

From: Jane Poe [cjanepoe@gmail.com]  
Sent: Tuesday, October 12, 2010 5:17 PM  
To: !FHFA REG-COMMENTS  
Subject: Guidance on Private Transfer Fee Covenants, (No. 2010-N-11)

We are writing to support the Federal Housing finance agency's proposed guidance on the use of private transfer fees. Even though we live in a community in which private transfer fees exist, we fully support the FHFA's guidance to not purchase mortgages encumbered by private transfer fees. If on-going fees are needed to maintain the community's amenities, the entire community should pay --  
- not just new residents.

Some transfer fees are not transparent. Some are triggered by way of a mandated membership required by the covenants. In our situation, the developer wrote into the covenants that each property owner must belong to the developer's private, for-profit, entity. This membership requires a transfer fee at closing along with a monthly fee for each property owned. These fees may be increased at the will of the private entity whose sole owner, sole director and sole officer is the developer. Even more insidious, the developer continues to control the POA (after 25 yrs.) through his block votes which enable him to escape all POA fees while benefiting from the community's maintenance fees.

Without FHFA's proposed ban, developers will continue to find ways to leech off of a community.

Bob & Jane Poe