

From: Peter Marshall [pjmarshall1956@mac.com]
Sent: Wednesday, October 13, 2010 11:24 AM
To: !FHFA REG-COMMENTS
Subject: Guidance on Private Transfer Fee Covenants (NO. 2010-N-11)

To the Federal Housing Finance Agency:

I am writing to express my support of reasonable Community-Benefits Fee Standards. While it makes sense to scrutinize transfer fees that only benefit individual developers, let's not "throw the baby out with the bath water." Real Estate transfer fees are critical to the provision of community services, including schools, affordable housing and conservation measures in our new communities. This is especially true as municipal and state budgets are more and more stressed. If we want thoughtful planning and development to include a full range of community benefits there needs to be an appropriate real estate transfer fee structure in place.

Peter J. Marshall