

From: Paul Tanguzzo [tanguzzop@gmail.com]
Sent: Wednesday, October 13, 2010 4:55 PM
To: !FHFA REG-COMMENTS
Subject: Guidance on Private Transfer Fee Covenants, (No. 2010-N-11)

To Whom It May Concern:

I am writing to voice my concern, and objection, to proposed legislation, put forth by FHFA, to ban the use of deed-based or covenant-based transfer fees. My understanding is that the proposal would prohibit Fannie Mae, Freddie Mac and all federal home loan banks from purchasing mortgages for properties in communities with deed-based transfer fees (flip taxes) and that the proposed rule, as currently written, would apply to cooperatives and condominium associations.

As a condominium owner, I am concerned that the proposal, as written, would negatively impact the ability of a potential purchaser to obtain financing in most transactions, thus impacting the liquidity of my investment and consequently my unit's value.

Please do not allow such legislation to move forward with this type / level of restriction.

Sincerely,
Paul Tanguzzo
Village at Cedarview Condominium
Milford, MA 02757