12497 Parker Ranch Ct Savatoga, CA 95070 To Whom It may concern:

Apr 2, 2007

I am very much appreciated to write this letter to commend vinh of a job well done.

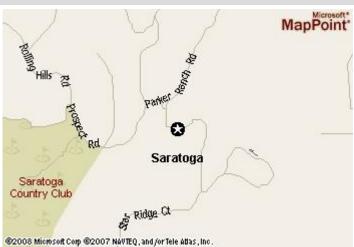
My house belongs to luxuious home class, and if not priced right, it can sit on market for a long time, and 3 of my neighbor's houses were like that. But my house is sold within 4 weeks and get above my asking price.

From the beginning, I picked Vinks to help me market my house, I have some doubt whether he can do what he promised, but I found out he is a real profession in helping me prepare my house for sale, including remodeling decorating, staging and marketing, and finally the most important feature: negotiating a good price.

Vinh spent a lot of time to advice me and give me remodeling ideas and wait patiently for me to decide my selling price in this market, where buyers are very careful to offer.

Gradually, I trust Vinh's artistic taste and his marketing direction and I am glad it's a great result.

Sincerely. Yah-yan Marjoria lin 408-867-9336



DOM: 24 MLS: 80708234

Property Overview 12497 PARKER RANCH CT

SARATOGA (Saratoga) 95070

Saratoga (Area 17) Santa Clara County

Detached Single Family (Class 1)

City Limits: Unincorporated: Beds, Baths: 5, 310 SqFt: 3228 (Seller) Lot Size: 2.28 ac Yr Built: - - (- -) Age: 21 years Parcel #: 366-49-043

Tract: The Parker Ranch

RSH

Builder:

Zone:

Commission: 3.00% Management Information Assoc. Fee: \$29 Assoc. Name: --Assoc. Phone: --

Tour Information Tour 1: 02/21/2007

Assoc 1: Tour 2: Assoc 2: Original:

02/21/2007

Remarks:

Remarks

A BEAUTY OF THE PARKER RANCH PROPERTY WITH MOUNTAIN VIEWS, LARGE LOT SO MANY UPGRADES, GREAT FLOOR PLAN, DEERS VISITING DAILY, POSSIBLE TENNIS COURT, CALL LA FOR SHOWINGS, CHANDELIERS ARE NOT INCLUDES

Private: OH SUN 2-25 FROM 1-5PM, WWW.MYESCROWINFO.COM/8c7a00-68900

Dates List: 02/20/2007 Original: 02/20/2007 Sale: 03/16/2007 COE: 04/26/2007 Expires: 06/30/2007

OffMarket: 04/26/2007

Showing Information

Occupant: Ms Occupied By:Owner

Phone: 408-000-0000

Owner: Ms Add'l Owner: - -

> No Keysafe, Do Not Disturb Occupants,

Instructions: Restricted Hours,

Appointment Only, Call

Listing Agent

Pricing List: \$2,299,888 Original: \$2,299,888 Sale: \$2,400,000

Schools/Districts

Blue Hills Elementary/ Cupertino Union Elem:

School

Middle: John F. Kennedy Middle

High: Monta Vista High/ Fremont Union High

Map

X-street: Prospect

Barclay: Pq: 74 Hz: 21 Vt: 60 Grid: C6

Thomas Pg: 852 Directions:

Open House Info Listing Agent/Office Information

No open house available Vinh Tran (DRE#01090711)

RE/MAX Real Estate Services Pref-Phone: 408-252-1525 Email: vinh@vinhtran.com

Selling Agent/Office information Dana Willson (DRE#01292552) Coldwell Banker-Los Altos First Street

Sale information Length of Escrow: 41

FinancialType: All Cash No Loans

Property Features

Stories

Tri Level

Detached Single Family

Familyroom

Separate Family Room

Informal Dining Area Eat in Kitchen **Breakfast Nook**

Other Rooms **Utility Room**

Other Areas Extra Storage Formal Entry

Laundry Area - Inside **Fireplace**

Fireplace Fireplace Location Amenities 220 Volts in Laundry Area Built-in Vacuum Cable TV Available Ceiling Fan(s) Double Pane Windows Gas Hookup in Kitchen Gas Hookup in Laundry

Area Gas Water Heater **High Ceilings**

Lot Description Court Lot Lot Sloped Up from

Street Water

City/Public Water

Sewer Or Septic Sewer in & Connected

Earthquake Fault Zone

Garage/Parking 3 or More Car Garage

Attached

Electric Door or Gate Opener

Exterior Stucco Exterior

Style Contemporary