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Comments:

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Comments:

As an appraiser I'm concerned about AMC's paying "customary fees". My experience is this. If I work directly for a lender (bank, mortgage lender, etc) my fee is negotiated and typically is \$400+. The same holds true for other clients; lawyers, estates, accountants, individuals, etc. HOWEVER if an AMC contacts me THEY tell me my fee and it is nowhere near \$400. If I propose the SAME fee other clients pay me, the AMC will hang up and call another appraiser. Then another, and another and..... You get it. The AMCs are oligopolies. Any supplier for an oligopoly will be the loser in the long run. Eventually this will effect the consumer. The state of Colorado reports a 20% reduction in appraisers in the last two years. Thank you for your consideration.