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I am a Licensed Real Estate Appraiser in NJ. I have been a victim of what I feel is a political mess. I am divorced with 3 children. I at one time was making an honest living doing appraisals since my licensing on October 27, 2004. I was receiving \$350-\$450 for appraisal assignments and one day out of the blue my business came crashing down. Why you ask? Not because of how I work for I have established many clients over the years who were all very happy with my work and I build my reputation on referrals. There is not 1 person in this industry that has anything negative to say about myself for all you would hear is how reputable I am and the quality of my work being solid and efficient as well as I am dependable and honest. My business suffered due to Andrew Cuomo coming up with the bright idea of having a middleman between the appraiser and the mortgage broker. I feel this was a good idea but was handled horrible. I tried to call Mr. Cuomo's many offices many times and have never received a return call from Mr. Cuomo to discuss the situation. What has happened is the Appraisal management companies take the appraiser that will work for the least amount of money with no regards to the appraisal industry. They have pinned appraisers against appraisers in fighting for fees that are unfair and unjust just to be able to feed our families. I would like to share one of my stories as an example. I was doing work for an appraisal management company and was receiving \$275 for a single family standard URAR with the MC addendum. Was kept very busy until I got the call. I was told "you are the best appraiser we have and if you would like to stay on as a preferred appraiser we can guarantee you up to 4 jobs per day but your fee has to be reduced to \$175" I was appalled! I'm the best they have and they don't want to pay me the original fee? I said I can not afford to take such a low fee for the work I do and I said I would be fair since I need the work and lower my fee to \$225. Well guess what happened, two months went by and I did not get one job from that company. I then called them up after I was getting behind on my household bills and credit cards and said if I reduce my fees to what you want can I get the work you promised. I was told in a very happy voice Of course we

loved you on our roster. That same day work came flying in, more than I could handle. I was working till all hours of the night until I was totally burnt out and called them back to raise my fees. I told them haven't I proved myself to warrant my requested fee? I was told that they are sorry but it's just the way it is. I like the buffer between the mortgage brokers and the appraisers. I even like getting the work from the management companies. I don't like the way they dictate what my fee is. Therefore I am begging the Government to step in and make the banks (the ones who got us into this mess in the first place) pay the management companies on their own and let me make a fair living again. If you look at how many appraisers did not renew their license as well as how many appraisers across the United States are inactive you will realize what the true effect was on this industry by making the appraiser basically pay the management company their wages out of our pay. I feel with the work that is involved in today's market for a single family URAR with MC the fair fee should be no less than \$400.