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Comments:

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The scope of work is sliding outside of typical guidelines as AMC's are requiring more and more information and data analysis which is well beyond the normal scope of work for a standard appraisal such as Aerial photos, extensive market research with data analysis, CMA's, 6 or more comparables, restrictive comparable guidelines with additional extensive commentary on why these AMC set (not real world) guidelines could not be met, etc.. AMC's are requiring a significant amount of additional work but are not willing to pay the customary and typical fee for this work. With that said, is it my opinion (have done many many field and desk reviews) that the AMC's are getting what they pay for which is substandard appraisal reports developed by substandard appraisers. The experienced certified or licensed appraisers will not complete the report for the fee being paid. The AMC's and lenders are using substandard appraisal reports tailored to meet their self imposed guidelines and the substandard appraiser is doing anything it takes to meet these guidelines which in many cases results in a non-credible valuation of the subject property. Experienced appraisers have spent many many hours honing their trade with extensive classroom time as required and have extensive field experience. Continuing education costs money, equipment and software upgrades cost money, typical office expenses are also in the mix. There is no other profession that I know of where fees are set by someone other than the person practicing that profession. I do not see any third party or government agency setting fees for doctors, lawyers, accountants, dentists, etc.. This appraiser is not greedy. I just would like to be paid customary and reasonable fees for my work that reflects on my 12 years of experience in the profession. If fees are lowered to AMC standards, the experienced appraisers will leave the profession which will only result in another huge debacle in the mortgage industry.