From: Jason D. Schmidt

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: Jason D Schmidt Affiliation: Washington State Certified Appraiser Category of Affiliation: Other Address: City: State: Country: Zip: PostalCode:

Comments:

AMC's are not fairly compesating appraisers based on market fees. After they take their fees, most AMC's are well below market levels. Good appraisers are forced to take less or nothing at all since cut-rate appraisers will produce a substandard appraisal for much less. This perpetuates a lower quality product throughout the industry. This must be stopped.