

19-SEP-2008

FROM

Ved and Suresha Kodipyaka

Ex Owners of 10674 Grapnel place, Cupertino, CA 95014

To whom so ever. it may concern:

This is to certify that we have engaged the services of Ms. Vinh Tran, for selling our home at the above address in Jan/July 2008. We were looking for candidates with the following criteria and have done extensive interview of real estate agents in the Cupertino area:

1. Honesty and Integrity

2. Proven Experience in selling houses in Cupertino School district.

3. Quality of staging of the houses

4. Negotiation strategies employed to get good selling prices.

5. Employ technology in selling houses (website, photos, virtual tours, leaflets, etc.)...

6. Neighbourhood knowledge.

7. Finally, good References.

We are happy to share that we found all these qualities in Vinh and he did an excellent job in selling our house. He used premium quality items for staging. He used to personally be there during the open houses days to answer any prospective buyer's questions. Due to the presence of a big pool in our

backyard, we had to go through extended period of keeping the house on the market. Vinh had advised us all through this time and kept us informed and kept us focused. He did not let the market changes affect us. He was employing new strategies depending on the changing conditions. His negotiation skills were impressive. Vinh is very punctual, meticulous in planning and highly professional in his dealings. He is a man of few words but with quality results. I would recommend Vinh to all my friends and family for their real estate needs.

On a side note; We had to go on an extended vacation during this sale time; Vinh was kind enough to take care of the maintenance of the house/pool. He went beyond the call of duty to help us.

Sincerely

Ved and Suresha
Kodiyarua

Date: 19-SEP-2008.