

Lender Considerations for a Borrower/Consumer Inquiry on Specific Appraisal Issues

A borrower or consumer of a valuation product ordered by a mortgage lender has certain rights and responsibilities as prescribed by federal and state laws.

The following information is included to help a lender assist a borrower in obtaining the desired information regarding a completed valuation product.

AMC Links provides valuation services for its mortgage lender clients on an exclusive basis. A consumer or borrower has limited rights as provided in Truth In Lending Section 129E:

TILA Section 129E(c) provides that TILA Section 129E(b) shall not be construed as prohibiting a mortgage lender, mortgage broker, mortgage banker, real estate broker, appraisal management company, employee of an appraisal management company, consumer, or any other person with an interest in a real estate transaction from asking an appraiser to: (1) consider additional, appropriate property information, including information regarding additional comparable properties to make or support an appraisal; (2) provide further detail, substantiation, or explanation for the appraiser's value conclusion; or (3) correct errors in the appraisal report. 15 U.S.C. 1639e©

All parties, including lenders and borrowers must be aware of the limitations of rights pursuant to the maintenance of Appraiser Independence as provided in Truth In Lending Section 129E:

TILA Section 129E(b)(1) prohibits a person with an interest in the underlying transaction to compensate, coerce, extort, collude, instruct, induce, bribe, or intimidate a person, appraisal management company, firm, or other entity conducting or involved in an appraisal, or attempting to do so, for the purpose of causing the value assigned to the consumer's principal dwelling to be based on a factor other than the independent judgment of the appraiser. 15 U.S.C. 1639e(b)(1). Section 226.42(c)(1) implements and is substantially similar to TILA Section 129E(b)(1)

AMC Links' Scope-of-Work & responsibility to the lender is to facilitate Appraiser Independence. AMC Links is not responsible for subcontracted Independent Real Estate Appraisers actions. State regulatory agencies are tasked with governance of all licensed and certified appraisers in their particular state.

AMC Links will not accept information directly from a borrower/consumer. All borrowers must submit their requests for information through the loan officer/lender engaged for their home loan. This helps ensure compliance to applicable federal and state appraiser independence laws.

AMC Links recommends the use of state regulatory agencies for additional information.

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