

From: John Burns [jburns@realestateconsulting.com]
Sent: Monday, September 27, 2010 7:15 PM
To: !FHFA REG-COMMENTS
Subject: Guidance on Private Transfer Fee Covenants, (No. 2010-N-11) - Please Reject

Mr. Pollard:

Please listen to the many honest and responsible land developers who use transfer fees as a way to keep homeowners association dues down for tens of thousands of families. While a few bad apples have abused the fees, the bulk have not, and any change to private transfer fees should be designed only to prevent abuses, and not to help homeowners live in great communities with great amenities. You should visit Rancho Sahuarita in Tucson sometime to see what I am talking about.

Please REJECT the proposed guidance No. 2010-N-11 relating to private transfer fees.

This guidance could have a severe negative impact on the operations of homeowners associations, environmental groups and affordable housing programs that rely on these disclosed fees for their operations. A transfer fee has a real value to a community when used in specific circumstances that benefit the community being assessed.

The real estate market has been devastated over the past few years and this guidance, if adopted, would exacerbate the problem by significantly decreasing the value of homes in communities with private transfer fees. Approval of this proposal will place a cloud over thousands of transactions and make many properties difficult to sell- especially if a potential buyer cannot get a loan. With a high percentage of mortgages insured or backed by Freddie Mac or Fannie Mae, there will be significant disturbance and negative impact to the real estate market but also, importantly, to property owners trying to sell or refinance their property.

Sincerely,

John Burns