

August 27, 2002

Mr. Mark Creditor
Get There First Realty Services
4931 Airline Rd.
Dallas, TX 75205

Dear Mark:

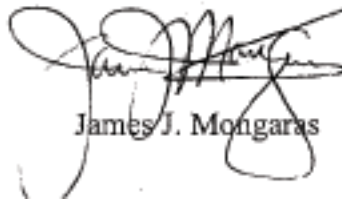
I am writing to let you know the phenomenal job Donald Peppers did in leasing the unit at 5044 Matilda.

He was extremely proficient in the coordinating of the cleaning and repairs that had to be made to the property with the moving out of my son and his roommate.

Additionally, he kept me informed as to which repairs had to be made, and made suggestions as to how to best make them. When situations arose, he was quick to inform me, and was able to provide cost estimates along with the information.

Lastly, when he said he was going to get back in touch with me, he did. His customer service skills are outstanding. He is definitely an asset to your company.

Sincerely,



James J. Mongaras