



CMR, Inc.

Committed to Excellence

January 25, 2007

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Darren Smith
Flagstone Financial
1800 Bering Drive, Suite 100
Houston, TX 77057

Dear Darren,

I wanted to thank you for all that you did in securing and processing my re-financing and Home Equity Line of Credit (HELOC) on my primary residence here in San Antonio.

I consider myself a fairly educated consumer when it comes to home loans and re-financing. I have utilized these tools to secure cash for investments in the past, as well as save money on my mortgage. Flagstone, time and again, through the years, has been there to educate me and ALWAYS present to me the best possible alternatives from the outset. This past experience in December of 2006 was no exception. Even when I try to keep Flagstone "honest" by shopping alternatives on a national level, I always come back to your firm as the best financial option for me, with the difference of not having to "haggle" for the best-case scenario.

Your suggestion of re-financing with a lower rate to save me approx. \$4,000 annually was easy. What I loved was your package that allowed me to have zero – repeat: zero closing costs (even Flagstone paid the appraisal fee of \$800). Since you presented a package that has no pre-payment penalties, I can theoretically come back to you at any time in the next few months or years should mortgage rates drop and do yet another re-finance at no cost.

Your leadership with my Home Equity line of Credit has allowed me to secure a substantial line of credit at an interest rate well below prime. The flexibility of having convenience checks allows me to take and repay from this credit line at will. Once again, it doesn't get any easier!

Thanks again for your expertise and straightforward approach. You can count on my continued loyalty and recommendations in the future.

Have a Great Day,

Peter M. Cunningham