From: gmapoppa2@aol.com
Sent: Tuesday, October 05, 2010 8:00 PM
To: !FHFA REG-COMMENTS
Subject: Guidance on private transfer fee covenants no.2010N 11

To Whom it may concern:

I live in a large co-op in Queens New York. 1788 units.Our "flip Tax" does not go to a third party. Upon closing , the outgoing shareholder pays the flip tax which goes directly into the co=op operating budget. If shareholders cannot sell their shares because banks will not give a mortgage, then the co=op will have to do away with the flip tax. This will cause a $ 700,000 shortage in the budget which will have to be paid by all the shareholders. Does the shareholders of this co=op need to have a increase in there carry charges of over $ 30.00 per month ?

This flip tax is used to pay for capital improvements and to keep our carry charges as low as possible. This co=op is made up of middle income shareholders as well as a large number of seniors. We may need to increase our rent this year due to the increase costs of water, oil and nyc taxes and charges. There is no need to force co-ops to increase carry charges as most use the outgoing shareholders flip tax into their operating budget.

If the flip tax is taken away and the shareholders are forced to pay the extra charges how does this help anyone ?

Please keep in mind that the middle class and seniors are also voters and will remember when they are forced to pay a large increase !

Some nyc co-ops have a 60/40, which upon selling the co-op keeps 40 % which goes back to the co-op, if they have to go to 100 % the increase to those shareholders will run into over $250 per shareholder increase, how do you explain this to the shareholders. If this happens I think we will give your agency's number so you can explain to these shareholders way they will not be able to remain in there co-op as the carrying charges will be to high.

PLEASE RECONSIDER

M. Schaefer

corcerned and angry and worried shareholder