

RECEIVED
10-4-2010

LINDA GROSSMAN
87-56 Francis Lewis Boulevard
Queens Village, NY 11427

September 27, 2010

Edward DeMarco, Acting Director
Federal Housing Finance Agency
1700 G Street, NW
Washington, DC 20552

Re: Guidance on Private Transfer Fee Covenants
(No.2010-N-11)

Dear Director DeMarco,

Please DO NOT pass this proposal. The 213 Co-op that I live in, built in 1953, does not allow for assessments of the shareholders to pay for repairs and improvements of the buildings. Most of our shareholders are on fixed incomes. The "waiver of option" fee aka "the flip tax" on the sale of apartments is our only means of raising capital for aging roofs, fire escapes, pointing, facade safety, etc. Without this income, you will cause deterioration of our buildings and others like ours, unique to New York City.

Please reconsider this before you create a serious problem; send this proposal to the shredder.

Respectfully yours,



Linda Grossman,
Past President and Current Resident/Shareholder of
Hilltop Village Co-operative #One, Inc.
Email: Moziegirl38@aol.com