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Comments:

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Here's what appraisers are facing today working with appraisal management companies (AMCs) with the regulations virtually forbidding them from working directly with lenders / loan officers. Let's use plumbers as an example of today's appraiser. Let's say 80% of a city's users of plumber services could not longer order those services directly from a plumber. So they now use PMCs, plumber management companies. Everything sounds good so far, just use a good middle man. But let's say that those PMCs took 50% of the plumbers fee for their "services" - not from the users of the services, but from the plumbers themselves. What is the plumber to do? The easy answer is to refuse to work for 50% of the fee, and if every plumber did that the fees work go up. But without unionization or other organization, what are the chances of that? The plumber is faced with two choices - take it and have work or leave it and have no work. Take it and he makes less than reasonable wages. Leave it and he now leaves the industry, even if he is experienced and very good at his craft. He can put maximum effort into gaining part of the 20% of work that pays proper fees, but he's not the only one competing for that small share of the pie. That's where today's appraiser stands - take it or leave it. So I ask, I implore you, PLEASE SEE THAT THE REASONABLE / CUSTOMARY FEE PART OF THE DODD/FRANK BILL STAYS IN TACT AND IS STRONGLY ENFORCED. Otherwise, we appraisers are unfairly forced into menial wages with wage price fixing lenders/AMCs. Don't let them fool you into thinking there exists give and take or negotiation. I have had very bad experiences with them in negotiating fair and even less-than-fair fees for assignments. They are for the most part not fair, impersonal and often unprofessional and downright criminal in their conduct. Plumbers and everybody else get to negotiate fees unless the market is not free, in which case reasonable fees are regulated. We don't have a free market, so we absolutely need regulated and enforced reasonable fees. The VA schedule presently is the most reasonable fee schedule, though it needs to be increased as our requirements continue to get increased by Fannie Mae / Freddie Mac. THANK YOU !!!!!!!!!!!!!!!!