

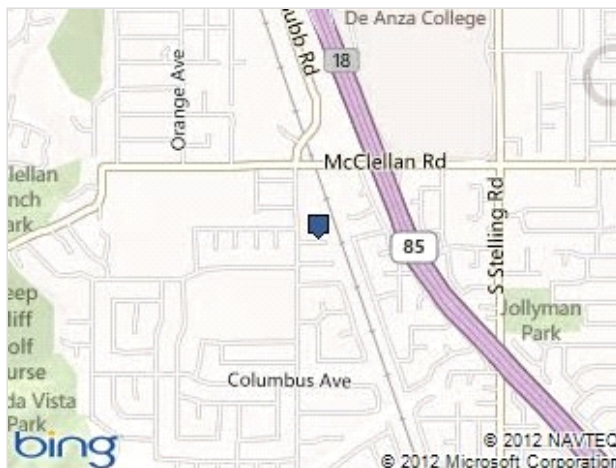
November 15, 2000

Dear Vink,

Thanks for your expertise on the sale of our property at 21441 Elm Court, Cupertino. "we got \$255,000.00 more than the owner next door who sold their home just a few months ago. Also, you helped us save at least \$25,000.00 on the rent back period and all the repair items. We saved \$15,000.00 on the broker fee to sell our property. Your skill and experience will be recommended to our friends and neighbors.

Josef and Berta Moegenbier
(owner of 21441 Elm Court)

Residential Agent Page



General Property Information

21441 ELM COURT, Cupertino 95014		Status:	Sold	MLS #:	80044388
Class:	Single Family Residential	Orig Price:	\$1,025,000	List:	10/16/2000
Area:	(18) Cupertino	List Price:	\$1,025,000	Original:	10/16/2000
County:	SANTA CLARA COUNTY	Sale Price:	\$1,155,000	Sale:	10/25/2000
Complex:		LOEscrow	31	COE:	11/25/2000
Beds:	3	Baths:	2	Expires:	02/28/2001
Approx SqFt:	1,766 (Assessor)	FinType:	Conventional -- New 1st Loan	Off Mrkt:	
Approx Lot:	7,490 Sqft	DOM:	9	Green doc:	No
Built/Age:	0(-)/32	Walk Score:			
Parcel #:	362-01-018				
Comm:	3% Standard				
List Agree:	Exclusive Right to Sell(ER)				
Remarks:	WALK TO TOP CUPERTINO SCHOOLS, KENNEDY, LINCOLN, MONTA VISTA HIGH, METAL ROOF DOUBLE WINDOWS, UPGRADES KITCHEN, BATHS, PRO-LANDSCAPING, SEP DINING & FAMILY ROOM, SHOW BEAUTIFULLY, SELLER NEED RENT BACK, REPORTS COMING, OPEN 10/21 & 22				
Private:	OFFER 10/24 @ LO @ 10 AM, SELLER REQUEST BUYER'S CHECK AT PRESENTATION				
<u>Map</u>	<u>Management Info</u>	<u>Schools/Districts</u>			
X-street:	BUBB	HOA Fee:		Elem:	Abraham Lincoln Elementary/Cupertino Union
Barclay:	17/20/64	HOA Nm:		Middle:	John F. Kennedy Middle
Thomas:	852/C2	HOA Ph:		High:	Monta Vista High/Fremont Union High
<u>Showing Information:</u>		<u>Tour Infomation</u>			
Owner:	MOEGENBIER	Tour 1:		Assoc 1:	
Occup By:	Owner	Phone:	408-996-1961	Tour 2:	
Instruction:	Supra Keysafe, Call First-Then Keysafe		Remarks:	Assoc 2:	

Features

Bathroom:	, 1 Shower over Tub, 1 Stall Shower, 1 Tub		
Bedroom:	1 Master Bedroom Suite		
Cooling:	Central Air Conditioning		
Heating:	Central Forced Air Heat		
Fam Room:	Separate Family Room	Exterior:	Vinyl Exterior
Fireplace:	Fireplace in Family Room, Wood Burning Fireplace	Foundation:	Concrete Perimeter & Slab
Type:	Detached Single Family	Garage/Pk:	Attached, Electric Door or Gate Opener, 2 Car Garage
List Incl:	1 Dishwasher, Cooktop Range, Disposal, Window Coverings, Built-In Oven	Pool Desc:	Pool - in Ground Concrete
		Water:	City/Public Water

Contact Information

List Agent:	Vinh Tran	Pref Ph:	408-252-1525	Pref Fax:	408-884-1900
LA Lic #:	01090711	Email:	vinh@vinhtran.com		
List Office:	RE/MAX Real Estate Services	Office Ph:	408-252-9800	Office Fax:	408-252-9819
Sell Agent:	Bob Dunkel (01100592)	Pref Ph:		Pref Fax:	
Sell Office:		Office Ph:		Office Fax:	

The above information is deemed to be accurate but not guaranteed.