

ValuTexas Title Agency, Inc.

From the desk of: Bill Hiller

9/29/98

Joe Lynn
Roommate Seekers
1712 East Beltline
Carrollton Texas 77006

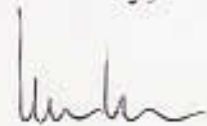
Dear Joe:

It has been about a year since we first met and I became a client of yours. You helped me then when I first moved to Dallas and once again when I needed a change in my living arrangements you came through with several great roommate opportunities. I felt like a kid in a candy shop. They were all great and all I had to do was make a decision on which one would be the best for my needs and circumstances.

The purpose of this letter is to thank you for referring me to Patricia and her beautiful home. After spending 2 nights with her as her roommate, I have no doubt that the match you made will work well and be long lasting. If not for Roommate Seekers and your fine services I never would have located this on my own. You are very talented and have a gift of understanding your clients needs and matching them on both their needs as well as personalities.

Thank you once again Joe. Please don't hesitate to use this letter as my testimonial of your outstanding services and letter of recommendation for Roommate Seekers. I can be reached at 972-516-3861 during the day or 972-768-1796 evenings and weekends.

Sincerely,



Bill Hiller
Executive Director of Texas Operations