

Ronald J. Wills
1259 Avocado Summit Drive
El Cajon, CA 92019

August 13, 1999

Dear Howard,

I would like to take this opportunity to thank you for the excellent job you did for us, both in the management of the rental and in the sale of the unit this past month:

Acting as our rental agent/property manager, you were correct in that if you were able to place well qualified renters, there would never be a problem with collection of the rent. For all three parties who rented our condo over the two year period, this was the case. I believe there was not one delinquency in 24 months. It appears that you have the ability to screen good renters and yet find them in a timely manner.

You were always easy to reach, and you respond quickly to your e-mail system. I never had to get involved in anything, which was great for me since I work in Mexico, and therefore dealing directly with the renter would have been difficult.

Also the sale of the unit went very smoothly. You were responsive to our needs, knowledgeable of the recent changes in the real estate law, and also mindful of the buyer requests, even to the extent of repairing an electrical outlet yourself.

Again, thanks, you did an outstanding job for us. I will keep you in mind and recommend you to others who need expert real estate help.

Sincerely,


Ronald J. Wills