



Patrick Bright
EPS Property Search
L1, 21 Grosvenor Street
Neutral Bay
NSW 2089

21 January 2005

Dear Patrick

We just wanted to write and thank you for assisting us with the purchase of our first home.

We spent four months inspecting properties, dealing with rude real estate agents and thinking we'd never find anywhere within our budget in the area we wanted to live. When we made the decision to employ the services of EPS it was great to leave the search in your capable hands and we were astonished at the speed at which you found us the perfect pad and for \$20,000 less than the asking price!

When we compiled our 'wish list' with you, you said that we would probably want the first property you showed us. We didn't really believe it at the time, but a few weeks later we'd started the process of exchanging contracts on the first property we inspected with you. You understood our 'wish list' completely and this unit exceeds all our requirements.

We were very impressed with your negotiating abilities (5% deposit and access prior to settlement), and this experience has convinced us that we will never buy a property again without using a buying agent.

We would like to thank you and the team at EPS for making this process enjoyable and stress-free (well... almost - there were a few days of waiting for the elusive strata report!).

Thank you for all your efforts, we love our new home!

Kind regards

Murray and Corin Wood