

UNDUE PRESSURE ON APPRAISERS BY LENDERS. Appraisers report numerous instances where a lender has exerted undue pressure to come to a certain value or to change an appraisal when it should not be changed. **THIS IS A CLASS 6 FELONY.** Board statute, A.R.S. § 32-3633 Undue Influence; Classification states, "A person who induces or influences the actions of an appraiser for purposes of securing an appraisal that is grossly misleading, or fraudulent, is guilty of a class 6 felony." Appraisers are urged to contact the appropriate government agency that regulates the lender. Visit the Arizona Department of Financial Institutions' website at www.azdfi.gov to determine what government agency regulates the lender so that a complaint can be filed.