

**Steve & Teresa J. DeMay**  
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**Athens, Texas 75752**  
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August 7, 2002

Mr. Mark Kreditor, President  
Get There First Realty Services, Inc.  
4931 Airline Road  
Dallas, Texas 75205

Re: GTF Services

Dear Mark:

Please find a check enclosed for the difference in the cost of the replacement of the air conditioner condensing unit and the rent proceeds for August. You and your staff have done such a wonderful job not only taking care of my Old Bridge property, but more importantly keeping the tenant happy.

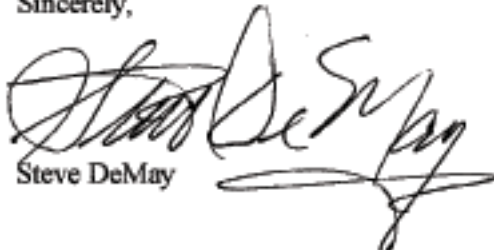
I remember, before I enlisted your help, the nightmare of finding a tenant, collecting the rent and dealing with the maintenance issues. I was ready to get rid of this property because of the inherent hassles associated with owning rental properties. I am so sold on your company and services that as soon as this economy comes back I plan to purchase more single family properties and place them in your care.

I had an opportunity to speak with a tenant of another property you manage that happened to be a construction manager for the new office building I was moving to. I don't recall how we got on the subject but GTF came up and he expressed his great satisfaction with GTF as a tenant! I can think of no better endorsement of GTF than a happy tenant. Then when you recently presented me with a renewal lease for 2 years, with a nice increase, I couldn't have been happier. Thanks for finding (and keeping) a good tenant!

I appreciate your monthly newsletter, kind of a state of the industry report. These days I appreciate a quick, informative read. I've told many friends and associates how happy I am with GTF and how you have changed my opinion about owning rental properties. As a matter of fact, I feel I'm a more responsible landlord for having employed a professional company to manage the property. It gives me a good feeling and I know the property is in much better hands with Get There First.

Thanks again Mark for your attention to detail and for making this guys life much simpler.

Sincerely,

  
Steve DeMay