

April 12, 2011

Mr. Cary Cox
Managing Partner
Flagstone Financial
1800 Bering Drive, Suite 100
Houston, TX 77057

Reference: Great Service for Austin-Based, Self-Employed Borrowers

Dear Cary:

Andrea and I would like to thank you for assisting us in refinancing our mortgage last year. We had heard that borrowing requirements had become more stringent since our last financing, but we were confident that our good credit history, existing home equity, and other assets should easily qualify us for refinancing. However, since both of us were self-employed with less than 2 years of self-employed tax returns, we learned it might be difficult to obtain financing.

You were wonderful to work with in every aspect and coached us through all of the paperwork you would need to create a composite of us as self-employed borrowers, a composite that provided a set of facts that went beyond the numbers on the loan application. This took extra time, but it accurately represented us to the loan committee as credit-worthy, self-employed borrowers.

Lastly, we were very pleased with your relationships in Austin. Your Austin network of experienced professionals (e.g. appraisers, title companies, surveyors, etc.) were friendly, service oriented, and helped us close quickly.

Very truly yours,



Walter Kalmans
President, Lontra Ventures, LLC