

From: Marybeth Green [mgreen@meritpm.com]
Sent: Thursday, September 23, 2010 8:30 PM
To: !FHFA REG-COMMENTS
Subject: Guidance on Private Transfer Fee Covenants, (No. 2010-N-11) - Please Reject

Mr. Pollard:

I am writing to urge you to REJECT the proposed guidance No. 2010-N-11 relating to private transfer fees.

I live in Ladera Ranch, California and purchased my home there in 2003. When I closed escrow on my house, I had to sign a number of documents stating that I had read and understood certain things, including the fact that I would be subject to a private transfer fee of ¼% of the sale price of my home that goes to a community services organization created to provide clubs, Internet service, and other benefits. Without the CSO, my home value would DECREASE. People find Ladera Ranch attractive because of the amenities and programs that the CSO provides.

Approval of this guidance is ill-advised and should be REJECTED.

At a minimum, the comment period should be delayed and extended for a significant time to allow for the thoughtful and transparent consideration of the impacts of such a change.

Sincerely,

Marybeth O. Green

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[rev1.00_03202007]