



The Scope



Volume 1, Issue 1

October 2005

NCPAC

**North Carolina
Professional
Appraisers
Coalition**

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- 2005-2006 Officers:**
- President:** [Baldy Williams](#)
 - Vice President/President Elect:** [Darrel Hignite](#)
 - Vice President:** [Steve Wolfson](#)
 - Secretary:** [Lauriette West](#)
 - Treasurer:** [Andy Ledford](#)

First Newsletter for the NCPAC

The NCPAC has been organized for the purpose of serving and protecting the collective interest of all professional appraisers in North Carolina. To this end, it encourages professional appraisal practice and promotes professional appraisal services by providing a number of services to its members, including, but not limited to, the following:

- Continued development and maintenance a system for sharing information among its members through newsletters, internet, personal contact, periodic group meetings, or other reasonably available means.
- Identifying and disseminating representative views of its appraiser members on matters of common interest, including but not limited to: changes in USPAP, changes in the NC Appraisers Act, changes in NCAB rules, and appointments to the NCAB.
- Looking into the possibility of employing the services of a lobbyist to represent the views of appraiser members to the NC Legislature, to the NCAB, to federal appraisal oversight agencies, and to any other entity that affects professional appraisal practice .
- Seeking and obtaining group discounts for goods and services typically used by appraisers.
- Providing a website together with a monitored internet bulletin board for use of its members.
- Providing a public access website that includes (among other things) a directory of all members of NCPAC.

This Newsletter has been established as a medium of communication for the appraisers who belong to NCPAC. All suggestions and contributions are welcome.

It is the goal of this newsletter to help appraisers become more connected and more informed of the issues that affect us. We plan to provide opinion, information, forum, entertainment, and speculation. This initial offering and future editions represent our attempt to bridge the gaps that exist between us and form an alliance among appraisers. We hope you find it timely, interesting, and informative. Please feel free to forward our NCPAC newsletter to other appraisers who are not members, so that we might include and inform them that an organization exists to represent North Carolina appraisers and North Carolina appraisers' interests.



Our 3rd Annual Conference

In September, the Third Annual conference of the North Carolina Professional Appraisers Coalition (NCPAC) was held at the Westin Hotel in Charlotte, NC.

At the conference, Archibald (Baldy) Williams from Wilson was

elected President, Darrell Hignite from Greenville was elected Vice President/President Elect, Steve Wolfson from Wilmington was elected Vice President, Lauriette West from Durham was elected Secretary, and Andy Ledford from Zebulon was elected as Treasurer. Members elected to the Board include Ben Atkins (Calabash), Leonard Breedlove (Rocky Mount), Amanda Creek (Zebulon), Oscar Davis (Fayetteville), Bob Reeves (Durham), Brian Weyeneth (Charlotte), and Doug Winner (Raleigh).



Held at the Westin in Charlotte

This year's meeting included a Lender Panel, during which local lenders Branch Bank and Trust, RBC Centura, and First Charter Bank participated in discussion with the appraisers.

Other guests included representatives from

Fannie Mae (FNMA) and Freddie Mac (FHLMC) Institutions which brought information on the new form changes beginning November 1st, 2005. A representative from the FBI spoke on Mortgage Fraud in NC. And Roberta Oullette of the NC Appraisal Board was the guest speaker for the evening's banquet.

Other guests included Danny K Wiley from the Appraisal Standards Board leading a discussion on changes in the USPAP for 2006.

In addition to the election of NCPAC officers and board, new members were encouraged to join the organization. At the meeting's end, it was decided that Wilmington, NC would be the host for next year's Fourth Annual Conference of the NCPAC!

Conference Survey:

Please send us email about this Year's conference. We would like to get your thoughts and opinions about the speakers, the facilities, and the content...

Please forward your emails to amanda@ncpac.org

***Next year's Conference is
in Wilmington !***

Please make suggestions for Our Logo...

We have a great logo for NCPAC that was designed based on the North Carolina flag.

If you would like to suggest an idea for other logos for the NCPAC, please submit them to the publisher. We are in the process of designing lanyards for next year's conference, business cards and name tags for Officers and Directors of the Board, and various other

items which would require a universal logo or several different logos.

Please forward submissions to the publisher through email to the following:

amanda@ncpac.org

or to bob@ncpac.org



Our Logo

Calendar of Events For October



October 2005

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10 Columbus Day	11	12	13	14	15
16	17	18 NCAB meeting	19 NCAB meeting	20	21	22
23	24	25	26	27	28	29
30 Daylight Savings	31 					

This Month:

18-19th NCAB meetings

31st—Happy Halloween

Coming up next Month:

Happy Thanksgiving...



Featured Appraiser of the Month

Often times appraisers tend to be independent individuals who run our their shops and rarely have contact with other appraisers. We'd like to change that...

Each month we will feature one appraiser from North Carolina. It can be your best friend, your mentor, or anyone who is a North Carolina appraiser. Please feel free to submit all ideas or suggestions to the publisher.



Who will it be?

In your submission please include contact information for the appraiser, so that we may get permission to run an article. If you would like to run one about yourself to let us know about a significant event, feel free, you need not be nominated to apply.

Be sure to check in next month to find out who is the Appraiser of the Month!

NCPAC

Our Contributors

Amanda Creek—Publisher
Bob Reeves— Editor

Official Newsletter for the
North Carolina
Professional Appraisers
Coalition

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Check us out online
www.ncpac.org



NP Organization

2005-2006 At-Large Board Members

[Ben Atkins](#)

[Bob Reeves](#)

[Leonard Breedlove](#)

[Amanda Creek](#)

[Oscar Davis](#)

[Dale Smathers](#)

[Brian Weyeneth](#)

[Doug Winner](#)



Can you believe it?

Editorial by Amanda Creek

I am fairly new to this profession, I have only been appraising since 1998, but I ran into to something today I have not run into before...

I was sent an order, by a lender I have done work for before, requesting a URAR. The conversation that preempted the order was that they had an appraisal done, but the previous appraiser was not on the list of the company they sold the loan to so they could not use it. They were willing to pay for a new appraisal. Sounds good. I also knew that this company required credit card payment from all applicants by paypal before the orders would be processed. Another good idea, the prepayment of appraisals... But this is where the good news ends.

I made a phone call to the number designated by the lender as a first person to contact. I was very surprised to find out that the

number they gave me was the other appraiser, surely I had misunderstood.

Sadly, no, and this is the unbelievable part. The lender gave me the number of the previous appraiser so that I could charge the appraiser for the appraisal!

The lender's rationalization was that because the appraiser was not on the list (of the secondary bank not mentioned) that the appraiser should have to pay to have a new appraisal done.



A TRUE HORROR STORY

I stopped right in my tracks. I could not believe it. I simply told the other appraiser that under no circumstances would I take payment for this appraisal from him/her and in fact I would call the lender immediately and turn down the assignment. I was appalled that the lender would have the gall.

It is my opinion that if lenders are allowed to deny payment or be reimbursed for a product they can not sell for whatever reason, it is a slippery slope. I told the lender that their request undermined our very profession, and if we did not believe in the principles and ethics under which we practice, what would that make us?

Your thoughts? Wish to contribute to next month's newsletter? Send emails to amanda@ncpac.org