

MR. MICHAEL FREETHY

Dear Mike,

The Xavier Family, Alex, Maureen, Stephen, Ann-Marie and my brother, Phillip, wish to thank you sincerely for all the hard work you did to help us sell our home and especially for finding us our new home which we fell in love with when we first saw it. It took a lot of work, on your part, to find this home but you did and it was worth the wait and the looking.

You are a fabulous realtor and we thank God that we got your name from a family friend. I really don't think too many realtors would have done what you did to assist us in selling and finding a new home. You never rushed us and always gave us the opportunity to meet with you at our convenience; you were always available when we needed you and we could call on you at any time if we had a problem or question; what an open door policy you had. You were always at our disposal.

Mike, you did a great job as a realtor and as a friend, and we will recommend you to our friends if they need to buy or sell a home. You were always up front and honest with us and we truly appreciate that special trait you possess.

Thank you once again from the bottom of our hearts and thank you for all the hard work you did for us.

Keep up the good work, and you are definitely an asset to Prudential California Realty.

Sincerely,

A handwritten signature in cursive script that reads "Alex, Maureen, Xavier". The signature is written in dark ink and is positioned above the printed name of the signers.

Alex, Maureen and Family

P. Michael Nicholson

1311 Canterbury, Hercules CA 94547

Dear Michael,

I cannot thank you enough for all your professional advice, work (through sweat and tears...hopefully no blood), on-going status reports, and quick replies to questions in getting the property in saleable condition so we could settle the Gordian Knot that was my grandmother's Trust.

It was a long road with far too many twists, turns, and seemingly mythical creatures popping up at the oddest moments. I will not hesitate to recommend your services to any of my friends who have real estate needs in San Francisco.

Your advice on what to do and willingness to do what was necessary to clean-up, show, and analyze the bids on the property was very much appreciated.

The Trust has been resolved and distributed. It would have been more difficult without your hard work and expertise.

Thank you once again,

Sincerely,



P. Michael Nicholson



To whom it may concern,

I am writing this letter to thank our Real Estate Agent, Michael Freethy, for helping my brother and I sell my mother's property.

Michael was recommended by my probate attorney, Carolyn Espey. After having the initial meeting with him, I was impressed by how he clearly explained the process of selling the house in terms that I could understand. He listened to all my questions and addressed all my concerns. His suggestions on making the necessary repairs and cosmetic treatments to the house were spot on.

My brother was more apprehensive. He felt that we should check out different real estate agents to get a "second opinion." The end result was a lot of wasted time. Several of those agents were not probate specialists and did not provide any suggestions or answer questions to my satisfaction. After several months of discussion, I managed to convince my brother that Michael was clearly a better choice based on the facts stated earlier.

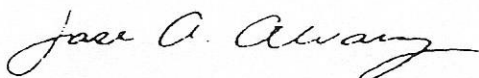
I contacted Michael for a second appointment. After going over the suggestions made from the initial meeting, my brother and I signed the Listing Agreement to begin the process.

Where Michael really shined was when repairs were being made to the house. He kept in constant contact with us via phone and e-mail to give us progress reports on each stage of the work being done, when inspections were being made and when documents needed to be signed. I did not feel like I was left in the dark about what was going on.

When the work on the house was completed, Michael gave us a walk through to review all the repairs and make last minute changes. My brother and I were surprised by the transformation! Seeing the house restored, especially the hardwood floors, really brought back a flood of childhood memories for me.

During the open house period, Michael kept us informed about the number of people who viewed the house and later the number of actual offers. After careful review, he suggested which offers to take under consideration. The house was sold for an amount considerably higher than the listing price. Michael's suggestions and his excellent planning significantly improved the chances of our house being sold.

I felt comfortable working with and talking openly with Michael. His knowledge of the housing market, quick eye for details, availability, communications and professionalism were exceptional. I am glad that I made the right choice and I highly recommend him.

A handwritten signature in cursive script, reading "Jose A. Alvarez". The signature is written in dark ink and is positioned above the printed name.

Jose A. Alvarez

From: katie christiansen
To: mfreethy@yahoo.com;
Date: Saturday, August 5, 2017 1:52 PM

Dear Mike:

Thank you for all of the work you did in order to complete the sale of our San Francisco property. As promised, you handled all aspects of the sale from beginning to end. You pointed out what needed to be done to get the property ready for sale, lined up all the people to do the work and made sure it was done correctly and in a timely manner. In addition, you staged the property for sale. While all of this was going on you kept me advised of what was happening as each step in the selling process was completed.

I could not be more pleased with your work and would be happy to recommend you to any prospective client.

Sincerely, Katie Christiansen

Paul V. Zemtsov

121 NW 46th Street
Seattle, WA 98107

Mr. Michael G. Freethy

Re: Letter of Recommendation

Dear Mike:

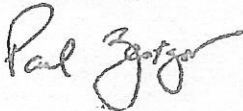
Please feel free to have your potential clients call me for reference. You provided me with outstanding service in the sale of my San Francisco duplex. As a busy investor and out-of-town owner, I especially appreciated you volunteering to assist me in last minute property management and tenant relation tasks. These efforts, as well as your positive, upbeat approach, made the selling experience highly stress-free.

Here are some of the significant contributions you made to the sale, which I'm sure would be of benefit to your prospective clients:

- Market Knowledge: You accurately priced my property for maximum buyer interest, without underpricing it.
- Persistent Marketing Efforts: Despite a slow-down in the real estate market, you continued to show the property on a regular and frequent basis, network with brokers and personally locating potential buyers.
- Accessibility: As an out-of-town owner, I relied on being able to contact you frequently. You were easy to reach and promptly returned my calls.
- Highly Professional: You clearly took a personal interest in making sure that the sale went as smoothly as possible. Your advice on buying out one of the tenants of their lease was very helpful and resulted in meeting my objectives for the sale.

I was extremely happy with your service and thanks again for a job well done. You earned your commission many times over.

Sincerely,



Paul Zemtsov

Dear Michael:

I just wanted to express my sincere thanks for the selling of my home in San Francisco. It was somewhat stressful being an out-of-town owner, but you made the transaction as stress-free as possible. I was very impressed by how accessible you were. If I had any questions or concerns, all I had to do was call your cell phone and I could reach you virtually at any time.

You sold my home in a short amount of time, for a great price and with a very smooth and easy transaction. What more could a seller ask for? Also, I was very impressed by your professionalism and wealth of knowledge throughout the transaction. You always had clear and concise answers to all of my questions and I always felt that I was in good hands.

Please feel free to use me as a reference and to give my number to any potential clients.

Your friend,

A handwritten signature in cursive script, reading "Angelo D. Cordisco". The signature is written in dark ink and is positioned above the printed name.

Angelo Cordisco

*Dorothy Mae House
The Bridgepoint
1601 19th Avenue
San Francisco, CA 94122-3472*

Michael Freethy.

Dear Michael,

Thank you so much for helping me sell my home in San Francisco.

I could not believe the speed of the process let alone the number of offers we had to look at, all way over the asking price.

Your vast knowledge of the San Francisco real estate market and your professionalism are surely the main reasons everything went so smoothly.

I am also deeply touched by your personal commitment to make this move less taxing and more pleasant for me. Thank you again for all the personal help.

I can honestly say you are an asset to your profession and may god bless you.

Sincerely,

Dorothy Mae House

Attention: Branch Manager and Prospective Clients

Subject: Commendation and Reference for Mr. Michael Freethy

Dear Sir/Madam:

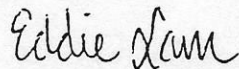
I wish to express my thanks and commendation of Mr. Michael Freethy in the sale of my property at 29 Sunview Drive in San Francisco. I first knew of Michael only from a postcard which was mailed to me. I decided to give Mr. Freethy a try-at listing my property and the results were excellent!

Mr. Freethy looked at my property and helped me chose a price which would bring the best results. He patiently explained the process and was extremely helpful in the paperwork and clearly detailed what each document was about. Along the way, Mr. Freethy gave many hints and suggestions to make the property more attractive. He regularly updated me on the progress and how the property was showing.

We got an offer for our house which went beyond our expectations. However, I believe that this was due, in no small part, to the efforts of Mr. Freethy who knew how to advertise and show the property.

Please extend my appreciation to Mr. Freethy once again and I would gladly recommend him to any of my friends or potential clients who are thinking of listing or buying a property.

Regards,

A handwritten signature in cursive script that reads "Eddie Lam".

Eddie Lam

PAT & BILL BALDWIN
3581 Via de la Gaviota
Green Valley, Arizona 85614
520/625-5106

Michael G. Freethy
Prudential Realty

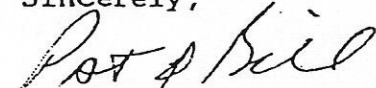
Dear Mike:

Both Pat and I want to express our sincere thanks to you and Prudential for your exceptional service and effort in selling mother's condominium in San Francisco. Your knowledge and experience with probate sales was invaluable.

In these days of V-Mail and electronics it is refreshing to work with an individual who was always within easy reach and very accessible. Your attention to detail and professionalism were major contributors to our quick success.

We wish you every success and look forward to working with you again in the future.

Sincerely,


Pat and Bill Baldwin

Michael G. Freethy

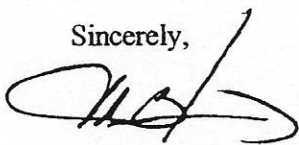
Michael,

It has been quite some time since you helped me to sell (1) my Grandmother's house on Chabot Terrace and (2) my parent's house on Panorama Drive. However, and without delaying any longer I wanted to let you know that I am extremely appreciative of your expedition of both of these sales.

I was particularly pleased with the enhancements (such as painting, refinishing hardwood floors and minor landscaping) which you suggested in-order to improve the salability of these properties. These enhancements in addition to careful pricing attracted the right buyers and ensured the ideal sale.

Please remember to send me some of your business cards as I have numerous relatives and friends who live in the city and would benefit by your real estate expertise!

Sincerely,

A handwritten signature in black ink, appearing to read "Michael G. Freethy", with a large, sweeping flourish extending from the end of the name.

Re: Letter of Recommendation

Dear Mike:

As we discussed, please feel free to have potential clients call me, so that I may personally discuss with them your qualifications as a broker. I cannot imagine any potential client being more demanding than I. However, I have been extremely satisfied with the results that you provided.

Some of the more significant benefits of working with you were as follows:

- * Detailed marketing plan, including property improvement recommendations to maximize sale price. Your plan worked!
- * Well planned and orchestrated "open houses", so that my house had maximum exposure to the target market.
- * Excellent screening of offers. As a busy person, I was grateful that because of your extensive knowledge of the local market and real estate network, we did not waste time, or have problems with less-qualified buyers.
- * Attention to detail. I really appreciated your obvious strength in this area, especially with regard to executing the sales transaction. Knowing other people who have had problems with their agents makes me really appreciate your experience. In my case, full disclosure about all details of the house was excellent advice and greatly appreciated.
- * High degree of Professionalism. You clearly conveyed to me that you wanted me to be completely happy with the property sale. Not once did I get the impression that you wanted to just "do a quick deal and move on." I was completely impressed with your telephone access and responsiveness.

Mike, obviously, I am also very happy that you were able to sell my house within a reasonable period of time, for *significantly over the listing price*. I don't know what else to say, other than thank you very much for your excellent service. I am sure that you earned your commission many times over.

Best regards,

Patrick J. O'Hara

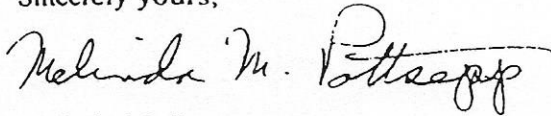
Mrs. Lembit Pottsepp
5642 Highgate Terrace
Irvine, CA 92603

Dear Mike and Joy,

Thank you so much for all your hard work getting our four properties prepared for sale and sold in record time. You worked miracles preparing them for sale & getting such good prices in this tumultuous, uncertain market. Your skill in coordinating the countless tasks and details with my two brothers and me living so far from each other, is truly appreciated. You took all the anxiety and burden out of the process.

I also want to thank you for all your help handling my uncle's estate down here in West Los Angeles. Even though you were not the realtor, your support was very helpful.

Sincerely yours,

A handwritten signature in cursive script that reads "Melinda M. Pottsepp". The signature is fluid and elegant, with a long horizontal flourish extending from the end of the name.

Melinda M. Pottsepp

Michael Freethy

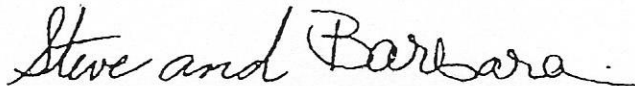
Dear Michael:

We just wanted to thank you for all you have done to help us in our transition from San Francisco to New York State. Your diligence and expertise made the sale of our home in San Francisco, and the move of our home business, occur with minimal impact on our lives.

We really cannot express our gratitude enough for the highly professional and efficient manner in which you conducted the sale of our home and for the continued support you have given us throughout the transition.

The sale of our home was a highly emotional event for us. Your understanding of the unpredictable real estate market in San Francisco is what gave us the ability to sell our home with confidence and peace of mind. We only wish you were here in New York to help us with the purchase of our next home!

All the best,

A handwritten signature in cursive script that reads "Steve and Barbara". The ink is dark and the handwriting is fluid.

Steve and Barbara Wickham