

From: RHAdolph@aol.com
Sent: Monday, October 04, 2010 5:24 PM
To: !FHFA REG-COMMENTS
Subject: GUIDANCE ON PUBLIC TRANSFER FEE COVENANTS (NO.2010-N-11)

4610 Creekbend Drive
Houston, Texas 77035

4 October 2010

The Honorable Alfred M. Pollard
General Counsel
Federal Housing Finance Administration
Fourth Floor
1700 G Street, NW
Washington DC 20552

Dear Mr. Pollard,

Homeowners across Texas cried "Finally!" when they learned that the Federal Housing Finance Agency was aware that "Transfer Fee Covenants" are one of the most lucrative sources of income for the CAI/HOA industry. One real estate agent had pleaded for an end to the continuing stream of "fees" that the industry attaches to its covenants. It quickly became evident that these HOA "Transfer Fees" are their biggest "bonanza". Now the CAI is marshalling all forces to force you to retreat from the most necessary proposal to not deal in mortgages encumbered by private transfer fee covenants. Please do not be coerced by this multi-billion dollar industry that lives on the backs of homeowners.

One thing homeowners have learned in struggling to get justice at the Texas legislature is that the filing of a good bill is only the beginning and assures nothing. In 2007, in the 80th Texas Legislative Session, House Bill 2707 was proposed to end "transfer fees". However, it was amended to enable property to be burdened with covenants obligating payment of transfer fees of unlimited amount. HOAs have benefited in the high six figures annually - the money going into special accounts. As Texas has no open records/open meetings laws, no accountability is made.

The CAI industry has some nine lobbyists up in Austin. In the past, homeowners have struggled to be heard, and quite often face open contempt. Last session, some of us drove up from Houston, rising at 3:00 A.M. and sat through hours upon hours of testimony. Very late in the evening, around 7:00 P.M., when testimony had finished for one charge, the Chairman turned to us and stated that he regretted that we had to wait so long but the previous case was important. Emphasis was achieved as most of the panel dispersed when we rose to testify. Homeowner problems are of no concern to them.

Please, with the knowledge you have do prohibit the Enterprises and the Banks from dealing in mortgages on properties encumbered by private transfer fee covenants. Maybe then homeowners will begin to believe that our government is "of the people". Thank you.

/s/ Beanie Adolph

Irene "Beanie" Adolph