

15th of May, 2010
Michael Pitronaci
4 Acer Court
Cherrybrook
NSW 2126

Re: Letter of recommendation for Mr. Joel Baker

To whom it may concern,

this letter of recommendation is to verify that Mr. Joel Baker was able to successfully sell a house that I had on the market in Kellyville in April 2010.

I had originally listed my house in Kellyville with an agent in August 2009. The selling agent's contract ended after four months, and was subsequently renewed for another six weeks. In that five and a half month period, interest by buyers was shown only in the last few weeks. The highest price achieved was \$606,000, and a deposit was taken. Unfortunately, the sale was later terminated.

Before the end of the original contract with the first agent, I received a phonecall from a Louis Carr sales agent, Mr. Joel Baker. Mr. Baker stated that he had seen the house being advertised for a significant amount of time, and was willing to help me sell it. At the time, I let him know that it was under contract, and he said he would call again after that contract expired.

Mr. Baker phoned again two weeks later, and I advised him that the contract with the original agent was soon to expire. At that point I informed Mr. Baker that I would consider listing the house with Louis Carr. Mr. Baker accepted the task of listing my house, and within two weeks it was sold for \$610,000 (\$9,000 less than the asking price, but still \$4,000 more than the previous offer).

I have nothing but praise for Mr. Baker and his team, because in the short time that I dealt with them, I found them to be extremely professional, and interested in achieving the best price for my property. I would not hesitate to recommend Louis Carr Real Estate, and in particular Mr. Joel Baker, to any prospective seller.

Sincerely,



Michael Pitronaci