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Connections

Official Publication of the

Association of Texas Appraisers, Inc.

Mission Statement of the Association of Texas Appraisers

The Association of Texas Appraisers was organized to provide opportunities for continuing education and professional association for real estate appraisers and other interested parties within the State of Texas; to establish and maintain minimum requirements for membership; to confer membership designations to properly qualified appraisers; and to provide and maintain an organization that serves the needs of its members.

From the Desk of the President

ATA has been experiencing an exciting new year in 2014. The first class of the year for ATA was held in South Padre Island, Texas. And on February 14 & 15, 2014, ATA held its Mid-Year Meeting in San Marcos, Texas. The conference was very well attended. Since the August 2013 Annual ATA conference, we have awarded three real estate appraiser outstanding service awards.



Arturo Palacios, ATA-G

On January 24-25th, 2014, ATA held its first class of the year in South Padre Island, Texas. There were approximately thirty-five appraisers who attended the classes. The half day class was taught by Candice “Candy” Cooke, ATA-G and the name of the class was Understanding Promulgated Contracts. The 7 Hour USPAP class was taught by Bryan Reynolds from Owensboro, KY. During the luncheon, Ian Martinez was presented the award for 2014’s Real Estate Appraiser Outstanding Service Award for the South Texas Region. Next year’s class will be held in the Corpus Christi, Texas geographical area.

On February 14-15th, 2014, ATA held its second class and/or Mid-Annual Conference in San Marcos, Texas. The same classes taught in South Padre Island were taught in San Marcos. The USPAP instructor for this class was Mike Brunson from Las Vegas, Nevada. During the luncheon, Frank Baker was presented the award for 2014’s Real Estate Appraiser Outstanding service award for the Central Texas Region. There were approximately 130 appraisers who attended the conference.

I would like to thank all the sponsors for both of the conferences this year. International Bank of Commerce sponsored both the South Padre Island and the San Marcos, Texas events. This year’s sponsors for the Mid-Annual Conference in San Marcos were a la mode, Inc., Appraiser’s Business Companion, Landy Insurance Company, Professional Appraisal Services, International Bank of Commerce, and Software for Real Estate Professionals, Inc. I want to give out an additional thank you to A la mode, Inc. for their iPad Mini door prize

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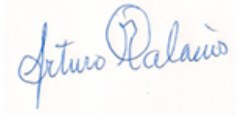
2013-2014 Board of Directors

Arturo Palacios, ATA-G, President	Dennis Crawford, ATA-R, Director
Bobby Crisp, ATA-R, Vice President	Diana T. Jacob, ATA-G, Director
Mava Jalufka , Secretary	David McInturff, ATA-R, Director
Donna Green-Harris, ATA-G, Treasurer	Bobby Shafer, ATA-R, Director
Andy Arledge, ATA-R, Director	Rick Neighbors, ATA-R, Past President

which was presented during our luncheon. Ms. Kimberly Mitchell won the iPad Mini during the luncheon. Mr. Joel Baker from A la mode, Inc. was very helpful during the two day conference. He answered any and all questions pertaining to software issues and mobile appraising.

Our next two day class will be held on May 30-31 in Houston. We look forward in seeing many of you at that conference. Please submit your real estate appraiser outstanding nominees for that area.

Thank you for giving of your time.



New Board Member Andy Arledge, ATA-R

Andy has over 30 years of experience in real estate, starting with a salesman's license in 1981. Andy was a salesman with local Abilene brokers for five years before becoming a broker himself. Andy then started Alliance Realty Group, Inc. which managed REO properties during the 1980's bust from 5 offices across the State of Texas, which included managing and selling residential, multi-family, commercial properties and operating multiple REO businesses' including bowling alleys, motels, and daily rentals on South Padre Island. Holding a State of Texas appraisal license since 2005, and obtaining a Residential Certification in 2007, Andy holds an ATA-R designation from ATA. Currently Andy is finishing a certification in business appraisals and a General Appraiser Certification .



Adding to his experience, he has developed raw land, managed his own and family portfolios of numerous rentals, built and remodeled residential and commercial properties, and owned and operated multiple businesses with up to 100 employees, including restaurants, a car dealership, construction and real estate brokerage. Andy brings a wide range of experience to ATA's board of directors.

Welcome New Members

The President and members of the Board of Directors would like to welcome our newest members: Amy Coston, San Antonio; Larry Cullen, San Antonio; Rob Edwards, Austin; Bradley Froeslich, Colleyville; Weston Galloway, Johnson City; Donald Graham, San Marcos; Ted Lear, Austin; Alesandro Massa, Houston; Frances Morin, Garland; Eric Nordstrom, Houston; Rosalie Rauschuber, Cibolo; Stephanie Streep, San Antonio; Sidney Victory, Fulshear; Mark Villarreal, Richmond and Norma Jean Watkins, Richardson.



Not a member? Log on to www.txappraisers.org and click on the Membership tab for information on joining ATA. If you have questions, please contact info@txappraisers.org.

Designation Information

Congratulations to Donald Graham, ATA-G who was recently awarded the ATA designation.

If you are interested in applying for a designation with ATA, please go to our website, www.txappraisers.org, and click on the Membership link and download the Designation Application.

Houston Regional Meeting

ATA has scheduled the Houston Regional meeting for May 30-31, 2014 at the Wyndham Houston West –Energy Corridor (14703 Park Row, Houston, TX).



On May 30 from 1:00 p.m. - 5:00 p.m., Candy Cooke, ATA-G will present Understanding Promulgated Contracts (4 hrs ACE/MCE*). The course is designed for appraisers and brokers to give them insight into analyzing promulgated contracts with primary emphasis on information that may adversely or positively affect value.

On May 31 from 8:00 a.m. - 4:00 p.m., Diana Jacob, ATA-G will present USPAP Update, No. 101** (7 hrs ACE). She will address the changes in the 2014-2015 USPAP. **(The Appraisal Foundation mandates that each student MUST have a current copy of USPAP in class- no sharing).**

Attendees will have the opportunity to network with fellow appraisal professionals at the breaks and lunch.

A block of rooms has been reserved for ATA attendees at the Wyndham Houston West-Energy Corridor. Sleeping rooms are \$95 (plus tax) per night for single/double rooms. Reservations must be received by May 15, 2014. After this date, reservations will be accepted on a space and rate availability basis. Call (800) 996-3426 and mention code ATA to receive this discounted rate.

To register for this meeting, log on to www.txappraisers.org. Scroll down to the bottom of the page and select the appropriate meeting. Or you can use the **Registration Form on page 15**. For information on Exhibiting at or Sponsoring this event, please contact info@txappraisers.org.

SAVE THE DATE COMING UP	Mark Your Calendar: 9th Annual Meeting and Education Conference, Austin, TX August 1-2, 2014 (11 hrs)
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Congratulations to ATA Members Jamie Wickliffe and Laurie Fontana

Congrats to Jamie Wickliffe on your appointment as the new TALCB Chair and Laurie Fontana on your appointment as Vice Chair.

Geographical Competency

Bobby W. Crisp, MAA, ATA-R , AQB Certified USPAP Instructor, #10287

During the last Texas Appraiser Licensing & Certification Board (TALCB) meeting in Austin on February 21, 2014, an issue regarding geographical competency was brought up. There have been many discussions about this subject over the years and many opinions. We have all heard home owners, real estate agents, lenders, and other appraisers complain that an appraiser traveled all the way from XXXX, TX to appraise this property. During a presentation by Commissioner Doug Oldmixon, the question was asked if he could provide some clarity regarding geographical competency and the complaint process. His response was spot-on.



During a recent ATA Meeting, Mr. Oldmixon provided a presentation where this subject matter was raised. He asked the audience, "How many in the room perform specialty type appraisal services, such as Farm &

Ranch or hotels?" For those that perform such specialized appraisal services, is it reasonable for the appraiser to travel long distances to perform their appraisal? Sure it is. A large resort hotel in Houston may require an appraiser to travel to Dallas, Austin, San Antonio, or even further to find comparable properties.

Mr. Oldmixon asked, "If an appraiser from Lubbock, TX traveled to Midland, TX to perform an appraisal, is it reasonable that the appraiser could become geographically competent? The answer is "yes". On the surface, it raises an eyebrow. But, can that appraiser take the steps to become geographically competent in Midland, TX? You bet they can!

So, with regard to complaints being filed with our state regulatory agency, geographical competency is not an issue on the surface because an appraiser can take the steps necessary to become competent. The issue that the TALCB Enforcement Division will be looking into is whether or not the appraiser is competent geographically in first place. If there is no evidence of competency, did the appraiser disclose any lack of competency and did they describe in the appraisal report that lack of experience in that area, as well as the steps taken to complete the assignment competently. Just because an appraiser traveled a long distance to perform an appraisal assignment does not automatically make them geographically incompetent. Research will tell the story.

Food for thought!

Maybe It's Time to get out of the Basement

by Guy Wesslkamper, CRA, GRI
(Reprinted with permission from Appraisal Buzz)

Too many times we appraisers, especially the single person shops, get "tunnel vision" because we have no contact with our peers in the appraisal profession. We just keep plodding along in our everyday life doing the same thing, but even worse, thinking the same way. We get no external input to help us in our everyday appraiser life. What this does is makes us stagnant and our abilities to do our jobs as appraisers can become severely diminished. I learned this the hard way with my single man shop. So I say to all those work at home appraisers... get off your butt and get out of the basement!



There is so much available to you with just the push of a button. The only problem is you don't know what button to push. But, I bet some of your peers know exactly what button to push. So you say, "That's all fine and good, but how do I find this information out?" Well, the first thing is to talk to your fellow appraisers. Believe it or not, not every appraiser is out to steal your clients. So talking to them is only an asset. You think you are the only one with lousy clients and you are the only one that gets the geodesic dome appraisal assignments. I would be willing to say that your peers might have stories that would make you feel happy about your clients and the unique assignments you are receiving.

So what do you do? Sometimes it starts with a phone call to a fellow appraiser just to shoot the breeze, or possibly an informal lunch just to talk about that last crazy assignment you received. I will guarantee that your fellow appraiser is chomping at the bit to vent his frustrations also. Now, you take this informal meeting and try to make it a monthly thing. Maybe you both invite another appraiser to join you. The more the merrier. You talk about everything from crazy assignments to software. Or FNMA changes to data sources. I guarantee you will learn more in 6 months than you have learned in the past 5 years. Networking is such an important part of our jobs that many appraisers aren't able to or don't bother to take advantage of. Communication with your fellow appraisers helps you as an appraiser and it helps share ideas through the industry as a whole.

* "A real decision is measured by the fact that you've taken a new action. If there's no action, *
* you haven't truly decided." *
* Tony Robbins *

Many states have active appraiser organizations and/or coalitions that have a minimal cost to join. In Ohio, there is OCAP (Ohio Coalition of Appraisal Professionals). Illinois has a similar coalition called ICAP. These organizations generally have several meetings per year and cover a range of topics from MLS changes to FNMA updates and are generally open to non-members also. This is a great place to meet your local peers as well as other appraisers from around your state. These organizations will often provide low cost continuing education as well. There are many reasons to join one of these. Check with appraisers in your area or your state board to see if there is an appraiser organization in your state.

It really is a simple plan and once implemented, you will be kicking yourself for not becoming more involved earlier. You will have a fresh outlook on your profession, but most of all, you will be more knowledgeable and have better tools to complete your day to day appraisal assignments.

Fighting Appraisal Board Complaints

by David Brauner, Senior Broker, OREP

New lending guidelines are causing a spike in complaints to appraisal boards nationwide, and with it, more headaches for real estate appraisers. With borrowers now able to obtain a copy of their appraisal upon request, and agents/brokers attempting to intimidate appraisers by blaming low values on “bad appraising,” frivolous complaints to state boards are a new reality for more and more appraisers- even the careful ones.

A dashed off email complaint by a consumer, agent or other disgruntled party who didn't get their value, can have serious ramifications to an appraiser's business- innocent or not.



Dealing with a complaint, even one without merit, can be time-consuming and frustrating, and if not handled correctly, can be ruinous to your appraisal business. Most insurance companies, including the one's OREP works with, provide free legal guidance to their insureds and this is often the best place to start, especially when dealing with legal suits. But untangling state board complaints, that accuse appraisers of specific violations of the Uniform Standards of Professional Practice (USPAP), require a different set of skills. To be on equal (or better) footing with the stable of attorneys your state board has at its disposal and to properly defend your interests, you often need an expert's understanding of USPAP and an insider's knowledge of how state boards operate to enjoy the best result.

According to Bob Keith, Former Executive Director and Appraiser Program Compliance Coordinator for the Oregon Appraiser Certification and Licensure Board, what many appraisers don't realize is that not all state board investigators are trained appraisers and few are experts in USPAP. “Only slightly more than one-half of one percent of all credentialed appraisers are qualified as experts in the minimum Uniform Standards of Professional Appraisal Practice. As a result, those making decisions about your professional license and career may be less of an expert in USPAP than you are,” says Keith. “It pays to have any expert on your side.”

Keith says to have a fair chance in a complicated and often unfair process, appraisers must understand a few basics about protecting their license and their livelihood and how to obtain expert advice when they need it.

OIG Finds GSEs Ignored Warnings about Appraisal Deficiencies

Reprinted from Mortgage Daily News, by Jann Swanson

A residential appraisal report on property offered as collateral for a mortgage loan, including its condition, neighborhood, market, and value is generally considered to be critical to underwriting mortgage loans. As part of its role as conservator of Freddie Mac and Fannie Mae (the GSEs), the Federal Housing Finance Agency (FHFA) directed them in 2010 to improve the quality and risk management of their single family loans in part by jointly developing a uniform collateral data portal.

The GSEs' selling guides contain requirements for lenders to follow when contracting with appraisers. Lenders are responsible for selecting the appraiser, ordering the appraisal, and reviewing the appraisal to determine if the property provides adequate collateral for the loan. In addition, the GSEs have several requirements for appraisers such as being licensed or certified in the state where the property is located and following the GSEs' requirements and standards. However, before 2012, there was no uniform system for gathering, analyzing, and responding to standardized appraisal data to ensure loans sold to the GSEs met their requirements before purchase.

As of March 2012 the new portal was required to analyze all appraisals for single-family loans before they are purchased by the GSEs. If the checks within the system find signs that the appraisals violate the GSEs' requirements it alerts them and the lenders to the problems. This is intended to improve data quality, ensure compliance with the GSEs' loan eligibility guidelines, enhance loan reviews, and lower the number of loans that must ultimately be bought back by lenders for not meeting GSE standards. The portal was developed under a joint five-year contract valued at \$52 million.

The GSEs developed and tested the portal from February 2010 through March 2012 then required all lenders to submit the data for their appraisals through it. During the development period the GSEs also worked to resolve inconsistencies with terminology, provide appraisers and lenders with a better understanding of their data requirements, implement electronic checks and analyses of the data to allow common and individual use of the information and develop checks and analyses to sift through the data and alert for potential problems. FHFA's Office of Inspector General recently completed an evaluation of how well FHFA is overseeing the GSEs' use of appraisal data before they buy single-family mortgages. OIG's report was released on Thursday.

Appraisers fill out electronic forms with appraisal information and send them to the lender or the appraisal management company contracted by the lender which uploads the appraisal into the uniform data portal. The portal automatically analyzes and checks the data and can generate various types of messages. Where no message is generated requiring additional action the appraisal is classified as successful and allows the associated loan to be delivered for purchase by a GSE. Even when appraisals are deemed successful, lenders are not exempted from obligations under the GSEs' selling guide requirements.



As of Jun 2013 the portal can send any of 366 messages developed jointly and 166 messages developed by one or the other of the GSEs. Both types of messages communicate potential problems with the submitted appraisals. Most of the joint messages (94 percent) concern formatting issues such as the need for dollars to be expressed in whole numbers. OIG did not look at appraisals flagged with these messages. The remaining 21 messages address topics such as the appraiser's license status or the appraised value of the property. Fannie Mae owns the vast majority of the proprietary messages (157) and these as well as Freddie Mac's were developed in consideration of the company's respective business needs.

For its assessment OIG analyzed loans submitted to Fannie Mae between January 28 and June 15 2013 and found that lenders submitted data for over 747,000 appraisals performed by about 52,000 appraisers that resulted in Fannie Mae purchasing \$167 billion in single family loans. For Freddie Mac the analysis covered 135,000 appraisals submitted between Jun 22 and September 30, 2013. Appraisals were done by 34,000 appraisers and Freddie Mac purchased \$29 billion in loans. In each case the beginning of the analysis period coincided with the effective date of the GSE's proprietary warning messages. OIG found that, while the GSEs have progressed in establishing the portal and collecting appraisal data, more needs to be done to use that data to minimize the risk of loss.

Specific Findings, Fannie Mae

From January 2013 through June 2013, Fannie Mae purchased over 56,000 loans which may have contained potential violations of underwriting requirements. Over 4,500 of these appraisals generated more than one warning message (up to 9 messages per appraisal). Despite these alerts, Fannie Mae purchased all of the loans for over \$13 billion.

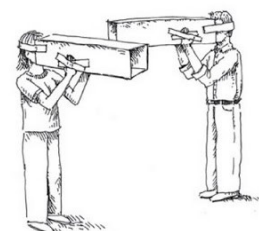
The triggering issue varied from technical appraisal documentation requirements to unauthorized use of single-family loan funds. The warning messages shared with lenders were coded as "automatic overrides" in the uniform collateral data portal. That is, Fannie Mae did not require lenders to explain or resolve potential problems ranging from formatting issues to violations of its underwriting requirements. Instead, Fannie Mae focused its efforts on reviewing the loans for conformance with its requirements after it bought them, informing OIG that their plan was to determine how effective the warning messages were by analyzing actual appraisals to determine the rate of false positives generated by the portal's automated analyses and checks of appraisal data.

Specific Finding, Freddie Mac

During a three-month period of time, from June 22, 2013 through September 30, 2013, over 29,000 out of 135,000 appraisals uploaded into the portal generated one of Freddie Mac's proprietary warning messages alerting that either no property value could be provided or the value of the property was in question. Despite these alerts, Freddie Mac purchased all of the loans for approximately \$6.7 billion.

Freddie Mac's proprietary messages were limited to only one aspect of its property underwriting requirements, the property's value which the GSE accomplished by feeding the portal's appraisal data through the GSE's model for estimating property value. However, the model could not estimate a value for around 25,000 appraisals totaling \$5.6 billion. Reasons for this ranged from the system not being available at the time to not being able to verify that the address existed. For over 4,000 other appraisals, valued at \$1.1 billion, the model warned that the appraisals should be reviewed for accuracy because the estimated value may be excessive for the local market.

Indeed, Freddie Mac does not require lenders to address any of its proprietary messages before buying their loans. Instead, the warning messages were coded as automatic overrides, so the portal accepted the appraisal, giving it a successful status, without lenders explaining or resolving the questionable or absent property values and relies on post-purchase review to catch problems. However the review does not begin with the appraisals that generated the alert but rather selects files based on data points which may or may not include problematic appraisals.



Other Specific Findings

OIG also found that between June 2012 and June 2013 there were 414,000 appraisals for properties totaling nearly \$88 billion which were flagged because the appraiser's license was unverified. Over the same period the portal alerted that 25 appraisers who had conducted 805 appraisals were suspended. The GSEs subsequently purchased loans valued at almost \$88 billion when they could not determine if the appraisers were licensed to do the work. OIG found that the warning messages received were either indeterminate or inaccurate and ultimately identified only two appraisers who were indeed suspended.

Conclusions and Recommendations

OIG concludes that increased FHFA oversight can enhance the GSEs' use of the portal's appraisal data before they buy single-family mortgages and can reduce collateral risk. Overall, OIG made 14 recommendations to help the GSEs use appraisal data to improve loan quality and to reduce the risk of loss. The three key recommendations based on the findings above were:

To improve Fannie Mae's use of appraisal information generated by the uniform collateral data portal related to the 25 proprietary messages FHFA should perform supervisory review and follow-up to ensure that Fannie Mae takes action to change the portal message type from automatic override to manual override or fatal for the 25 proprietary messages related to underwriting requirements. This will require lenders to take action to address the appraisal-related messages warning of potential underwriting violations prior to delivering the loans.

To improve Freddie Mac's risk management related to the use of proprietary messages, FHFA should perform supervisory review and follow-up to ensure that Freddie Mac takes action to develop and implement additional proprietary messages related to its property underwriting requirements, establish the additional pro-

proprietary messages related to property underwriting requirements as manual override or fatal requiring lenders to take action to address the messages prior to delivering the loans, and review the type of message related to the existing nine proprietary messages for consideration of converting the type of message from automatic override to manual override or fatal, which will require the lenders to take action to address the messages prior to delivering the loans.

To enhance use of joint messages related to the status of an appraiser's license, FHFA should perform supervisory review of both GSEs to ensure the warning messages distinguish between inactive appraisers and unverified appraisers; ensure that the portal tests whether appraisers are licensed and active at the time the appraisal is performed; change the message type to one requiring lenders to take action prior to delivering the loan. OIG also recommends that the GSEs seek remedy for the 23 loans, valued at \$3.4 million, delivered by the two suspended appraisers in violation of underwriting requirements.

TAFAC and You

By Diana Jacob, ATA-G, AQB Certified USPAP Instructor, #10022



As an ATA member you also have representation at The Appraisal Foundation Advisory Council (TAFAC). Although this TAFAC only meets twice a year face to face they conduct business year round through telephone conferences. This body is the larger of the three councils of The Appraisal Foundation (TAF) and one of the earliest councils. It is here where much of the work in studying the issues facing the Board of Trustees (BOT), the Appraisal Practice Board (APB), Appraisal Qualification Board (AQB) and the Appraisal Standards Board (ASB) is done in order to provide these respective boards' specific guidance and expertise from the representatives of the TAFAC sponsoring organizations.

This year ATA has been placed on the APB issues committee and it's expected to be a very busy year in terms of all the valuation advisory opinion subject matters that are being worked on. This specific board, unlike the ASB and AQB, is not funded through any Federal Grants. Being the newest board of TAF there is a lot about the APB that few understand.

The APB does not invent methodologies; rather they bring together the methods and state "this is a recognized method and technique". They issue voluntary Valuation Advisories as their board was not part of the Financial Institutions Reform Recovery Enforcement Act Title XI, known as FIRREA Title XI. What is so unique about their work is that with each Valuation Advisory Opinion, there are links to all the resources from which their panel of experts pooled when working on the Valuation Advisory Opinion. The work is done through a specialized committee known as Subject Matter Experts (SMEs). Each issue will have its own separate committee of SMEs. Currently they have a memorandum of understanding (MOU) with the Department of Energy to develop "Green" courses both for residential and for commercial appraisers. That is why specific expertise is being sought, not only in this subject, but others as well.

Recently TAFAC charged each representative with soliciting their respective membership to complete a form that will be part of a pool in which the APB can go to and identify those with specific expertise in numerous areas. Each issue worked on by the APB is done through that individual committee of Subject Matter Experts (SMEs). The APB oversees the work and then also utilizes their issues committee (that's the group ATA has been assigned) to look over exposure drafts of their Valuation Advisory Opinions and offer guidance before final publication. The disclosure of the SME is not divulged until the Valuation Advisory Opinion is ready for publication. This allows each member to do their work without undue influence by any one proprietary interest.

I hope you'll take the time to go to the website of TAF and click on the APB icon and fill out that form. Your profession needs you.

ATA Outstanding Service Award Winners

Congratulations to Outstanding Service Awards winners Ian Martinez and Frank Baker, ATA-R.

Download the Award Application at <http://www.txappraisers.org/ATA Awards.pdf>.



Ian Martinez and
Arturo Palacios, ATA-G



Frank Baker, ATA-R and
Arturo Palacios, ATA-G

Interested in serving on the ATA Board of Directors

ATA is looking for a few board members to fill the 2014-2017 slots. If you are interested and have the time and passion, please contact Nominating Committee Chair Rick Neighbors, ATA-R at rick@rickn.com.

Synergy

The word "synergy" pictures a group of people working together in a great cause, each functioning at their highest level and enjoying it.

The idea that a team is 'owned' by its members and when every member of a team takes ownership, 'good things happen.' In celebrating victory, a wise leader always takes the accolades and passes them on to others."



Thanks "Team" for making ATA a wonderful association.

An advertisement for "The Appraiser's Business Companion". It features the ABC logo (Appraiser's Business Companion) and the website www.abc-mgt.com. The main image shows three men in business suits looking at a laptop. Below the image, the text reads: "THE APPRAISER'S BUSINESS COMPANION The Appraiser's Business Companion (The Companion) is an online tool for appraisers that will assist with adjustment support, sample comments and certifications, building a stronger workflow, as well as a knowledgeable staff that is available to assist you with any appraisal question you might have." At the bottom, a green banner states: "Appraiser's Business Companion is the only online resource you need to handle real estate appraisals like a pro. Register today to gain immediate access to our online tools."

How many boxes have you checked so far?



UPCOMING CHANGES TO REAL PROPERTY APPRAISER QUALIFICATIONS

On December 9, 2011, the Appraiser Qualifications Board of The Appraisal Foundation adopted changes to the *Real Property Appraiser Qualification Criteria* that will become effective January 1, 2015. These changes represent minimum national requirements that each state must implement no later than January 1, 2015.

OVERVIEW OF CHANGES

National Uniform Licensing and Certification Examinations	Education <u>and</u> experience must be completed prior to taking the AQB-approved <i>National Uniform Licensing and Certification Examination</i> .
Background Checks	All candidates for a real property appraiser credential must undergo background screening. State appraiser regulatory agencies are <i>strongly</i> encouraged to perform background checks on <i>existing</i> credential holders as well.
College Degree Acceptance and Core Curriculum Requirements	Credit towards qualifying education requirements may be obtained via the completion of a degree program in Real Estate from an accredited degree-granting college or university provided the college or university has had its curriculum reviewed and approved by the AQB.
Deletion of the Segmented Approach to Criteria Implementation	States had the option to implement the 2008 <i>Real Property Appraiser Qualification Criteria</i> via the “segmented approach.” This implementation option will no longer be valid effective January 1, 2015.
Restriction on Continuing Education Course Offerings	Aside from complying with the requirements to complete the <i>7-Hour National USPAP Update Course</i> (or its AQB-approved equivalent), appraisers may not receive credit for completion of the same continuing education course offering within an appraiser’s continuing education cycle.
Distance Education Requirements	A <i>written, proctored</i> examination is required for all qualifying education distance course offerings. The term <i>written</i> refers to an examination that might be written on paper or administered electronically on a computer workstation or other device.
Revisions to Subtopics in Guide Note 1 (GN-1) and Continuing Education Topics	Added topics on green building (qualifying and continuing education), seller concessions (qualifying and continuing education) and developing opinions of real property value in appraisals that also include personal property and/or business value (continuing education only).

COLLEGE LEVEL EDUCATION REQUIREMENT CHANGES*

CLASSIFICATION	CURRENT REQUIREMENTS	1/1/15 REQUIREMENTS
Trainee Appraiser	None	None
Licensed Residential Appraiser	None	30 semester credit hours of college-level education from an accredited college, junior college, community college, or university OR an Associate's degree or higher (in any field).
Certified Residential Appraiser	21 semester credit hours in specified collegiate subject matter courses from an accredited college or university OR an Associate's degree or higher.	Bachelor's degree or higher (in any field) from an accredited college or university.
Certified General Appraiser	30 semester credit hours in specific collegiate subject matter courses from an accredited college or university OR a Bachelor's degree or higher.	Bachelor's degree or higher (in any field) from an accredited college or university.

*These requirements are effective for individuals seeking a real property appraiser credential *after* January 1, 2015. However, in some cases, the requirements may also apply to *existing* real property appraisers (for example, a state may require a credentialed appraiser to meet the new Criteria if he or she moves from a state that does not have reciprocity with that state. Or some states may require appraisers seeking to change their credential level to meet all of the 2015 Criteria prior to obtaining the new credential). **Credentialed appraisers are urged to contact the applicable state appraiser regulatory agencies if they are contemplating relocation or changing credential levels.**

SUPERVISORY APPRAISER AND TRAINEE APPRAISER REQUIREMENT CHANGES

SUPERVISORY APPRAISER	TRAINEE APPRAISER
State-certified Supervisory Appraiser shall be in good standing with the training jurisdiction and not subject to any disciplinary action within the last three (3) years that affects the Supervisory Appraiser's legal ability to engage in appraisal practice. Shall have been state certified for a minimum of three (3) years prior to being eligible to become a Supervisory Appraiser.	All qualifying education must be completed within the five (5) year period prior to the date of submission of an application for a Trainee Appraiser credential.
A Supervisory Appraiser may not supervise more than three Trainee Appraisers at one time, unless a state program in the licensing jurisdiction provides to progress monitoring, supervising certified appraiser qualifications, and supervision oversight requirements for Supervisory Appraisers.	A Trainee Appraiser is permitted to have more than one Supervisory Appraiser.
Shared responsibility to ensure the appraisal experience log for the Trainee Appraiser is accurate, current, and complies with the requirements of the Trainee Appraiser's credentialing jurisdiction.	
Both the Trainee Appraiser and Supervisory Appraiser shall be required to complete a course that, at a minimum, complies with the specifications for course content established by the AQB. The course will be oriented toward the requirements and responsibilities of Supervisory Appraisers and expectations for Trainee Appraisers. The course must be completed by the Trainee Appraiser prior to obtaining a Trainee Appraiser credential, and completed by the Supervisory Appraiser prior to supervising a Trainee Appraiser.	



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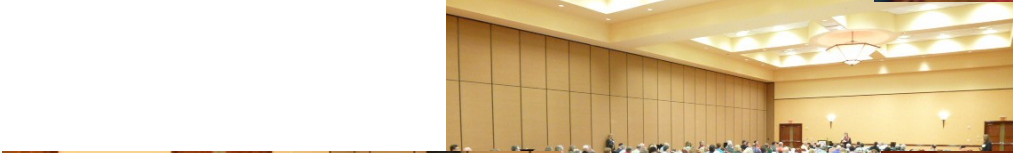
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South Padre Island Meeting Pictures



The opinions and statements expressed herein are those of the individual authors and do not necessarily reflect the viewpoints of the Association of Texas Appraisers or of its individual members.

ATA Mid-Year Meeting Pictures



Association of Texas Appraisers - Meeting Registration Form

Houston Regional Meeting May 30-31, 2014

Name: _____ Name for Badge: _____
Address: _____ E-Mail: _____
_____ Phone: _____

All prices increase \$20 after May 15

Member	\$99
Member with Book	\$164
Non-Member	\$198
Non-Member with Book	\$263
Guest Lunch	\$20

Total Due \$ _____

Please Note: The Appraisal Foundation mandates that each student MUST have a current copy of USPAP in class-no sharing.

For more information, contact:
Teresa Walker (210) 837-7123
(info@txappraisers.org)

Mail Registration and Payment:

Association of Texas Appraisers
13530 Escort Drive
San Antonio, TX 78233

Register and Pay On-line:

www.txappraisers.org (Scroll down on the home page and select the appropriate meeting. Go to the bottom of the meeting page and it will take you to Pay Pal.)

Registration form and payment must be received by May 25. No refunds after May 25.

For more information, contact:
Teresa Walker at (210) 837-7123
(info@txappraisers.org)

Schedule

Friday, May 30

Noon Registration
1:00 p.m. - 5:00 p.m. *Understanding Promulgated Contracts*

Saturday, May 31

7:30 a.m. Breakfast
8:00 a.m. - Noon: *USPAP Update Course, No. 101*
Noon to 1:00 p.m. Lunch (included with your registration fee)
1:00 p.m. - 4:00 p.m. *USPAP Update Course, No. 101 (Con't)*

Don't forget to make your **Hotel Reservations at the Wyndham.**

A block of rooms has been reserved for ATA attendees at the Wyndham Houston West—Energy Corridor, 14703 Park Row, Houston, TX. Sleeping rooms are \$95 (plus tax) per night for single/double rooms. Reservations must be received by **May 15**. After this date, reservations will be accepted on a space and rate availability basis. Call (800) 995-3426 and mention code ATA to receive this discounted rate.