

From: Anonymous
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Comments:

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Comments:

This a comment regarding what HVCC has done to my independent appraisal business. I can no longer solicit business and be judged on the quality of my work. The sole criteria of my continuing to receive work seems to be based solely on low fees or fast turn time. Regarding turn time I must admit that I have rushed a few appraisals in order to meet a deadline, lest it is late and I stop getting orders. My per appraisal income has decreased by 30 - 40% while expenses increase or remain steady. My sole bank client who was paying full fee just switched to a 3rd party system (Mercury Network), and now I MUST PAY \$13.75 per appraisal to submit a report. The culture has become to rape the appraiser of their income, nickel and dime us to death, and pass the cost of using an appraisal management company on to us (I can't call up Verizon and tell them that since I have a new checking account payment system, they now have to PAY me \$13.75 to provide their service). The decrease in fees is inconjunction with increasing work; more comps (sometimes up to 6), requests for exhaustive and often frivolous commentary on sales not used, 1004MC, etc. Add in non-stop status update requests, requests for information that is already in a report, and untrained minimum wage people telling me (10 years licensed, countless continuing ed courses, etc.) that they need an additional comp that is within 1/2 mile of the subject and sold within the past 3 months (commentary already in the report saying that there are none that fit this criteria). Fees MUST be restored to pre-HVCC levels and AMC's must be regulated. Please.