

6

Pritchett, Sally L [REAB]

To: Mark Freitag
Subject: RE: Written Testimony AMC Legislation

February 6, 2012

The Honorable Senator Brungardt
300 SW 10th
Topeka, KS 66612-1504

Re: SB-345

Dear Senator Brungardt:

I am an appraiser in Kansas and a national appraisal instructor. Over the past decade an unregulated business, the Appraisal Management Company industry, has become a significant and increasing presence in the ordering and management of appraisal services ordered in Kansas. Unfortunately many of these companies, not all, engage in unscrupulous activities which harm consumers, appraisers and the lending community. These unethical activities include pressure on appraisers to meet target appraisal values, threats of non-payment or removal from appraisal panels if target values are not met, hiring unqualified or under qualified appraisers, misleading appraisal fees on closing statements and forcing appraisers to indemnify appraisal management companies against irresponsible business practices. I am not against AMC's, I work for a few of the reputable ones. But due to the widespread abuses attributed to many of these companies, regulation is long over-due. I have read SB-345 and I believe it will have a very positive effect on the integrity of the appraisal industry and I strongly support this legislation.

Mark Freitag, SRA
316-264-3922

Sn Fed & State
Attachment 6

2-7-12