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From: [REDACTED]
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ASC,

I've been appraising for 39 years in Ventura county, adjacent and north of Los Angeles County.

There is absolutely no shortage of real estate appraisers as claimed by the AMC community. What is and has been happening, is that AMCs are continuing to under paid appraisers. Not only is the fees too low, the time given to complete most assignment is unreasonable and NOT conducive to preparing a "quality appraisal". What is so ironic, is the most AMCs are collecting \$700+ from the potential borrowers, under the assumption of appraisal and loan fees and short changing the appraisers by keeping \$400+. The AMCs are using blast/mass email to 100s of appraiser in an area to achieve the lowest and fast appraisal service without allowing the appraiser market to determine the fee and completion time.

This business model has squeezes appraisers out of doing appraisals for lending institutions using AMCs to process their appraisal needs. Thus, there are the same # of appraisers, BUT a growing # of appraiser unwilling to work under the AMC business model.

You need to address the inequity of the AMC business model and consider deleting this unfair way of doing business. Personally, after decades of working with lenders, I terminated most of my lending business because of the unfair practices of the AMCs.

The is NO shortage of appraisers, just a greater # of appraisers willing to work with AMCs.

[REDACTED]