

Lori L. Schuster

From: Caron Melville <modernapp@comcast.net>
Sent: Friday, December 22, 2017 12:15 PM
To: webmaster@asc.gov
Subject: 2 temporary waiver requests is a bad idea

Good Morning Mr. Jim Park,

First I'd like to thank you for giving the individual appraiser the opportunity to be heard.

Please do NOT grant temporary waivers for the banks. We all remember the last housing crash and one by one these fail safes supporting our industry and country will be removed. Fannie implemented one and now with a bank having the ability to not have a set of unbiased eyes on a property will have a ripple effect in that community. Can you imagine someone from another state that sold their home for millions and decides they love an area in Texas and pays top dollar for a property. The appraiser, not having this disclosed uses the sale and a fast upward tick in the market will result in inflated or false values and a soon to be crashing market. The appraiser is here to give the unbiased opinion and to put a halt to hasty buyers quickly snatching a property before the 5 other people seeing the home put their offers in.

I've had several appraisal orders cancelled because a buyer had to wait two weeks for the order. They cancelled because they were given the time to think and breathe about what was best for their family. If a bank can do away with an appraisal, how many of these buyers will have remorse and ultimately walk away from a property they aren't financially or emotionally invested in?

Please, for the health of our country, communities and my own livelihood, don't allow this. Don't give in to the banks. We know it may start with one or two small banks but next it will be the giants. The ones needing to make a profit and steam roll the people in their way. The appraiser people that only want to do right by the country and their clients.

Thank you,
Caron Melville
Modern Appraisal LLC
P: 503-543-2877

Confidentiality Notice: This e-mail message may contain confidential or privileged information. If you are not the intended recipient of the foregoing e-mail, you are hereby notified that any viewing, copying, disclosure or distribution of said e-mail message may be subject to legal restriction or sanction. Please notify us by return e-mail or by telephoning this office. Thank you.