THE AMC FEE LINE

Who gets the appraisal fee, and when the new report asks you to show it.

THE ONE IDEA

Two boxes on the new report. Fill them in when your state or your client requires it.

THE NEW REPORT

Assignment Information has two boxes: Appraiser Fee (report field 2.006), "Fee paid to the appraiser," and AMC Fee (2.007), "Fee paid to the AMC." Both are required "If required by state or client." The guide adds: "In certain jurisdictions, the appraiser is required by law to disclose the fee charged by the appraiser and the Appraisal Management Company (AMC) if applicable. If not populated, this information does not display."

Fannie Mae and Freddie Mac, Appendix F-1, URAR Reference Guide v1.2 (Sept. 17, 2024), Assignment Information, Appraiser and AMC Fee; Appendix C-1, URAR v1.3

FEDERAL LAW

The standard settlement form "may include, in the case of an appraisal coordinated by an appraisal management company ... a clear disclosure of (1) the fee paid directly to the appraiser by such company; and (2) the administration fee charged by such company." May, not must.

RESPA, 12 U.S.C. 2603(c), as amended by Dodd-Frank Act section 1475 (2010)

NEVADA

An appraiser who has performed an appraisal assignment for an appraisal management company "shall disclose in the body of the appraisal report prepared by the appraiser the total amount of money, expressed as a dollar amount: (a) Paid to the appraiser; and (b) Retained by the appraisal management company, in connection with the appraisal." The AMC must disclose the same two amounts to the appraiser.

NAC 645C.389, added by R091-09, effective April 20, 2010

UTAH

An AMC must "direct the appraiser who performs the real estate appraisal activity to disclose in the body of the appraisal report: (i) the total compensation, stated as a dollar amount, paid to the appraiser ... and (ii) the total compensation kept by the AMC in connection with the real estate appraisal activity, stated as a dollar amount."

Utah Admin. Code R162-2e-304(1)(f)

WHO SEES IT

"A creditor shall provide an applicant a copy of all appraisals and other written valuations developed in connection with an application for credit that is to be secured by a first lien on a dwelling."

Regulation B, 12 CFR 1002.14(a)(1)

SCORE YOUR CALLS

Call 1: B. The Appraiser Fee and AMC Fee boxes are required "If required by state or client." Neither is required on every report.

Call 2: B. Where your state requires both numbers, ask the AMC for what it retained, get it in writing, and keep it in your workfile. A guess is not a disclosure, and a blank box, with the number nowhere else in the report, does not meet the rule.

YOUR CHECKLIST

- [ ] Look up your state's rule on AMC fee disclosure (your state appraiser board).
- [ ] Read your engagement letter and the AMC's instructions: does your client want the fee boxes filled?
- [ ] When the boxes apply, get both numbers in writing before you sign, and keep them in your workfile.
- [ ] Report the number your state asks for. Nevada and Utah ask for what the AMC retained.

THE LAWSUITS

What has been filed, what each side says, and an email to ask an AMC for both numbers.

THE CASES (ALLEGATIONS; NONE HAS REACHED A FINAL DECISION)

TIMMINS

Lacey Timmins v. ClearCapital.com, Inc., Core Valuation Management, Inc. and Rocket Mortgage, LLC. Superior Court of California, County of Stanislaus, filed November 1, 2024. The complaint says AMCs "pay appraisers a small fraction of borrowers' appraisal fees." On May 19, 2025, the court ruled on the defendants' demurrers: it threw out some claims, including the consumer-protection (CLRA) claim, and let others, including the unfair-competition claims, go forward.

Complaint, case CV-24-008809, paragraph 3; Ruling on Demurrers, May 19, 2025

BERNHOLTZ

Clayton Bernholtz v. CrossCountry Mortgage, LLC and Class Valuation. Filed June 11, 2026 in Broward County, Florida; removed to the U.S. District Court for the Southern District of Florida (No. 0:26-cv-61978). The complaint says: "the AMCs pay the appraiser only a fraction of this fee, deceptively keeping the remainder for themselves."

Working RE, Frank Andorka, November 3, 2026; National Mortgage News, July 21, 2026

ARNOLD

Andrew Arnold v. Appraisal Nation, LLC; AMC Links, LLC; and United Wholesale Mortgage, LLC. Broward County, Florida, e-filed December 16, 2025. Working RE lists it as the third pending class action over appraisal fee transparency.

Complaint, 17th Judicial Circuit, Broward County; Working RE, November 3, 2026

THE OTHER SIDE

CrossCountry has moved to dismiss the breach of contract count, arguing the loan estimate is a regulatory disclosure, not a binding contract; at press time the motion was pending. In Timmins, Clear Capital's filing argued the plaintiff has an "apparent lack of awareness about the critical role that AMCs play." REVAA, the AMC trade group, told Working RE: "We do not oppose the disclosure of the AMC and appraiser fee separately in the consumer closing documents."

Working RE, Frank Andorka, November 3, 2026; Working RE, Isaac Peck, July 1, 2025

AN EMAIL YOU CAN SEND TO ASK AN AMC FOR BOTH NUMBERS

Subject: Fee disclosure for order [number], [property address]
Hi [name],

I'm finishing the appraisal for order [number]. [State] requires me to disclose, in the body of the report, the total paid to the appraiser and the total retained by the appraisal management company, in dollars. You've confirmed my fee of $[amount]. Please reply with the total [AMC name] is retaining for this assignment, so I can report it accurately before I sign.

Thank you,
[your name], [license]

SOURCES

Fannie Mae and Freddie Mac: Appendix F-1, URAR Reference Guide v1.2 (Sept. 17, 2024), Appraiser and AMC Fee; Appendix C-1, URAR v1.3 (March 10, 2026), Assignment Information. At fanniemae.com/uad.
RESPA, 12 U.S.C. 2603(c)(Dodd-Frank Act section 1475). Nevada NAC 645C.389. Utah Admin. Code R162-2e-304(1)(f). Regulation B, 12 CFR 1002.14(a)(1).
Working RE, Frank Andorka, "Class Valuation Faces Class-Action Suit Over Appraiser Payments," November 3, 2026. Working RE, Isaac Peck, "Could a Class Action Lawsuit Finally Unbundle Hidden AMC Fees?" July 1, 2025. National Mortgage News, July 21, 2026. Timmins complaint, Stanislaus County Superior Court, November 1, 2024, and the court's Ruling on Demurrers, May 19, 2025. Arnold complaint, Broward County, December 16, 2025.