

# NEIL G. WALLER, Ph.D., MAI

Resume: January 2008

Department of Finance  
Clemson University  
Clemson, S.C. 29634  
Phone: 864-656-4878

## **EDUCATION**

Ph.D.: December, 1986. University of Texas at Austin.  
Major: Finance and Real Estate

MABA: June, 1978. University of Florida.  
Major: Real Estate and Urban Analysis

BSBA: August, 1975 (With Honors). University of Florida.  
Major: Real Estate and Urban Analysis

## **UNIVERSITY POSITIONS**

Since 1988: Real Estate Program Director, and Full Professor of Finance and Real Estate at Clemson University.  
1985 to 1988: Real Estate Program Director, and Assistant Professor of Finance and Real Estate at the University of North Texas.  
1981 to 1984: Instructor, Department of Finance, University of Texas at Austin.

## **HONORS, MEMBERSHIPS & ASSOCIATIONS**

Pulliam Fellow of Real Estate Development 2001 to 2005  
Cote Fellow, Teaching and Service Award 2003  
Cote Fellow, Teaching and Service Award 2000  
Editor, The South Carolina Appraiser 1996-1999  
Wachovia National Banking Scholar 1997-98  
Cote Fellow, Teaching and Service Award 1996  
Faculty President, College of Commerce and Industry 1994-95  
Cote Fellow, Research Award 1995  
Certified General Real Estate Appraiser South Carolina License CG-335  
The Appraisal Institute (MAI designation)  
South Carolina Real Estate Broker  
Board of Directors of the S. C. Realtors Education Foundation 1992-94  
Advisor to the Clemson University Real Estate Foundation Board 1992-94  
Phi Kappa Phi Honor Fraternity

## **COURT EXPERIENCE**

Have qualified as a finance or real estate expert in:  
Circuit Court, Common Pleas  
Probate Court  
Circuit Court, Master-In-Equity

## **CLIENTS**

A partial list of clients includes:  
Ogletree, Deakins, Nash, Smoaks and Stewart (Attorneys at Law)  
Nelson, Mullins, Riley and Scarborough (Attorneys at Law)  
Fedor and Anders (Attorneys at Law)  
Nexen, Pruet, Jacobs and Pollard (Attorneys at Law)  
Theresa Horton (Attorney at Law)  
Logan, Jolly & Smith (Attorneys at Law)  
Furman University  
GE Capital Corporation

NationsBank  
Suntrust Bank  
BASF Corporation

### **UNIVERSITY COURSES TAUGHT**

Real Estate Finance, Real Estate Investments, Real Estate Appraisal, Real Estate Principles, Corporate Finance & Managerial Finance

### **SYNDICATED NEWSPAPER COLUMN**

Bi-weekly real estate column, November 1989 to May 1993, in The State (Columbia), the Anderson Independent Mail, The Sun News (Myrtle Beach), the Spartanburg Herald Journal, the Island Packet (Hilton Head), The Messenger (Clemson), the Journal Tribune (Seneca), The Easley-Progress co-authored with Theresa H. Waller.

### **PRIVATE INDUSTRY EXPERIENCE**

December 1995 to 2001: Real estate appraiser and consultant with the Robinson Company, Greenville, SC.

June 1981 to August 1985: Apartment Manager, Austin, Texas.

June 1981 to June 1982: Project manager, investment and mortgage analyst on a government research grant from the Texas Energy and Natural Resources Commission for Southwest Realty Research and Development, Inc., Austin, Texas.

July 1978 to July 1980: Commercial property appraiser, market analyst and consultant for Pardue, Heid, Chruich, Smith and Waller, Inc., in Orlando, Florida.

July 1979 to July 1980: Turn-key restaurant developer for Developers Management Corp., Orlando, Florida.

June 1978 to July 1980: Brokerage marketing consultant to the Century 21 Corporation of the Southeast headquartered in Atlanta, GA.

### **RESEARCH**

Denis Brosnan and Neil Waller, "Economic Analysis of Silica Exposure Regulations for the Brick Industry", funded research performed for the Counsel for the Brick Industry Association, grant number 2004681, report submitted December 2005.

Springer, Thomas M, and Waller, Neil G., "Maintenance of Residential Rental Property: An Empirical Analysis", Journal of Real Estate Research, 1996, V12, 1: pp. 89-99.

Springer, Thomas T., and Waller, Neil G., "New Evidence on Lender Forbearance and Its Determinants", Mortgage Banking, December 1995, pp. 81-84.

Allen, Marcus T., Springer, Thomas M, and Waller, Neil G., "Implicit Pricing Across Residential Rental Markets", Journal of Real Estate Finance and Economics, 1995, V1 1, pp. 137-15 1.

Waller, Neil G. and Waller, Theresa H., "The liability For Government Related Appraisals", The Appraisal Review and Mortgage Underwriting Journal, Summer 1995, V14, 3: pp. 28-32.

Allen, Marcus T., Buttimer, Richard J., and Waller, Neil G., "An Examination of the Role of Security Clauses and Deposits in Residential Lease Contracts", Journal of Real Estate Finance and Economics, 1995, V10, 3: pp. 271-283.

Waller, Theresa H., and Waller, Neil G., "FHA and VA Appraiser liability", The South Carolina Appraiser, Spring 1994, p. 4 and 8.

Mabry, Rodney; Ransdell, Gary; Robinson, James; and Waller, Neil G., "Counseling University Foundations", The Appraisal Journal, April 1994, pp. 316-319.

Springer, Thomas T., and Waller, Neil G., "Lender Forbearance: Evidence from Mortgage Delinquency Patterns", Journal of the American Real Estate and Urban Economics Association, 1993, V21, 1: pp. 27-46.

Springer, Thomas T., and Waller, Neil G., "Termination of Distressed Residential Mortgages: An Empirical Analysis", Journal of Real Estate Finance and Economics, 1993, V7, 1: pp. 43-54.

Hanensly, Paul J., Waller, Neil G., and Springer, Thomas T., "Duration and the Price Behavior of Fixed-Rate Level Payment Mortgages: An Analytical Investigation", Journal of Real Estate Finance and Economics, 1993, V6, 2, pp. 157-166.

Springer, Thomas T., and Waller, Neil G., "Modeling Monthly After-Tax Residential Mortgage Payments: An Examination of Valuation Techniques", The Real Estate Appraiser, December 1991, pp. 27-35.

Waller, Theresa H., and Waller, Neil G., "Who May Sue an Appraiser?" The Appraisal Journal, January 1991, pp. 85-91.

Waller, Theresa H., and Waller, Neil G., "The New Appraisal Legislation", South Carolina Realtor, June/July 1991, p. 16-17.

Waller, Neil G., "Home Mortgage Default: How Lenders Can Control It", Real Estate Review, Winter 1990, pp. 84-87.

Waller, Theresa H., and Waller, Neil G., "The New Real Estate Appraisal Reform Legislation", South Carolina Lawyer, January/February 1990, pp. 14-16.

Waller, Theresa H., and Waller, Neil G., "Real Estate Appraisal: The Legal liability", Real Estate Law Journal, Winter 1990, pp. 233-258.

Waller, Theresa H., and Waller, Neil G., "FHA and VA Appraisal Hability", The Real Estate Appraiser and Analyst, Fall 1990, pp. 16-19.

Waller, Neil G., "Residential Mortgage Default: An Empirical Note on Changes in Property Value and Debt Over Time", Housing Finance Review, Summer 1989, pp. 155-164.

Waller, Neil G., and Waller, Theresa H., "The Dangers of Dual Agency", South Carolina Realtor, Winter 1989, p. 11.

Waller, Neil G. and Waller, Theresa H., "Protecting the Rights and Interest of Homebuyers in Cooperatively Brokered Sales: An Examination of Subagency, Dual Agency and Buyer's Agency", Real Estate Issues, Spring/Summer 1989, pp. 32-37.

Waller, Neil G., "Residential Mortgage Default: A Clarifying Analysis", Housing Finance Review, Fall/Winter 1988, pp. 321-333.

Waller, Neil G., and Chandy, P. R., "Duration Theory and Mortgage Value", The Real Estate Appraiser and Analyst, Spring 1988, pp. 66-72.

Shampton, John F., Waller, Theresa H., and Waller, Neil G., "Appraiser Malpractice: Sources of liability and Damages", The Appraisal Journal, July 1988, pp. 399-405.

Baen, John S., Waller, Theresa H., and Waller, Neil G., "Real Estate Consultants as Expert Witnesses", The Appraisal Journal, January 1988, pp. 80-88.

Waller, Neil G., "The Residential Refinancing Decision: An After-tax Analysis", The Real Estate Appraiser and Analyst, Fall/Winter 1987, pp. 33-38.

Waller, Neil G., "The Optimal Timing of Residential Mortgage Refinancing", The Real Estate Appraiser and Analyst, Summer 1987, pp. 23-24.

Waller, Neil G., "The Points Versus Interest Rate Decision for Residential Mortgages", The Real Estate Appraiser and Analyst, Spring 1987, pp. 49-53.

Waller, Neil G., and Wurtz bach, Charles H., "Managing Savings and Loan Portfolios", Real Estate Issues Spring/Summer 1986, pp. 17-22.

Wurtz bach, Charles H., and Waller, Neil G., "Duration: A Powerful New Tool for Managing Interest Rate Risk", Real Estate Review, Summer 1985, pp. 65-69.

Wurtz bach, Charles H., and Waller, Neil G., "On the Financial Feasibility, Underwriting Risk, and Valuation of Residential Energy Components", The Appraisal Journal, January 1983, pp. 66-80.

Waller, Neil G., "Franchising--Commitment and Success Related", Florida Realtor, March 1979, pp. 14-16.