

February 3, 2011

Alfred M. Pollard, General Counsel
Federal Housing Finance Agency 4th Floor
1700 G street North West
Washington, D.C. 20552

RE: FHFA Proposed Rule on Private Transfer Fee Covenants
ATT: Comments RIN 2590 AA41

Dear Mr. Pollard,

I am a shareholder residing at Bay Terrace Gardens Co-op Section 1, Inc. This is a co-operative housing complex located in Bayside, Queens, New York. The rule on Private Transfer Fee Covenants proposed by the Federal Housing Finance Agency is a great proposal and has the support of all New Yorkers residing in co-ops and condos.

The funds realized will continue to provide us with the ability to maintain, repair, and upgrade our property while still offering affordable housing for middle class families and senior residents on fixed incomes. The understanding of and consideration given this issue is greatly appreciated.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Robert L. Sansosti". The signature is written in black ink and is positioned above the printed name.

Robert L. Sansosti