \$500 and \$600) for an appraisal completed by someone unfamiliar with the area, either causing the loan not to fund due to under value or "hitting" the number and overvaluing the property, in both instances the borrower is the one losing out.