

John & Lia Farkas  
PO Box 83  
Vida, OR 97488

December 29, 2006

Michael and Miriam Cociolo  
PO Box 276  
Florence, OR. 97439

Re: Delbert Phelps, Associate Realtor

Dear Mrs. and Mr. Cociolo;

After completing the Prudential post-transaction survey, we asked your associate broker, Mr. Del Phelps, to provide a contact so that we could further comment on his outstanding care during our recent home purchase, and he has provided us with your names. It is therefore with great pleasure that we prepare this letter of thanks and appreciation for the privilege of working with Del Phelps. Del is the best representative of a realtor that one can wish for.

Buying a home can be a confusing process, but from the first day we met Del he was informative – answering our every question – as well as perceptive as to what we were looking for in a home. He spent many hours with us until we found our perfect “dream house” in the Kla-Ha-Nee community in Florence. The escrow and closing process was flawless, thanks to Del.

Shortly after closing, however, we discovered a major problem – specifically a water leak in several windows. Del didn’t just abandon us after closing; he has continued to be of enormous help in organizing all the arrangements for the correction of the problem. As we are, currently, absentee owners, Del has made many visits to the home on rainy days – sometimes checking twice a day – to ensure we’ve had no further water damage to the interior. This has been of great comfort to us. It is also an act of kindness and friendship that was totally unexpected.

There are so many other things – too numerous to mention in this letter – with which Del has assisted us with respect to settling into our new home, and we consider ourselves very fortunate having had Del as our agent and representative. Additionally, we feel we have gained a new friend in Florence.

We are so impressed with Del’s integrity and his pride in the service he and your firm provide. We’re sure there are many excellent real estate associates in the area, but one would have to look far and wide to find another Del. We will recommend Del highly to anyone and everyone needing assistance in your service area.

Sincerely;



Lia and John Farkas

cc: Mr. Delbert Phelps