

From: Marie Orlando Pedraza [mopedraza6@aol.com]  
Sent: Wednesday, October 13, 2010 10:15 AM  
To: !FHFA REG-COMMENTS  
Subject: flip taxes

We don't need this regulation as it stands. The Forest Park Coop in Woodhaven, NY has existed since 1954.

We impose a flip tax on the person who is selling the apartment.

The new owner pays the seller.

The seller gives the Coop about \$15000 per unit.

That is all.

We have a lower maintenance fee as a result and the elderly who have lived here for over 54 years can afford to live here.

They don't need this kind of interference.

The people who want to live here are not impacted when they move in.

When you move out you transfer the flip tax.

Please consider this in your legislation.

Will we have to refund flip taxes to anyone that has been charged?

That will bankrupt our coop and your buyers won't be able to live here for the money that would be paying now.

Instead the price would increase to keep up with the cost of running the coop.

What school did you all attend? Did anyone take economics?

Would you like the buyers to live with you?

Why don't you all just admit that you have no idea what you are doing?

Really.

That would mean you would have to admit you are fallible.

Really.

Helping one group at the expense of another group, where is the balance?

Where is the fairness?

What do you care?

It is just a joke to you.

It is not funny to those who live in a coop.

I am worried about my mother's friends who have lived here since the beginning.

Where will they get help?

Will you provide a means for them to live?

Or do you just think we will throw them out?

Go talk to your parents.

Go home and read your textbooks again.

Just go home.