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Comments:

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Independent appraisers need customary and reasonable fees as we run a private business and need to be able to carry insurance, and other expenses with the profession. We also need to be paid within 30 days of receipt of the appraisal and not 4 months out. They have full use of the report 48 hours after inspection and sometimes we do not get paid for 90 to 120 days. Escrow is 30 days so why are they allowed to keep are fees for extended times. Why is the lender not paying a separate fee for management instead of taking it out of our fee. Why are they all afraid for the appraiser to put what they are paid in the report. I have been yelled at for the \$500.00 fee from the homeowner and I am receiving less than half of that \$500.00. I spend 8-10 hours on normal appraisals, and lately due to no sales in last 5-6 months, 13-16 hours as they all have become complex appraisals. We are the ones with the knowledge in the markets. I have experience over 24 yrs, with a a 4 yr degree, and I am treated very poorly at the end of the phone by the management companies who have no legal responsibility for the value. They have unreasonable requests and a few are not legal. If you stand up to them they drop you from the list. The bank amc's are actually reasonable, it is the other independent groups that appear to have no knowledge of this business and keep your fee more than 90 to 120 days or longer. Fees need to be paid in a timely within 30 days. I can not work this week and pay my bills for this month in 90 days or more. The lender can order directly, why are you not putting more controls on the management companies and their process? Also note, the appraisers that are left, we are long term honest appraisers who need our profession back.