

May 7, 2004

Hugh Borax
Savanna Real Estate
2235 20th St. #5
Santa Monica, CA 90405

Dear Hugh:


It took us one and a half years to purchase our home, but it was well worth the effort.

We wanted to take a moment to thank you for your professionalism, expertise and particularly endurance, through a tough market, multiple offers, changes in strategy and a final complex deal. Your business, One Percent Broker, fit our needs perfectly. Because we are independent people, we did not require the typical services of a full-service broker. The rebate that we received from your company was especially welcome given the high purchase prices during a hot real estate market. It allowed us to not only cover our closing costs, but to also purchase additional points on our loan in order to secure a lower interest rate.

We were extremely pleased with the service you provided and have recommended your company to friends and colleagues.

We wish you all the best personally and for your business and look forward to conducting further business together in the future.

Sincerely,

Two handwritten signatures in black ink. The first signature is a circular mark containing the letters 'H' and 'B'. The second signature is a more complex, cursive script that appears to read 'J.S.' followed by a horizontal line.

Hoai and Tommy Scott