From: Romeo L. Esguerra

Subject: Regulation Z -- Truth in Lending

Comments:

Date: Dec 23, 2010

Proposal: Regulation Z - Truth In Lending Act

Document ID: R-1394 Document Version: 1 Release Date: 10/18/2010 Name: romeo I esquerra

Affiliation:

Category of Affiliation:

Address: City: State: Country: Zip:

PostalCode:

Comments:

please let the appraisers do their work as they should to provide the honest appraisals needed by the users of the appraisals. shield the appraisers from the influence of the people who have interest on the loans and even from the AMCs. AMCs should stop dictating to the appraisers what should be done, hold back appraisal assignments, or black list the appraisers. OREA and the USPAP already regulate the appraisers conduct so AMCs need not duplicate that regulating function but concentrate on being the middlemen, as they are, between the lenders and the appraisers. do not let the AMCs take a part of the appraisers' pay; AMCs should get the payment for their services from the institutions that employ the AMCs' services. AMCs should not be factors in figuring out how much the appraisers should be paid.