

## Lori L. Schuster

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**From:** James R. Park  
**Sent:** Monday, January 8, 2018 11:06 AM  
**To:** Lori L. Schuster  
**Subject:** Fwd: Regarding Requests for Appraisal Waivers

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** January 8, 2018 at 10:19:43 AM EST  
**To:** [jim@asc.gov](mailto:jim@asc.gov)  
**Subject:** Regarding Requests for Appraisal Waivers

Dear Mr. Park,

I have recently received another alert from the OCAP regarding a request that valuations be allowed to be provided to lenders by those other than licensed/certified appraisers due to the shortage of appraisers.

Personally, I do not believe that there is a shortage of qualified appraisers who are willing to perform assignments for reasonable fees with reasonable delivery times.

I do believe that there is a shortage of appraisers who are willing to work for fees that were too low 10 years ago. I do believe there is a shortage of appraisers who are willing to provide sub standard appraisal reports in unreasonable time frames. I do believe there is a shortage of appraisers willing to put up with multiple, unreasonable requests for revisions after the appraisal report is delivered to the client. I do believe there is a shortage of appraisers who are willing to complete assignments with substantial requirements to the point of completing a narrative report.

I believe that there are sufficient numbers of appraisers who are willing to work for reasonable fees, with reasonable delivery times for clients who are willing to accept completed reports in a summary report format. If clients would actually follow the guidelines that Fannie Mae/Freddie Mac and USPAP provide while allowing for reasonable fees and delivery times, I think the issue would be resolved.

Instead, they are always looking for cheaper and faster (and oh by they way, don't ever submit and appraisal with a value opinion that is less than the contract price).

Thank you for taking the time to read this and allowing me to express my opinion.

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Sincerely,