



AMF Publishes Exclusionary Lists

July 7, 2025

Effective immediately, Arch Mortgage Funding, Inc.® (AMF), will no longer purchase loans affiliated with certain borrowers, guarantors and appraisers included on the following two Exclusionary Lists:

Table 1: Excluded Borrowers and Guarantors

- AMF will no longer purchase loans involving any of the borrowers and guarantors listed in Table 1.
- Any loans involving a borrower or guarantor listed in Table 1 will need to be withdrawn and/or repurchased.

EXCLUDED BORROWERS AND GUARANTORS		
2MC Estates LLC	Eric Petersen	Levy Ventures, LLC
40 W NY LLC	Gelt Venture Partners LLC	Nachum Dirnfeld
Albert K. Barton III	GM Credit Inc.	Richard Puleo
Aliya Properties, LLC	Gold Mine Credit, Inc.	Shawn Hubbard
Andre Karl Merkerson	Gold Mine Rewards, Inc.	Shiloh Boone Lasater
Andre Merkerson	Gold Ventures 2 LLC	Thomas Fischer
Benjamin Eidlisz	Gold Ventures LLC	Tovim 1 LLC
Benjamin Samson	J. Roberto Macedo	Tovim LLC
Brandon Mendenhall	Jane Katrina Rea	Upper Nyack Views LLC
Christopher Flournoy	Jay Offen	William Andrew Faught
Darren Alan Ferrell	Joaquim Ferreira	Yhenneko J. Taylor
David Lemberg	Joseph Fant IV	Zahav Plus Ventures LLC
Deera LLC	Juan Camilo Gomez	Zahav Ventures LLC
EGBE Ventures LLC	Kathy E. Hebert	
Eluzer Gold	Kesef Ventures, LLC	

Table 2: Excluded Appraisers

- AMF will no longer accept appraisals from any of the appraisers listed in Table 2.
- Any loans submitted with appraisals from an appraiser listed in Table 2 will be conditioned in diligence and will require a new appraisal from an appraiser not listed on Table 2 and/or will need to be repurchased.

EXCLUDED APPRAISER	APPRAISAL FIRM	LICENSE #	STATE
Anthony Toteda	ATE Services	45-000028821	NY
Barry Colen	Colen & Associates	27886	MD
Bob McManus	McManus Group	A4180	NC

EXCLUDED APPRAISER	APPRAISAL FIRM	LICENSE #	STATE
Brian Land	BNL Appraisal Group, LLC	CR61500017	IN
Chris Jarvis	Newmark	553001832	IL
Christopher Actie	Christopher Actie	20028943	MD
Edgar Lee Suttles	Apex Appraisals	R01302	AL
Eric Evans	SPC Appraisals	11808	MD
Ettore Petrone	Petrone Valuations, LLC	RL139162	PA
Fred Bajalia	Bajalia and Associates, LLC	CG1341	GA
Howard Newman	Colliers	42RG00249000	NJ
Hugh Duncan	Duncan Appraisal Group, LLC	RD7866	FL
Jacob Goldmunzer	Jacob Goldmunzer	45000044224	NY
Jacob Munzer	Appraise-Rite Inc.	45000044224	NY
Jason Taylor	Capitol Services Group, Inc.	30029212	MD
Jayce Lewis	Pro Val Appraisal Services	1360012R	TX
Jeffrey Hellen	Contact Appraisals, LLC	GA003952	MD, PA
Jon Diepietra	BBG	48000046386	NJ, NY
Joseph Fernandez	Palisade Appraisals	300352209, 42RC00280300, 45000047872	MD, NJ, NY
Judy Tomlinson	Tomlinson Appraisals	L00097	AL
Kashif Chaudhry	AWD Appraisal Assoc., LLC	30013025	MD
Louis Skale	Louis Skale, ASA	RL000736L	PA
Luigino Petrone	Petrone Valuations Inc.	CR2002119, 4001018139	DC, VA
Matthew DeBlasio	BBG	46000053167	NJ, NY
Michael R. Kalaman	Eagle Appraisals, Inc.	RD5170	FL
Mike Haynes	Hometown Appraisals Inc.	45000046046	NJ, NY
Robert Igbanugo	The RBT Firm, LLC	GA2002167, 40012397	DC, MD
Russell Smith	Mid-Atlantic Appraisal Group, Inc.	RL139589	PA
Shaun Dolan	Newmark	553002841	IL
Susan Harper	Harper Appraisals	A3881	NC
Victor Schlesinger	Republic Valuations	46000047078	NJ, NY
Yevgeny Gekht	MMGE Properties	30028097	MD

If you have any questions, please contact creditscenarios@archmortgagefunding.com.