



May 10, 2017

**Testimony of Dean Kelker to the Pennsylvania General Assembly Professional Licensure Committee**

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Mark Schiffman  
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Re: Support for HB 863, Printer Number 969

Chairman Mustio, Representative Readshaw and members of the committee,

My name is Dean Kelker. I am senior vice president and chief risk officer for SingleSource Property Solutions. Based in Canonsburg, SingleSource is a nationwide service provider to many of the nation's largest loan origination, servicing, and secondary entities. We employ approximately 250 people in Pennsylvania. Our lender clients serve Pennsylvania homebuyers, as well as consumers in the other 49 states and throughout the world.

In addition to representing the interest of SingleSource Property Solutions, I am also here representing REVAA, an industry trade association representing Appraisal Management Companies and others providing lender valuation services such as Broker Price Opinions (BPO) and Alternative Valuation Methods (AVM). SingleSource and most REVAA members are licensees in Pennsylvania.

**Thank you for the opportunity to share our perspective. Despite the fact that this would create one of the most restrictive BPO statutes in the country, we are willing to support HB 863, as spelled out in Printer Number 969, as originally introduced by Representative Greg Rothman and other sponsors.**

SingleSource and members of REVAA want to share sincere appreciation for the significant time commitment and hard work undertaken by Representative Rothman, the Pennsylvania Association of Realtors and the organization's representing Pennsylvania appraisers. Passage of HB 863 is important to expanding choices in the BPO marketplace; lifting the BPO prohibition will make Pennsylvania competitive with other states in the servicing and securitization of mortgage loans, and opening up this market will create new employment and income opportunities for brokers and real estate agents.

It is our sincere hope to continue working with all industry stakeholders to ensure fair and balanced legislation in Pennsylvania. Thank you, I am happy to answer any questions.