

From: [REDACTED] >

Date: December 20, 2017 at 7:15:57 PM EST

To: <jim@asc.gov>

Subject: Appraisal waiver

It has been brought to my attention that at least two significant lenders have requested appraisal waivers from the sub committee.

As a certified appraiser who has been practicing for over 25 years, the thought of this horrifies me. I have witnessed several cycles of the ever changing real estate market. It has been both challenging and rewarding to provide lenders with the most accurate value opinion possible during these cycles. The professional real estate appraiser is a safeguard in our economy. The professional real estate appraiser provides an opinion of market value based on detailed analysis, market familiarity and most of all experience. It's that experience that protects the lenders investment, the tax payer, and the Homeowner.

Statistical sites such as Zillow and the like are flawed and ignore important individual property factors that often result in an overinflated and sometimes under inflated value.

The granting of this waiver in my opinion would be a big mistake and I urge the committee to reject it.

Sincerely,

[REDACTED]