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Comments:

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Comments:

The AMC's like you to think that they are incurring my business expenses but I would like to know where my reimbursement is. Here are some daily expenses that my small business incurs on a yearly basis that hasn't changed in anyway except to increase yearly. Appraisal Licensing fees, Appraisal Board Fees, various Multiple Listing Services, Advertisement cost, Internet & computer related cost, Utilities, Office supplies, Car & Automobile expenses, Errors & Omissions Insurance, accountant, office staff, professional associations such as the Appraisal Institute, continuing education, etc. That is before I can even pay self employed medical expenses and set up any kind of SEP retirement for my families future because I don't recall any AMC's offering me a 401k. With the current set up, this will not attract any type of skilled labor in this field. The AMC's are trying to make you think that their quality assurance departments are out there saving the world when in fact they are a waste of time and serve no purpose to an experienced appraiser who diligently checks their work knowing the legal document they are about to sign is the equivalent of co-signing the loan. The AMC's would like you to believe that they are out checking comparable data but all they are doing is creating issues to validate their existence. The "QA" departments would be non-existent with skilled underwriters and random peer review appraisal that I deal with everyday. Think about that expense alone. The only need for most of these "QA" departments are to monitor inexperienced labor because of the fee. I don't stand alone in saying that I would not give my 20 years experience and time to a management company not willing to pay for my services at a reasonable rate.