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Comments:

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Comments:

HVCC has totally destroyed my successful appraisal business that I have built up over the past 22 years. The Frank-Dodd Bill is an extension of HVCC. I have lost most of my business relationships that were built over the years. Most of the Appraisal Management Companies that I have been in contact with are more concerned with fast turn around times over providing a quality report. Prior to HVCC, the appraisers that worked for Appraisal Management Companies did so because they did not have experience and that was the only way they could get work and were willing to work for lower fees to gain experience. HVCC has lowered the bar and insulated the incompetent appraisers from being weeded out of the market when the market runs its typical slowing market cycle. I have been removed from two National Appraisal Management Companies because I would not change a value on an appraisal. Appraisal independence went away with HVCC and is now the way of the land with the Frank-Dodd Bill.

Borrower's, Real Estate Agents, Mortgage Brokers, Banks and individual Loan Officers should be allowed to order appraisals directly from the appraiser of their choice. My clients used my services because I know my business and produced a quality appraisal report that would not get kicked back from Underwriting due to quality issues. I have never compromised my reputation by being influenced by an outside source. It is not worth losing my Appraisal License. HVCC and the Frank-Dodd Bill is forcing the seasoned appraisers leave the profession due to low fees and being influence by the Appraisal Management Companies. The fastest and cheapest and most often the least experienced appraisers are getting the bulk of the work from the Appraisal Management Companies. Under the current business frame work, I can not market my quality appraisal services and am not willing to compromise the quality of my appraisal reports for fast turn around times. Please allow appraisals to be ordered by individual entities as it was prior to HVCC. Unless this happens, the experienced appraisers will be out of business in the near future. I have been able to hang on for the past two years only because of having savings. Unless ordering an appraisal reverts back to the way it was prior to HVCC, I will run

out of my savings and will be out of the appraisal business after 22 years of quality service. The problem with the financial melt down of 2008 was not with the Appraiser's, it was the result of liberal lending practices and giving loans to people that could not pay them back.