

To whom it may concern.

This letter is in response to complaints that there is a shortage of appraisers. I am a certified residential real estate appraiser licensed in Illinois and Wisconsin. I have been appraising for nearly 32 years. It is my opinion that there is not a shortage of appraisers. There is a shortage of appraisers that are willing to work with AMCs. We are finally striking back after years of being abused by AMCs. My opinion is based on contact and discussion with my peers, industry blogs and newsletters, local lending and real estate professionals, the consumer, and my own personal experience and actions.

A majority of the AMCs I have encountered will not accept a reasonable fee for the property type appraised and their unnecessary added requirements. Return times are often unreasonable and can impact the quality of a report. Especially for a complex property. The staff often has no experience in the appraisal process and does not understand an issue that needs to be addressed. The appraiser is hounded with update and status requests on a daily basis. There is no respect for professionalism. How can an AMC provide a quality product when they broadcast a request to multiple appraisers to get the lowest fee and quickest return time? I receive requests from some AMCs that only contact me when they can't find another appraiser to take on a complex assignment.

The majority of my work comes from non-AMC clients. I am approved to prepare appraisal related work for several AMCs but only accept work to a few that understand and respect the process. I have lost work from good clients that opted to use an AMC that has unacceptable practices. There is non-AMC work available to replace them. I get requests from AMCs that refused to accept my fees years ago but are suddenly interested in using my services again.

The AMC model is broken. Overall, it has hurt the consumer. Appraisers have had enough. It is time that regulatory commissions start listening to the appraiser.