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Subject: Regulation Z -- Truth in Lending

Comments:

Date: Dec 15, 2010

Proposal: Regulation Z - Truth In Lending Act

Document ID: R-1394

Document Version: 1

Release Date: 10/18/2010

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Comments:

I received my residential appraisal license in 1993 from the State of Ohio. Since that time I have seen many changes -- some for the best and some for the worst. In 1993 my mentor was paid \$225 per report and 17 yrs later AMC's are paying this amount or less. AMC's have taken over the market making it difficult to find work for a fee commensurate to the work involved in completing an appraisal. AMC's do have some value such as reducing marketing time of our services, however, I do not believe they deserve the amount of money they take out of our pockets for that service. Lenders are requiring more verbage, additional sales and listings and recently the 1004MC adding considerable time to complete a report. It is my opinion that the VA fee schedule is a good base price in Ohio, however, it cannot be set in stone based on complexity of assignments. I think that each state must establish a base price which they believe is reasonable and customary in that state and then lenders can negotiate pricing from this fee. Just this morning an AMC requested I join their fee panel, however, when I told them my base fee was \$350 they said it was out of their price range and wanted to pay me \$225. Based on the cost of living and my overhead and my time to complete an assignment \$350 is low, however, I use this as a base fee as I believe that the VA has done due diligence to determine a reasonable fee. The problem with the VA fees is that no consideration is taken for complexity. We are paid the same fee no matter what the property entails. AMC's have other uses such as managing appraisal licensing, settlement services, etc. They should not be taking such a substantial portion of our appraisal fees. The VA rotation as well as their policy of distance between loan officers and realtors is highly valuable to me and I appreciate each and every assignment and do my best to submit high quality appraisals for them.