

**The Community Partnership
For The Prevention
of Homelessness**

January 20, 2015

To Whom It May Concern:

Over the last seven years, The Community Partnership for the Prevention of Homelessness and Sanford Capital has partnered to end homelessness in Washington DC. Through this partnership, more than 300 individuals and families have received housing with supportive services in the District of Columbia.

Without the housing contribution and support of Sanford Capital, The Community Partnership would not have been able to respond to the urgent housing needs of homeless individuals and families in Washington DC. The successful work of The Community Partnership and the reduction of homelessness in Washington DC have only been possible through landlord partners like Sanford Capital.

On behalf of The Community Partnership for the Prevention of Homelessness, we extend our support on behalf of Sanford Capital in its endeavors to expand its housing portfolio and further serve as one of the leading landlord partners in the District of Columbia's mission to end homelessness.

If you would like to further discuss the long standing partnership between Sanford Capital and The Community Partnership for the Prevention of Homelessness, feel free to contact me directly at cstewart@community-partnership.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clarence Stewart', written over a horizontal line.

**Clarence Stewart MSW
Chief of Housing**

The logo for Pathways to Housing DC features a stylized key icon above the word "Pathways".

Pathways to Housing DC

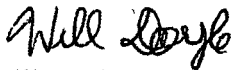
January 21, 2015

To whom it may concern,

Pathways to Housing provides provide housing and supportive services to homeless individuals and has been working with Sanford Capital since 2008. Sanford Capital's involvement was essential in establishing our Permanent Supportive Housing Program and enabling us to quickly house some of Washington, DC's most vulnerable individuals. Since that time, Sanford Capital has continued to be a valued partner and has provided a home for over 50 of our clients. They have been extremely flexible in working with us, our clients, and the various requirements of our program. Their staff are always professional and responsive to our needs and concerns. We are excited about Sanford Capital's future and look forward to continuing our partnership with them.

If you have any questions, feel free to contact me at 202-441-9679 or wedoyle@pathwaysdc.org.

Sincerely,

A handwritten signature in black ink that reads "Will Doyle".

Will Doyle, LICSW

Program Manager

Permanent Supportive Housing Program

To Whom it May Concern
My name is Carolyn Andrews
+ address is 2917 Douglas Place SE
WDC 20020

I am very please with
Sanford Capital Mgt. Company + Staff.

Yours Truly
Carolyn Andrews
(2) 802-3158

1/22/2015

To Whom It may Concern

My Name is Diane C Wilson
and I live at 3322 Wheeler Rd SE
I am writing to let you
know how very happy I am
with the service and staff
of Sanford both the maintenance
staff and the office staff.

The respect that I have
been shown by the office
staff has blessed me to
know that I am not just
a number.

Thank you

Diane C Wilson

(202) 910-3564

1/22/15

To Whom it May Concern

I Yvette F. Oakley have
been living on Sanford Capitol
property since February 1, 2014
and I am very satisfied with their
services and also Maintenance
services.

Sincerely

Yvette F. Oakley

3311. 10th Place 103

202-491-2691

1/22/15

To whom this may concern:

I'm writing this letter on behalf of Sanford Capital, Oakmont Management. I've been on the Wheeler Rd. S. E property for five (5) years. So far my experience has been a good one. As the years has gone by, the staff has improved the property and management.

Thank You,
Ms. Jameika Butler
Jameika Butler
2/910-5176

1/22/15

I Keith Mason am a tenant at 5319 E street apt 955. This letter serves as a complement to Sanford Capital/Oakmont Management on the services they provide and their awesome ways. I have no complaints, the staff is friendly and handles all concerns in the most professional and timely manner and for that I'm happy as a resident. If any concerns call me at 202-705-5154

Sincerely
Keith Mason

1/22/15

To: whom it may concern:

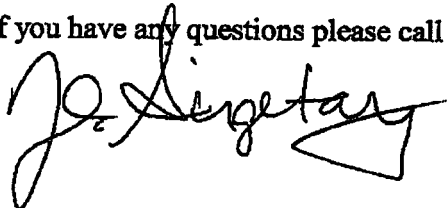
I Martha Smith reside in
5319 apt # 313 at Edilore Court/Apt. I am
writing to inform you that I am very
pleased with Bayport Capital / Bahmnet management.
They respond quickly to my maintenance requests
and are always very pleasant and helpful.
Anytime I call the office to make an inquiry
should you have any questions feel free
to contact me on my cell phone at 202 905 7237.

Thank you,
Martha Smith

To Whom It Concern:

My name is Joann Singletary and I have been a resident of 5112 Call Place # 1 since July 2011. I have always enjoyed my apartment here and when I contact the rental office for my maintenance request they are always taken care of promptly. The staff is always very nice and they try their best to upkeep the property.

If you have any questions please call me at 301 264-5683.



OAKMONT
MANAGEMENT GROUP, LLC



Rental Office: 5312 E St SE, Washington DC 20019 • O: 202.581.3687 • F: 202.318.0387
Property Incidents: 888.657.1625 • Maintenance: 866.345.7818



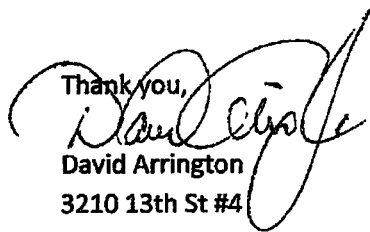
January 20, 2015

Sanford Capitol Management
Wisconsin Ave
Bethesda, Maryland 20814

Dear Management,

This letter is to inform you that I am very satisfied with Sanford Capitol and the office staff and the maintenance staff. The staff makes sure everything is repaired in my apartment and when I call or come to the office they take of it. I plan on staying with Sanford Capitol for a long time. I'm moving from Alabama Ave to MLK Ave soon with Sanford Capitol.

Thank you,



David Arrington
3210 13th St #4
202-569-7462

January 21, 2015

I'm writing this letter to say that I am satisfied and enjoy renting from Sanford Capital. All of my maintenance needs have always been taken care of in a timely manner. I am planning on transferring to another property within Sanford Capital. Even though I have a voucher and can move anywhere in DC, I want to stay with Sanford Capital.

If you are interested in talking to me you can call me on 202-910-4239.

Respectfully,

A handwritten signature in black ink that reads "Precious Hawkins". The signature is written in a cursive, flowing style.

Precious Hawkins

1331 Alabama Ave SE #101

1/20/2015

To whom this may concern,

I Annette Bryant would like to say Thank You to Sanford Capital LLC for all they have done for me. They always come out to fix problems in my apartment and has never given me any problems ever. So once again I greatly appreciate Sanford Capital for a job well done.

Annette Bryant

January 21, 2015

Sanford Capital
10th Place & Wheeler Rd Office
Washington DC

Sanford Capital;

I would like to say that I am very pleased with the progress of Sanford Capital and the Management Staff. When I call for a technician, things get done. When I call the office, things get done. I have been a resident over 5 years. I want to also thank you for the new washer and dryers. I really like the laundry card machine.

Kalvin Owens
Resident of 3324 Wheeler Rd #T2

Kalvin Owens 202 830-9556

Angelia Diggins

From: Wilson Rice [ricewilson@ymail.com]
Sent: Tuesday, October 28, 2014 12:27 PM
To: rhorcher@oakmontmgmt.co
Cc: Angelia Diggins
Subject: Fw: customer service

On Wednesday, September 24, 2014 12:20 PM, Wilson Rice <ricewilson@ymail.com> wrote:

To Whom it may concern.

My name is Wilson Rice Jr. I live at 3316 Wheeler Rd. S E. Apt. 201. I am compelled in sending this email based on the service I am receiving from Ms. Angelia at the Oakhill apartment complex. I am extremely impressed with Ms. Angelia's customer service, assertiveness and professional skill set I went to her office on the early evening 9/22/14. regarding my bed bug issue. Ms. Angelia showed me how much she cared about addressing my problem.

While sitting in her office, she contacted N & N pest control requesting that they come to treat my apartment in a timely fashion. Based on her assertiveness, N & N came out the very next day to start the treatment process. In addition, Ms. is staying on top of the treatment process. Her attitude leaves this resident with the impression that we now have someone on site who will put residents concern foremost, and from what I hear from other residents, this onsite team in general is proactive dealing with the Oakhill community concerns.

Thank you in advance.

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.5315 / Virus Database: 4189/8469 - Release Date: 10/28/14

January 21, 2015

This letter is to verify that I am interested in continuing to work with Sanford Capitol, as I am very satisfied with their services. As discussed with the Management Office, I am interested in transferring to another location within Sanford Cap.

Mr. James Brown

3210 13th St SE #5

James Brown

262-702-4143