

Gil and Sandy Pitt
21604 Castleton St.
Cupertino, CA 95014

April 19, 2002

Sale of home in Cupertino

To Whom It May Concern:

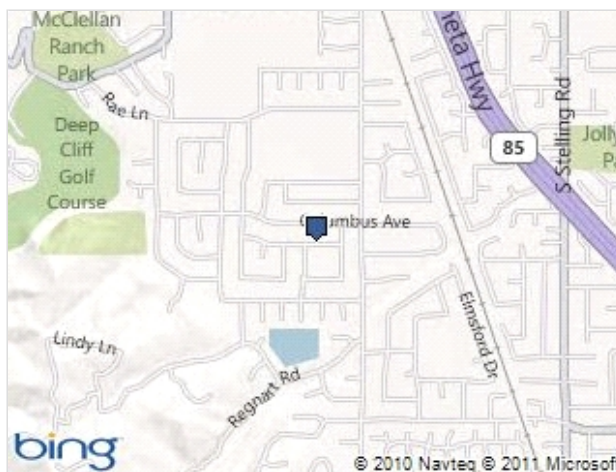
This is to document the excellent effort put forth by Vinh Tran, acting as our Seller's Agent for the sale of our home in Cupertino. During the initial sale activity, we were not under a contract to be represented by any seller's agent. This was because an unsolicited purchase offer was tendered for us to consider. That offer was rife with potential legal problems for both the buyer and us. At that point, I contacted Vinh Tran who quickly and accurately assessed the situation, took firm charge, and worked hard to clean up the mess. With Vinh Tran representing us as the seller's agent, we were soon on the official MLS and had multiple offers presented. Eventually we had to move on to new buyer's offers. He followed through with all of his listing commitments to consummate a good purchase with a solid buyer at a higher net yield to me than the original offer. This is a job well done. We are very satisfied with Vinh's professionalism and thoroughness.

Sincerely,



Gil Pitt

Residential Agent Page



General Property Information

21604 CASTLETON STREET, Cupertino 95014		Status:	Sold	MLS #:	80215268
Class:	Single Family Residential	Orig Price:	\$999,999	List:	04/02/2002
Area:	(18) Cupertino	List Price:	\$999,999	Original:	04/02/2002
County:	SANTA CLARA COUNTY	Sale Price:	\$1,110,000	Sale:	04/15/2002
Complex:		LOEscrow	32	COE:	05/17/2002
Beds:	4	Baths:	3	Expires:	05/10/2002
Approx SqFt:	2,248 (Assessor)	FinType:	Conventional -- New 1st Loan	Off Mrkt:	
Approx Lot:	9,085 Sqft			DOM:	13
Built/Age:	0(-)/30			Green doc:	No
Parcel #:	356-20-045			Walk Score:	
Comm:	3% Standard				
List Agree:	Exclusive Right to Sell(ER)				
Remarks:	BEAUTIFUL DITZ CRANE HOME IN THE FOOTHILL LOCATION WITHIN AWARD-WINNING SCHOOL MONTA VISTA HIGH, KENNEDY MIDD, LINCOLN ELM, OPEN FLOOR PLAN, 7 YEARS OLD ROOF HUGE BACKYARD, SELLER MAY NEED RENT BACK, DISCLOSURE PACKAGE AT LO OFFICE				
Private:	OFFERS DROP OFF TO LO ON 4/8/03 BY 3PM. OPEN HOUSE SAT-SUN 1-5PM.				
<u>Map</u>	<u>Management Info</u>	<u>Schools/Districts</u>			
X-street:	COLUMBUS	HOA Fee:	Elem: Abraham Lincoln Elementary/Cupertino Union		
Barclay:	62/20/64	HOA Nm:	Middle: John F. Kennedy Middle		
Thomas:	852/B3	HOA Ph:	High: Monta Vista High/Fremont Union High		
<u>Showing Information:</u>		<u>Tour Infomation</u>			
Owner:	PITT	Tour 1:	04/04/2002	Assoc 1:	
Occup By:	Owner	Phone:	408-255-1113	Assoc 2:	
Instruction:	Supra Keysafe, Call First-Then Keysafe		Remarks:		

Features

Bathroom:	, 1 Shower over Tub, 2 or More Stall Showers, 1 Tub	
Bedroom:	1 Master Bedroom Suite	
Cooling:	No Cooling	
Heating:	Central Forced Air Heat, Gas Heat	
Fam Room:	Separate Family Room	Exterior: Brick Exterior, Stucco Exterior
Fireplace:	Fireplace in Family Room, Wood Burning	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, Window Coverings, Built-In Oven/Range Combo	Pool Desc:
		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:	Minhua Jin (01246488)	Pref Ph:		Pref Fax:	
Sell Office:	Evergreen Investment Co.	Office Ph:	408-777-2968	Office Fax:	408-777-2987

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