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Public Comments on Proposed Guidance; Request for Comments: Private Transfer Fee Covenants:=====

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Private Transfer Fees WILL allow the neverending spirial of downward Real Estate values to end. Reconveyance is a tool that will be used for generations to come to provide the communities with a much needed cash infusion from the securities market .The widget will allow the inner cities to be redeveloped with the green infrastructure and the " live, work, play " interconnectivity and density our inner cities near transit and jobs so desprerately need during the next depression. As a 22 year Realtor and 20 year Mortgage proffessional I can see where the tired arm of NAR is afraid of the control it has lost with reconveyance. However, just like any tool it may be used for good or greed. Proper disclosure , a reduction in the last dollar of originations and commissions in return for the Green communities we all desire? FHA has a needless MI percentage but we cant have a tool to help the communities and schools ? How do we solve the tsunami of commercial real estate defaults and unpaid tax bills effecting our nations schools. How else to we allow the wheels of captilism to turn again ? We will not be able to meet the demands of green development and inner city redevelopment without Reconveyance Fee Instruments. Those whom oppose reconveyance for the most part only understand one segment of development, sales and lending or title. Its like asking a Publix baker about the price of wheat.....

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