

Fees for AMC Links LLC are earned for activities related to the performance of the appraisal only and include services related to ordering, processing and reviewing of each appraisal. AMC Links is the contracted appraisal management company for the lender-client listed on the appraisal report. AMC Links Services Include but are not limited to:

- Order review by the coordinator of type of assignment and conversion to complex or rural if necessary
- Review of appropriate appraisers that include ratings on Geographic Competency, State License Certification, State License "Good Standing" and Errors & Omissions Insurance Confirmation
- Review of appraiser status pertaining to FHA, client-lender and investor's current "eligible" and "ineligible" lists
- Contact by coordinator to appraiser to confirm availability and estimated turn time
- Creation of custom appraiser engagement letter for subject property including specific requirements of lender-client
- Confirmation of receipt of appraiser engagement letter by appraiser and setting of report time clock for on-time delivery measurement
- Registration of order in the accounting department and creation of billing record
- Fee review by accounting department
- Responsibility and absorption of all credit card transaction fees
- Priority Rush Appraisal Ordering and Management (Next Business Day, 2 and 3 Business Day Delivery)
- All Applicable National, FHFA and State Appraiser Independence Regulations, including but not limited to:

Truth in Lending (Regulation Z) 12 CFR Part 1026(Docket No. CFPB-2011-0031 RIN 3170-AA06) "Dodd Frank" Valuation Independence.
Appraiser Independence Safeguards
Appraiser Engagement
Prevention of Improper Influences on Appraisers
Appraisal Quality Control Testing
Reasonable and Customary Fee Procedures
All Other Regulations as Published

-HUD Mortgagee Letter 2009-28 FHA Compliance

HUD "Appraiser Independence" Regulations including:

Appraiser Selection in FHA Connection
Prohibition of mortgage lender staff participation in the appraisal process
Appraisal and Appraisal Management Company (AMC)/Third Party Organization Fees
Affirming Existing Requirements Prevention of Improper Influences on Appraisers
Appraiser Independence Safeguards
Appraiser Engagement – Knowledge of Market Area – Geographic Competency

- Uniform Collateral Data Portal (Fannie & Freddie) and Electronic Appraisal Delivery (FHA) Submission Service
 - Initial Submission Results
 - Corrective Procedures
 - Submission Result Delivery and Archival
- Appraisal Portability Assistance
- Appraisal Mortgage Disclosure Improvement Act Compliance (Appraisal review & compliant ordering and processing practices).
- Appraisal Compliance to Home Ownership & Equity Protection Act
- Appraisal Compliance to Housing & Economic Recovery Act

- Appraisal Compliance to Individual State Regulations
 - Appraiser Accountability & Performance Rating Review
 - Timely Payment Procedures for State Appraiser Compensation Compliance
 - Account Management Services for Lender Loan & Underwriting Personnel
 - Maintenance and Monitoring of Appraiser Fee Panel
 - Maintenance and Monitoring of Disqualified Appraiser Panel
 - Maintenance and Monitoring of Appraiser Qualifications including State Licensure and Errors and Omissions Insurance
 - Quality Control Level 1 Lender Underwriter Compliance Review
 - Quality Control Level 2 Compliance (Senior Appraisal Staff Review)
 - Expedited Appraisal Condition Clearing Service for Appraisal Completion
 - Investor Assignment Screening
 - Review of disputed and defective appraisals and subsequent disposition
 - \$4,000,000 Lender Insurance Protection per Appraisal (E&O)
 - Maintenance of Lender and Consumer Ordering Systems
 - 24/7 status link with ongoing updates
 - Secure Login and Order Privacy Protection
 - Archival of all appraisals, order details and communications
 - Delivery of appraisal reports
 - USPAP trained ordering, processing and review personnel
 - Current Appraisal Management Registration in all applicable states
 - Appraisal Management Company surety bonding in all applicable states
 - Appraisal Process, Production & Management Compliance to the following:
 - All present laws and regulations regarding appraisal and appraisal management.
 - A. Truth in Lending Act (TILA)
 - B. HUD Mortgagee Letter 2009-28 & other HUD guidelines & FAQ's
 - C. Consumer Financial Protection Act (2011) "Dodd Frank"
 - D. Uniform Standards of Appraisal Practice "USPAP"
 - E. Appraisal Subcommittee "ASC"
 - F. Federal National Mortgage Association "Fannie Mae" rules, FAQ's and selling guidelines.
 - G. Federal Home Loan Mortgage Corp. "Freddie Mac" rules, FAQ's and selling guidelines.
 - H. All applicable individual state appraiser and/or appraisal management laws and regulations