

Vladimir and Kimberly Drndarski
44 Meadowgrass
Irvine, CA 92604

Manuel Andrade
601 N. Parkcenter, Ste. 100
Santa Ana, CA 92705

June 20, 1999

We are writing this letter of thanks and recommendation for the services of Manuel Andrade.

We met Manuel when we were selling our home in Garden Grove in the summer of 1998. He was representing the buyers in that transaction. Where other agents sent their offers by fax, Manuel insisted upon meeting us in person to formally present his client's offer. We were impressed with his professionalism and commitment shown by that act. Few agents will take the time to do things the right way, going instead for faxed offers and other shortcuts. We also noticed how hard he worked for his clients. As issues came up during the escrow, Manuel handled them entirely by himself while our own agent was unreachable most of the time.

In August 1998 we requested Manuel's assistance and services when we were interested in purchasing our home in Irvine. Manuel did an excellent job of negotiating for the terms we wanted. In fact, our first offer, which was fairly low, was accepted. We entered into escrow, but were still nervous that we weren't making the right decision. Manuel took us around to houses that were in the same neighborhood and the same price range and helped us feel very comfortable that we were not only getting a great house but also a good deal on it as well.

Though Manuel had many other clients, he always made us feel that he was working exclusively for us. Any questions or issues that came up, he was instantly available to talk with us. He was present for the home inspection as well as the final walk through. Most importantly, he was present when we signed the final escrow documents to assist us with any concerns. His commitment to us was apparent throughout the entire process.

We truly enjoyed working with Manuel and recommend him very very highly.

Sincerely,

A handwritten signature in cursive script, appearing to read "Vladimir and Kimberly Drndarski". The signature is written in dark ink and is positioned above the typed name.

Vladimir and Kimberly Drndarski