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Comments:

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Comments:

I am the office manager for an appraisal company in Michigan. We have a full office staff and 7 sub contract appraisers that work with us. Our company is enrolled with a large number of Appraisal Management Companies. However most of the orders they advertise are reject by our company and sub contractors due to low fees or short time frames. The majority of them advertise very low fees and extremely unrealistic time frames for completing the work. In a large number of cases the fees offered by AMC's are at least 35% less than the fees we have posted on our website and normally charge our clients. The time frame expected by the AMC's do not allow for an appraiser to perform the proper research and development to complete a quality appraisal report. Also the process in which most AMC's order an appraisal needs to be monitored. The AMC generally sends and email out to numerous appraisers to see who will accept the order the fastest and at the lowest fee. This practice has lead to appraiser doing work outside of there geographical area of competency. The fees paid to appraisers and AMC's need to be published to the consumers so that they know what they are paying for. I also feel that the cost for a lender to us an AMC should not be pasted on to the consumer or the appraiser. This fee should be incurred by the lender as a part of doing business. Please take a good hard look at how the introduction of the AMC into the housing arena has effect all aspects including appraisers, Real Estate Brokers (For BPO's), the lender, and most importantly the consumer. Thank You, Julie Adams ww w. AccurateAppraise.com