

December 20, 2007

Mortgage Portfolio Services
505 Deep Eddy Ave
Austin, TX 78703

We offer this letter of recommendation to Pete Fajkowski and Mortgage Portfolio Services. The professionalism and conscientious attention he offers cannot be overlooked. Additionally, Pete's competitive advantage rests in his ability to address complex conditions. Finally, our loan from MPS is the result of Pete's superior knowledge of product choice and selection.

While living in California, we bought in Texas. We avoided the higher closing costs of a traditional mortgage by using a Home Equity Line of Credit from our California home. We also took advantage of several credit card offers for cash advances at very low temporary interest rates. The plan was to relieve the various forms of credit as soon as the California home sold.

Our plan was sound, and for all intents and purposes, it worked. However, the cost of this alternative financing strategy is that our credit score immediately went from above average to below average. To further complicate things, when we got to Texas we wanted to buy a business. Finally, I had no luck finding temporary work. So with poor credit, no income, and the need for a lot of cash, we applied for a mortgage.

Every lender, no matter how big, could only offer products with rates well above prime. This nearly doused our effort to buy a business. The lack of income, poor credit, and the sub prime lending panic was crippling our financing effort. The catch 22 was that we needed the loan to establish income and securing our existing debt with equity would have brought us out of the sub prime market.

Because of Pete's impressive knowledge of banking, loan products, secondary markets, investor behavior, underwriting, bond markets, interest rates, credit repair, and an incredible array of related processes, we benefited in a very material way. He pursued several options, where other lenders circled one. In regular and personal communications, he better and bettered again our best offer. He continued to diligently solve our difficult problems personally, right into closing.

Our problems were the result of poor planning and bad luck. The solution was the exact opposite. You simply will not find a more tenaciously shrewd, diligent, and professional service than that of Pete Fajkowski. Everyone person involved was exceptional in some way. All were intelligent and friendly and most importantly, more effective than we thought possible.

Most sincerely,

Charles D. Hudson
Kandie R. Hudson

Charles and Kandie Hudson