



March 26, 2003

Attn: Alex Clark – Agent
Hill & Co. Real Estate
2107 Union Street
San Francisco, CA

Dear Alex

Wanted to let you know how much I appreciated your assistance and help during the purchase of my new 2 bed/1 bath home at 2331 42nd Avenue in San Francisco. You did a great job of working with me all Summer long trying to find my dream house on my crazy schedule. I didn't know exactly what I wanted, but by Fall you had identified my criteria and started showing me homes that suited my needs. The house we found has a great ocean view and is close to the beach with a big yard and potential to add-on.

Your excellent advise was crucial to proceed through the bidding process, never pressuring me and always making sure it was really the house I wanted. We timed our offer very well and came in well below the seller's ambitious asking price. We negotiated down about 5% to an amount I could afford and started a 40-day escrow. You worked with me daily through escrow, including recommendations for good local inspectors. I don't know how you did it, but you were able to reduce the selling price another \$10,000 based on the inspection reports.

We finally closed in January and I have used the extra cash to get my new home customized. I also appreciate that you still continue to offer your time and energy months after we moved in. Thanks again for all your help.

Regards



Ryan Seelbach