

From: John R. Taylor  
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Name: John R Taylor  
Affiliation:  
Category of Affiliation: News Media  
Address:  
City:  
State:  
Country:  
Zip:  
PostalCode:

Comments:

The colateralization of real estate loans should be free completely from the influence of interested parties, like the bankers and mortgage brokers and investors. The present regime where the interested parties control the whole process from beginning to end, including Appraiser remuneration makes a joke of the so called "freedom of the gatekeeper's independence." The first real reform of the process should be forcing the banks to completely hands off Appraisals. How this is done is to let Appraisers get paid by the client at the door. Once the banks cant hold your money to ransom, and they are only directly involved in choosing from a list on rotation basis. That makes sure they cannot cherry pick Appraisers to hit their numbers as presently is. It used to be hit the highs. Now it is hit the lows so they don't have to do the deal.