

LUNCHEON MEETING SCHEDULED

Mr. Michael B. Ferland
Appraiser, National Underwriting Center, Fannie Mae

will present

Fannie Mae and the Appraisal Process

Thursday, May 9, 2002

Prestonwood Country Club
15909 Preston Road, Dallas, Texas 75248

Board of Directors Meeting: 9:45 to 11:15 a.m.
Program and Lunch: 11:30 a.m. to 1:30 p.m.

Meal and/or Program Cost: \$16.00 per person (No Shows Will Be Billed)*

Reservations Required: Deadline-Wednesday, May 8
Call 972-233-2244 or e-mail ainorthtexas@worldlogon.com

*Approved by the Appraisal Institute for 2 hours continuing education credit
Accepted by the Texas Appraiser Licensing and Certification Board for 2 hours continuing education credit*

*Members are welcome to attend the program free of charge
if they do not eat a meal or apply for continuing education credit.

North Texas Chapter Web Site Upgraded

*by Richard N. Baker, MAI
Web Site Chair*

We are launching a new look for the Chapter web site. The presentation improvement now allows for easy access for both members and non-members. The design is similar to the new layout of the National web site. Following are brief descriptions of the web site improvements.

Education

Registration for education offerings can now be completed online. The web site will permit safe and secure submission of credit card information to enroll in seminars and classes offered by the Chapter.

Member Profile

Safely update your personal information – i.e. Telephone numbers, email address, mailing address. This area is password protected and, if you don't have a password, it can be obtained by telephoning the Chapter office. Once a member has created a profile, it is the member's responsibility to maintain the information. The member profile can contain only contact information such as telephone and fax numbers, email address, and links a company/individual web site. Or additional information can be included such as property type specializations and/or geographic areas served.

Forums

Forums are now database driven – once signed up to participate in the forums, new posts and responses to each post are emailed to the participants who request notification. That is, it won't be necessary to visit the web site to determine if a post or response has been made. These are emailed to you.

Several members have expressed an interest in having a web presence. Through our association with DataStructures, the web hosting and design company for the Chapter web site, we have contributed to the development of a full array of web site products – from a single page site, to template web site, to a customized web site. The member profile section allows for the creation of a link from a member's listing on the chapter web site to their company web site. For those interested, we encourage you to click on the tab and learn more about developing and expanding your web presence.

It may take a few experiences to explore the new site and become familiar with its features. Once you do, we think you will find it to be quick and easy to navigate. We will continue to improve the site based on feedback received. Please feel free to send your suggestions to the [North Texas Chapter Office](#).

Election of 2003 Officers, Directors, and Regional Representatives

The Chapter Nominating Committee has prepared a slate of nominees for 2003 Chapter positions. The Committee met three times and considered more than 50 potential candidates to fill 15 available positions. The election will be conducted at the May 9 Chapter meeting. Please contact Ruth Kelton (972-233-2244 or ainorthtexas@worldlogon.com) with any questions. The slate is:

2003 Officers

President..... MacKenzie S. Bottum, MAI
Vice President John G. Hirschy, MAI, SRA
Secretary George N. Naeter, MAI
Treasurer Shannon Dykes, MAI, SRA

2003 Directors

One-Year Term

Richard N. Baker, MAI
James E. Jacobs, SRA
Mark C. O'Briant, MAI

Two-Year Term

Charles Bissell, MAI
Jack P. Friedman, MAI, SRA
Allen W. Gardiner, SRA
K. Lynn Naugher, MAI

Three-Year Term

Michael S. Cook, MAI, SRA
Michelle Corson, MAI
Bradley M. Wirth, MAI

2003 Regional Representatives

One-Year Term

Michael S. Cook, MAI, SRA
Marc S. Farmer, MAI
John G. Hirschy, MAI, SRA
Ken P. Wilson, MAI

Two-Year Term

Michael J. Ernest, SRA
James E. Justice, MAI
Glenn E. Silva, MAI

Alternates (One-Year Term)

Jeff W. Briggs, MAI
Scott E. Buie, MAI
James W. Cullar, Jr., SRPA, SRA
Bruce Minchey
Gregory E. Stephens, SRA

Chapter Meetings

Mark Your Calendar

September 12 – lunch

October 10 – dinner

November 14 – lunch

Legislative Update

*by George N. Naeter, MAI
Legislative Committee Chair*

The Senator's Predatory Trial Balloon Goes Up

On May 1, Senate Banking Committee Chair Senator Paul Sarbanes, R-Md., introduced legislation that will likely drive the predatory lending debate in the coming months. This legislation would amend the Home Ownership Equity Protection Act to provide for a definition of a high-cost mortgage; place restrictions on financing points and fees; limit prepayment penalties; prohibit balloon payments and limit single credit insurance.

Sen. Sarbanes has introduced the legislation at a time when states around the country are passing their own predatory lending laws-including California, North Carolina and Georgia. Some banking industry representatives say those laws are so severely draconian that, ironically, they may ultimately cause the banking industry to go running "into the arms of Senator Sarbanes," seeking federal preemption.

The text of the bill is not yet available on-line as of this writing, but should be found on the Library of Congress site by the week of May 6.

Go to: <http://thomas.loc.gov> and type in key words Predatory Lending Consumer Protection Act of 2002.

The Congressman, The Institute And You

The 2002 Appraisal Institute Leadership Development and Advisory Council meeting was held in Washington, D.C. April 25-27. On April 26, more than 80 Appraisal Institute members met their federal lawmakers following a luncheon address by Rep. Paul Kanjorski, D-PA. The LDAC participants presented members of Congress with information on issues of concern to the Appraisal Institute. This year, the LDAC participants provided information on appraiser coercion, efforts of the appraisal regulatory structure, as well as lending their support for pending legislation that would provide a federal backstop for terrorism insurance. The day was capped off with a Capitol Hill reception held at the Hart Senate Office Building, which was attended by LDAC participants, Appraisal Institute leadership and Congressional staff. For more information on next year's LDAC meeting, contact Anna Vogt at 312-335-4184 or avogt@appraisalinstitute.org.

"You're Bleeding Me Dry": A Congressional Call To Action

On April 23, Rep. Paul Kanjorski, D-Pa., told members of the Appraisal Institute's Leadership Development and Advisory Council that he favors increased scrutiny of the appraiser regulatory structure, and is seeking more involvement of professional organizations such as the Appraisal Institute in the regulatory process. "We need to find model programs that work in states," noted Rep. Kanjorski during the luncheon address. "The Pennsylvania model is not functioning very well." Rep. Kanjorski also told his Appraisal Institute audience that he is anxious to see results from the ongoing Government Accounting Office investigation into the effectiveness of the current appraiser regulatory system, which was requested by Senator Paul Sarbanes, D-Md., and Senator Zell Miller, D-Ga., last month. The system has often been criticized for lax enforcement at the state and federal levels, and for encouraging inconsistent standards and requirements throughout the country. Rep. Kanjorski said he hopes the study will illustrate the problems within the current appraiser regulatory structure, because the lack of enforcement is "bleeding the system."

Rep. Kanjorski can be contacted at 202-225-6511.

Look Out, Folks! There's a New Sheriff in Town

On April 24, the House Financial Services Committee approved legislation, H.R. 3763, creating a new regulatory body to police the accounting profession. The legislation is also intended to enhance financial disclosure requirements and prohibit accounting firms from providing internal auditing or informational technology consulting services to their audit clients. The legislation is criticized by some Democrats who say it is not tough enough on auditors performing non-audit consulting services.

More information about the legislation can be found on the Financial Services web site:
<http://www.house.gov/financialservices/042402p3.htm>.

No Grabbing Until Next Year

The "Big Grab"-that is, the banks in real estate brokerage issue- is not going to be resolved any time soon, at least not in 2002. On April 22, Treasury Secretary Paul O'Neill announced in a letter addressed to House Financial Services Committee Chairman Mike Oxley, R-Ohio, that the Treasury and Federal Reserve Board will be delaying making a decision until next year on whether banks should be permitted to engage in the brokerage of real estate. The proposal reflects the two agencies' effort to add an activity considered to be "financial in nature" to the list of activities already found in the Gramm-Leach-Bliley Act. O'Neill stated, "Since this determination...establishes a precedent...it is incumbent on us to carefully review all the issues in keeping with...the Gramm-Leach-Bliley Act. Given other department priorities in the wake of Sept. 11, we do not believe such a deliberative review can be completed until next year." Both bankers and brokers claimed a victory: bankers are in no hurry for the rule to take effect, as long as it eventually does; while brokers view it as the agencies answering to the 221 lawmakers in the House who have co-sponsored a bill which would block regulators from finalizing the rule.

The bill is available in a PDF:
http://frwebgate.access.gpo.gov/cgi-bin/getdoc.cgi?dbname=107_cong_bills&docid=f:h3424ih.txt.pdf

Attack of the Toxic Mold!

Rep. John Conyers, Jr., D-14-Mich., is concerned about what appears to be an increasing amount of people in the country being adversely affected by toxic mold in their homes. Hundreds of lawsuits have cropped up over the last five years, and a toxic mold inspection industry has been born as a result. The industry is hardly regulated and has proven quite lucrative to its members: an inspection's cost typically starts in the \$600 price range, while a clean up can cost in the thousands.

In Conyers's home state of Michigan, legislators are busy proposing laws which would require sellers of houses to disclose any mold problems upon the sale of a house. Conyers himself is drawing up the first legislation on a national level that will address the mold problems comprehensively, calling on assistance from the Environmental Protection Agency, the Department of Housing and Urban Development, the Occupational Safety and Health Administration, the Center for Disease Control, and lenders and builders.

While it is still questionable which molds are actually toxins, a Conyers aide claims the Congressman's legislation "will attempt to end the guesswork. It will require the EPA to spell out what levels of mold are acceptable and which are dangerous." He continues, "the issue is of tremendous concern for insurers, builders and owners of rental units. As more big-ticket awards surface, the clamor for a remedy will escalate."

To find out more about toxic mold, you can visit the EPA Web site:
<http://www.epa.gov/appcdwww/crb/iemb/child.htm>. You can also contact Rep. Conyers in Washington at 202-225-5126.

RESPA Reform or Bust, Declares Oxley

Rep. Michael Oxley, R-Ohio, Chairman of the House Financial Services Committee says that his Committee will begin looking at the issue of mortgage reform, and that his goal is to focus on overhauling the Real Estate Settlement Procedures Act (RESPA). "One of the goals of our committee-before I die, am term limited or run out of town-is to reform RESPA," Oxley stated at a press conference this week.

Rep. Oxley acknowledged that there would be discussion of predatory lending issues, most likely because Democrats on the Committee are largely spearheading that issue. He is planning hearings at this point, but has not determined what, if any, legislation he may introduce on the issue of RESPA reform. Oxley has indicated any changes he would suggest would closely mirror regulatory efforts being taken by the Department of Housing and Urban Development. Recently, HUD has said it would take action to help streamline the settlement process for homebuyers, although no formal recommendations have been released.

For further information on the issue of mortgage fraud and mortgage reform, visit the Appraisal Institute's Government Affairs page at: <http://www.appraisalinstitute.org/govtaffairs/default.asp>.

***As a member of the North Texas Chapter,
if you are in attendance at the May 9 meeting
and your name is drawn, you will win \$500!***

Announcements

The Collin County Appraisal District (CCAD) is seeking an MAI designated appraiser to serve on the Appraisal Review Board. The Appraisal Review Board is responsible for reconciling the differences in real estate value between property owners and the Collin County Appraisal District. Interested individuals must have resided in Collin County for the past two years, and cannot have appeared before the Board at any time for compensation. The Board is comprised of 11 individuals. The Board conducts its work from June 13 to July 12. Board members' service is required during that time; however, some flexibility can be built into the schedule. This is an excellent opportunity to provide service to the local community. Please contact Jimmie Honea or John Silverwise at the Collin County Appraisal District (972-578-5200) with any questions or to submit your name for the position. Interested individuals are encouraged to contact the CCAD by Monday, May 20.

American Society of Appraisers, Dallas/Fort Worth Chapter is sponsoring USPAP 15-Hour Course May 31 to June 1, 2002 at the Addison Theatre and Conference Center. Tuition: \$90-ASA Members and Candidates; \$150-nonmembers. For more information, contact Mike Van Amburgh, ASA at 972-991-8258 x-104 or mike@kmavalue.com.

Marketplace

Henry S. Miller Commercial is seeking experienced commercial real estate appraisers. Email resume to consult@henrysmiller.com or fax to 972-419-4099.

Commercial Appraiser Position - Professional with 3 or more years experience in a variety of commercial property types. Must be a certified general appraiser. Well-established Dallas firm with national practice. Fax resume to Crosson Dannis, Inc. 214-932-1828.

2002 Education Schedule Appraisal Institute, North Texas Chapter

Date	Course/Seminar	Location	Continuing Education Credits	Tuition
May 5-11	General Applications (320)	Harvey Hotel Plano	AI-36 hours/3 exam hours ACE-36 hours/3 exam hours	\$550-members \$600-nonmembers
Sept. 20-21	Standards of Professional Practice, Part A (410) MCE Approved	Comerica Service Center	AI-15 hours/1 exam hour ACE-15 hours/1 exam hour MCE-15 hours/6 legal hours	\$250-members \$300-nonmembers
October 18-19	Apartment Appraisal (330) MCE Application to be Submitted	Comerica Service Center	AI-15 hours/1 exam hour ACE-15 hours/1 exam hour	\$250-members \$300-nonmembers
November 4	Avoiding Liability as a Residential Appraiser Seminar MCE Application to be Submitted	University of Phoenix-Dallas/Ft. Worth Campus	AI-7 hours ACE-7 hours	\$145-members \$195-nonmembers
November 5	Real Estate Fraud Seminar MCE Approved	University of Phoenix-Dallas/Ft. Worth Campus	AI-7 hours ACE-7 hours MCE-8 hours/4 legal hours	\$145-members \$195-nonmembers

Calendar of Events

May

- 9 Board of Directors Meeting – Lincoln City Club
- 9 Chapter Luncheon Meeting – TBA
- 5/31-6/1 Region VIII Meeting – Austin, Texas

June

- 5/31-6/1 Region VIII Meeting – Austin, Texas

July

- 8-16 Hawaii Summer Conference – Sheraton Waikiki

August

- 26-27 Comprehensive Examination – Dallas, Texas

September

- 12 Board of Directors Meeting/Chapter Luncheon Meeting – Lincoln City Club
- 20-21 *Standards of Professional Practice, Part A (410)* – Comerica Service Center
- 27-28 Region VIII Meeting – Location TBD

October

- 10 Board of Directors Meeting/Chapter Dinner Meeting – Lincoln City Club
- 18-19 Apartment Appraisal (330) – Comerica Service Center

November

- 4 *Avoiding Liability as a Residential Appraiser Seminar* – University of Phoenix-Dallas/Ft. Worth Campus
- 5 *Real Estate Fraud Seminar* – University of Phoenix-Dallas/Ft. Worth Campus
- 5-12 Chicago National Meetings
- 14 Board of Directors Meeting/Chapter Luncheon Meeting – Lincoln City Club

North Texas Chapter

2002 Officers

President Jack Poe, MAI
Vice President..... MacKenzie Bottum, MAI
Secretary John Hirschy, MAI, SRA
Treasurer..... George Naeter, MAI

2002 Committee Chairs

Education..... Marc Farmer, MAI
Finance George Naeter, MAI
Guidance..... Shannon Dykes, MAI, SRA
Legislative Affairs/FACT George Naeter, MAI
Membership Development and Retention..... Phil Bird, MAI
Programs K. Lynn Naugher, MAI
Public Relations Chuck Dannis, MAI
Social and Charity Events..... Tracy Law, MAI
Symposium MacKenzie Bottum, MAI
Telephone John Hirschy, MAI, SRA
Web Site Richard Baker, MAI

Chapter Office

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