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Comments:

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Comments:

I urge the decision makers to enforce reasonable AND customary fees for real estate appraisers as written by the law makers, and not to succumb to the pressure from insiders. The HVCC empowerment of AMC's has damaged the appraisal profession, perhaps for a generation. It is vital that we protect our professional and ethical appraisers from greedy middlemen in order to maintain high quality valuation services for the public. The downward pressure on fees has splintered the industry to the extent that great majority of appraisers have become one man shops working from their homes with training and guidance provided by Quality Control personnel within AMC's that are not experienced appraisers as opposed to multi-appraiser operations that promoted the exchange of ideas between peer appraisers and generally included one or more very experienced and highly credentialed appraisers within the office. More experienced appraisers are unable to train our next generation as traditional fee splits between the mentor appraiser and the appraiser trainee are not sufficient to develop a long term associate appraisers due to the downward pressure on fees resulting from the empowerment of AMC's. The profession will continue to suffer and deteriorate as long as this business model is left in place. If AMC's were forced to pay a C• fee they would begin to seek out the most experienced and highly trained appraisers as this tier of appraiser would require less "managing" which would help their profit margin. This would be a win/win for the appraiser and the public. If the AMC provides a vluable service then let then command that fee over and above the fee paid to the appraiser. The current business model promotes higher profits for utilizing a low volume appraiser that commands lower fees. This is a losing scenario for the public. AMC's do not provide any benefit to the appraiser. They claim to now handle many of the duties formerly handled by the appraiser such as billing and marketing. This claim is completely inaccurate. Smart business people do not put all of their eggs in one or even a few baskets. Our professions still

demand that we continue to handle these duties with all of our clients including any AMC's that we elect to service. Thank you for consideration of these rambling thoughts.