

From: Anonymous
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Comments:

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Saw this on a website. I think all representatives connected with the writing of this act, should read this first. Maybe then, they will truly comprehend what over-regulation is doing to the appraisal profession. I know all the comments are NOT read by the representatives, so I BEG the person that reads first to please find it in their heart to make sure it is passed on to the reps. HELP WANTED: REAL ESTATE APPRAISERS!! Duties include: Good phone and computer skills, proficient with the internet. You will be responsible for consistent contact with AMCs to update your schedule, accept orders, document any fee increase requests (if applicable). If applicable, you will be responsible for documenting the date of the AMC's decline due to the fee increase, and the date of the AMC's cancellation of the order. In addition, you will be responsible for scheduling appraisal appointments, updating the AMCs on any changes in appointment dates, do the inspection, write the report, deliver the report, produce billing statements, respond to all AMC quality control requests, and explain that the answers were already addressed in the report, and/or take the time to explain the appraisal fundamentals to the AMC reviewer. Keep track of accounts receivables on monies that you are not earning interest on for the duration period from when the money was collected by AMC until received. In addition to the tasks outlined above, any persons seeking this position is responsible for maintaining, at your own expense and time, payables/receivables accounts, budgeting, reconciliation of bank statements, creating profit and loss statements, maintaining all your own office services and equipment, such as the phones, utilities, and replacement of equipment; such as computers, printers, measuring devices, desks, cameras, ink, paper. You will also be required to pay all your personal insurances (E & O, medical and dental, etc.) and all license costs, all costs from software providers, such as MLS, X-site, public records data services, and all your own vehicle maintenance and/or new vehicle purchase costs. You will also be responsible for cleaning the office. Bonus Programs: We offer a great bonus program where you will be responsible for consistent solicitation of all the

wonderful new business and additional income opportunities/avenues the new regulators have allowed appraisers to seek. This includes making new contacts with AMCs for additional work, then documenting ALL the reasons why they are not accepting any additional appraisers at this time, and recording the number of months where you did sign-up with an AMC, but have received no work. Note: Solicitation to any of your prior and new mortgage brokers/real estate agents is strictly prohibited. Any attempt to do so, will result in immediate termination. You must be able to bring new creative ideas to promote additional income. This will be a challenge, for the above reasons, and because the

Frank -Dodd Act and the other regulatory policies, allowed the banks to hire their own staff appraisers. This section was not defined nor did was it restricted it to hiring appraisers for review purposes only. As a result, there is less available appraisal work for independent appraisers. Note: Allowing the banks to own AMCs and hire appraisers, resulted in the banks being allowed back into the appraisal ordering process. It defied the whole concept of HVCC and took away a huge portion of the independent appraiser's potential income; who by the way, have be forced to work only with AMCs for Federal loan transactions. However, this is all it's OK, because the consensus of our elected representatives, who "fine tuned" the Frank-Dodd Act and other policies, was that banks are more honest than mortgage brokers; and by having staff appraisers do most of the banks appraisal business keeps all the profits in-house. Problem solved, no future mortgage fraud. Please note, in regard to

creative new ideas for additional income, that robbing a bank for the recovery of all lost income since the implementation of HVCC, is not a NEW creative idea. This avenue has already been explored and considered. Research revealed that it is LEGAL for banks to rob appraisers, but an appraiser who robs a bank to get their money back, is not. It results in JAIL TIME, which may not be a bad thing. Most surveys indicated that the free meals, free housing, the idea of having no overhead, and time to relax is very appealing to MOST appraisers these days . Other noted requirements, conditions, and considerations before apply: 1) Report turn around time is first priority. High quality appraisals and knowledge of the subject's neighborhood is not required. 2) Must be willing to lose your house and all your savings, if not already lost, and all aspirations for retirement. If you are a parent or plan to be a parent, you need not apply, because children just cost too much. 3) Traiees need not apply, because the AMC system does not promote the growth of the appraisal industry. The banks are waiting for all current appraisers to die out, so they can take over the industry. 4) Do not expect any fee increases for cost of living or for any increase due to your increases operational costs. The fees are " fixed" by per 3rd party surveys and controlled by the AMCs. Only an act of God can change this. Just accept this, for you'll be working too many hours to waste time in church praying and/or fighting City Hall. 5) Due to the AMC notorious bidding process, expect to see high-end and complex appraisal fees to be lower than a "fixed" survey typical appraisal fee. This was an issue that the regulators neglected to address, so it's must not be really important. Office rules: 1) Any reference to being a professional or appraising as a profession, spoken, written or implied will result in immediate termination. It it disrupts the office and makes everyone cry. We are too busy to mourn what is dead and gone. 2) Since the approval of the Frank-Dodd act and other regulatory policies, any reference or claims that you are a "small service business" will be considered a lie and result in immediate dismissal. You do not have a small service business. A small service business in America, is allowed to set their own prices, control the volume of work, and solicit anyone or any avenue for potential new clients. Thanks to

over-regulation of the industry, appraisers are not allowed to have same rights as other Americans. 3) Must be able to work 24/7. Any requests for vacation or holidays will be denied. This is in your best interest, because you really you can't afford them anyway. 4) Must be able to ignore all of USPAP regulations and standards. The AMCs and banks now dictate the rules. They are the "Higher Gods " now. This includes acceptance of "value" pressure. Although the regulators felt that the AMC system was a great firewall, they all "forgot" and/or ignored" the fact that AMCs compete for business, just like the appraiser used to do. If an AMC appraisers are not "HITTING" the desired values, the AMC will lose their client base, thus income. This just cannot happen and is not considered by regulators as " appraiser value pressure" because it is at the AMC level, not at the appraiser level. Therefore, to assist them, you must agree to change the value on any appraisal to the value the AMC or bank needs, change any subject data they don't like, and/or ignore your selected comparables and use only their "suggested comparables" in all reports. Don't worry about USPAP, it's ok, because these type of "suggestions and AMC/bank required changes" for a appraisal report are not considered " appraiser pressure" in the eyes of our regulators. Failure to do this will result in being black listed by the AMCs and immediate termination of this position. Remember since being "FORCED" to work with AMCs, and with minimal avenues for income, continued work from an AMC is MORE important, than a "silly" little push on value or false information. 5) Complaining in any form, written or spoken, within the office area regarding any AMCs failure to follow the established regulations and rules is prohibited. Any written complaint to the established reporting agencies is prohibited. This is for your safety. Although the Frank-Dodd Act and other regulatory policies provided avenues for AMCs and others to report on any fraudulent appraiser behavior, it provided no "safe" avenue for appraisers to do the same. There is no policy that protects the appraiser from AMC repercussions. Don't let this great opportunity pass you by. DISCLOSURE: Please note that compensation for your services will be ZERO, and because you have many expenses, your income will really be much less than ZERO.