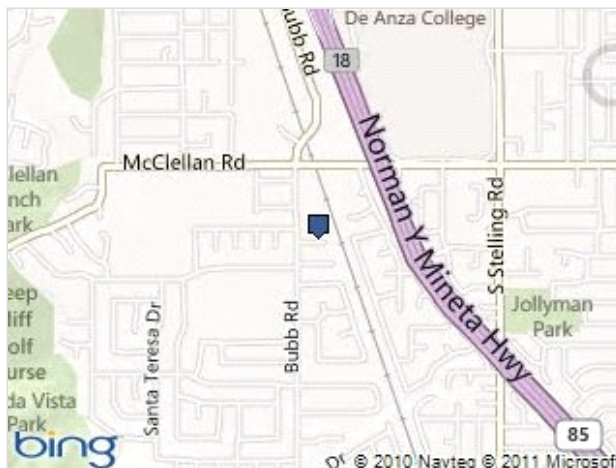


Residential Agent Page



General Property Information

| | | | | | |
|----------------------------------|---|--------------------------|------------------------------|------------|--|
| 21442 ELM COURT, Cupertino 95014 | | Status: | Sold | MLS #: | 80211667 |
| Class: | Single Family Residential | Orig Price: | \$949,999 | List: | 03/13/2002 |
| Area: | (18) Cupertino | List Price: | \$949,999 | Original: | 03/13/2002 |
| County: | SANTA CLARA COUNTY | Sale Price: | \$1,140,000 | Sale: | 03/20/2002 |
| Complex: | | LOEscrow | 44 | COE: | 05/03/2002 |
| Beds: | 5 | Baths: | 3 (2/1) | Expires: | 07/31/2002 |
| Approx SqFt: | 2,070 (Assessor) | FinType: | Conventional -- New 1st Loan | Off Mrkt: | |
| Approx Lot: | 7,405 Sqft | DOM: | 7 | Green doc: | No |
| Built/Age: | 0(-)/34 | Walk Score: | | | |
| Parcel #: | 362-01-012 | | | | |
| Comm: | 3% Standard | | | | |
| List Agree: | Exclusive Right to Sell(ER) | | | | |
| Remarks: | WALK TO SCHOOLS, NEWER PAINT EXTERIOR, NEWER CARPET, COPPER PIPE, NEWER ROOF, PROF-LANDSCAPING, OPEN FLOOR PLAN, ONE BEDROOM DOWNSTAIR, BATHS KITCHEN HAS BEEN UPGRADED, OFFER WITH SIGNED DISCLOSURES, WEEKEND SHOW AFTER 10AM | | | | |
| Private: | OPEN SAT/SUN 1-5PM, OFFERS AT LO BY 3/19 BY 3PM, DO NOT SHOW AFTER 7PM. | | | | |
| <u>Map</u> | <u>Management Info</u> | <u>Schools/Districts</u> | | | |
| X-street: | BUBB | HOA Fee: | | Elem: | Abraham Lincoln Elementary/Cupertino Union |
| Barclay: | 62/20/64 | 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: | KIRKEBY | Tour 1: | 03/14/2002 | Assoc 1: | |
| Occup By: | Owner | Phone: | 408-255-6965 | Tour 2: | |
| Instruction: | Supra Keysafe, Call First-Then Keysafe | | Remarks: | Assoc 2: | |

Features

| | | | |
|------------|--|-------------|--|
| Bathroom: | , 1 Shower over Tub, 1 Stall Shower, 1 Tub | Exterior: | Wood Exterior, Brick Exterior, Stucco Exterior |
| Bedroom: | 1 Master Bedroom Suite | Foundation: | Concrete Perimeter & Slab |
| Cooling: | No Cooling | Garage/Pk: | Attached, Electric Door or Gate Opener, 2 Car Garage |
| Heating: | Central Forced Air Heat, Gas Heat | Pool Desc: | |
| Fam Room: | Separate Family Room | Water: | City/Public Water |
| Fireplace: | Fireplace in Family Room, Wood Burning Fireplace | List Incl: | 1 Dishwasher, Cooktop Range, Microwave Oven, Trash Compactor, Window Coverings |

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: | Vivian Wang (01181179) | Pref Ph: | 408-861-8877 | Pref Fax: | 408-252-0538 |
| Sell Office: | Coldwell Banker | Office Ph: | 408-252-1133 | Office Fax: | 408-252-0538 |

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

MARVIN D. KIRKEBY
3249 STEVENS CREEK BLVD., #101
(408) 984-0331

June 14, 2002

To Whom It May Concern:

We have had a very successful relationship with Vin Tran. We first met with Vin on March 7, 2002 and were in a sales contract on March 20, 2002. The whole sales process went very smoothly and escrow closed on May 20, 2002.

We had 14 purchase offers at listing price or higher. In fact the final purchase price was 20% of the listing price.

Vin led us through the process of preparing the house for sale, including necessary repairs and furniture arrangements. He also guided us in the negotiation of the final sales price, terms and conditions. We appreciated his expertise and skills in the negotiation process, which was handled in a very professional manner.

In summary, we had a fast listing, quickly on the market, sales price over listing price, 30 day close of escrow. How could it be any better?



Marvin D. Kirkeby (former owner)
21442 Elm Court
Cupertino, CA