

**September 19<sup>th</sup>, 2011**

**To whom it may concern:**

**I recently bought a condo in Tulsa for my son. I had the privilege to work with Mike Polsgrove.**

**Mike was the best Realtor that I ever worked with, he was so thorough and precise and so knowledgeable that it amazed me. He did everything in his power to protect me and guide me through the buying experience.**

**I currently hold a Texas real estate broker license and have an Oklahoma real estate license that is inactive at the time. I have worked with many Realtors in the past and Mike Polsgrove is the very best in my book.**

**I would recommend him to anyone with absolute confidence. I learned a few tricks of the trade from him if I ever go into real estate again.**

**Thanks, Mike**

A handwritten signature in cursive script that reads "Barbara Duncan". The signature is written in black ink and is positioned above the printed name.

**Barbara Duncan**

Dear Mike,

August 11, 2009

Matt & I want to thank you so much for everything. We believe you're the best Realtor out there & we are blessed to have found you. You always went above & beyond, you were always accessible & got back with us promptly. I believe this is more of a passion for you than a job because you treated the sell & the purchase of our homes as if they were your own. We can't thank you enough; you really put your heart into this for us.

Our home needed updating & repairs to get it on the market & we had no idea where to start or how to pay for it. Amazingly you had already done all the research to find the best resources at the best prices & had them all in your handy binder. This made everything go so much easier, smoothly & more quickly than we ever would have thought. You even gave us insight on how we could afford to pay for it all at once, our biggest obstacle. You helped make this all possible for us.

You were always professional, honest; patient & kind through the whole process. Because of my perfectionism, I had you redo pictures again & again just because I didn't like the color of the tablecloth I used & you were so great about it. You not only came promptly to redo them but you also went around to see if we could improve anything else while you were there. Thank you so much for being so sweet about all of that.

We also appreciated the fact that you are so knowledgeable in so many areas, you really do your homework. You helped us to stage our home, choose a good asking price & sell fast at full asking price. Then, looking for a new home, you pointed out the pros & cons & the things particular to our families needs. You really looked out for us.

Also thanks for getting us out of that first contract. You noticed the problem with the foundation on that house but we were so in love with it we thought we could fix it. Thanks to you're urging we got a foundation inspection, which we usually pass on. We found that it wasn't fixable at all & we were saved from a terrible nightmare.

It's amazing that you cared so much. You could have kept that to yourself, taken your commission & walked away. But it's clear that finding us the right house was your first priority when we realized you were going to have to work twice as hard for that same commission since we had to start over again. We were amazed at how much work & effort you put into the new search helping us to find an even better home & even meeting our previous deadline. We just love our new home & couldn't be happier.

Thank you for making this all possible. We were blessed to have you on our side & it was a pleasure working with you. We will be highly recommending you to everyone.

Thank you again,

  
Matt & Voni Harting

Oct. 17, 2008

When I came to Tulsa I was fortunate enough to meet Mike Polsgrove. I have bought and sold several houses in my life in different parts of the country so have had some experience with realtors. Mike is, without a doubt, the best realtor I have ever worked with!

I moved back to Tulsa after many years and Tulsa has changed quite a bit since I lived here. Even though I didn't know exactly what I wanted, Mike took the time to show and discuss with me all the different possibilities and neighborhoods that might interest me. Mike was dedicated to finding the perfect home that suited my needs. I deeply appreciated his candor, honesty and humor about the properties we looked at. The fact that he is also very knowledgeable about construction practices was invaluable for me. I've had realtors go over the obvious selling points of a house but not gotten from them the important, but not so obvious information and details about a property. Mike was able to make me aware of the whole picture, both the upside and the downside. He gave me the kind of information that allowed me to make a truly informed decision about my investment in a home. And, looking at houses was fun with Mike!

Thanks to Mike I found a home that I absolutely love (and I am very picky). Due to his thoroughness, attention to detail and diligence, I couldn't have been better represented in the negotiation process. From the first offer to the final signing of the contract having Mike on my team was to my advantage and benefit. In my opinion, he really is exceptional in his integrity and professionalism not only in the real estate world but in the larger business world as well.

I already know that I will work with Mike on my next real estate transaction. I just couldn't be happier with the process and outcome of this one.

Sincerely,



Stacia Bevan

To Whom It May Concern:

Home-buying is like a lesson or class. With help of a great teacher like Mike Polsgrove (McGraw Realtors), this class that could end up with a boring or frustrating experience will become a pleasant and rewarding journey, which is especially true for the first time home owner like me. Mike did a great job on my house hunting, price negotiation, home inspection, final closing, and detailed works after move-in, which made our relocation from California to Tulsa so smoothly. We sincerely appreciated all the help, advice, and instruction Mike rendered to us. We were really impressed with his knowledge and professional service. We have recommended him to our friends as he is the best realtor in Tulsa.



Yong Gao

June 20, 2008

8/12/2007

To whom it may concern,

I take this opportunity to recommend Mike Polsgrove of McGraw Realtors to you.

In 2007, I had the good fortune to meet Mike and invite him to join me in finding a house to purchase in the greater Tulsa area. I have to admit to having a rather biased view of real estate people previous to Mike - a dislike would be more honest.

Well, after experiencing the unselfish, straightforward, and careful way Mike does business, my prejudice was gone.

As we went about the business of finding a suitable house, it often seemed as if Mike was purchasing a house himself. He was more interested in selecting a good house than having a profit motive. He looked well into every detail and patiently explained every possible problem that might occur. He was very diligent and honest.

Mike met every request my wife Joan and I had with a positive can do attitude. He was punctual and kept us up to date with any glitches or other information that were pertinent or that could possibly affect us.

If you have need of reality services, you would be well advised to have Mike help you. I don't believe you will find a better realtor.

We are very thankful and feel blessed as a result of our experience.



Pete and Joan Gerber  
Broken Arrow, OK  
918 451-0044

7-15-07

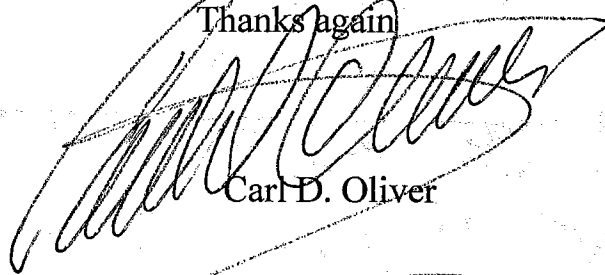
Dear Mike

Just a quick line to let you know how much Joan & I appreciate all the help that you have been to us since our move here from San Francisco. I just realized it has been 15 months, since moving here.

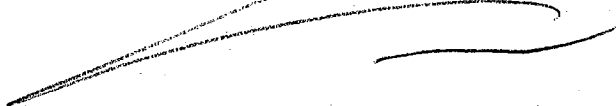
I was looking at my files, and during that time we have had 5 separate Real estate Transactions with you in one year's time, that has to be a record.

I just want to say that your professionalism, Integrity, deep knowledge, and good Judgment, have made our transitions Easy, fun, and profitable.

Thanks again

A large, stylized handwritten signature in black ink, appearing to read 'Carl D. Oliver', is written over the typed name. The signature is fluid and cursive, with a large loop at the end.

Carl D. Oliver

A long, thin, horizontal line drawn in black ink, extending across the width of the signature area.

**Keller Williams Town & Country Realty, Inc**  
1520 Killearn Center Boulevard Suite 100  
Tallahassee Florida 32309

11 October 2006

Manager(s)  
McGraw, Davisson and Stewart Realtors  
4612 South Harvard Street  
Tulsa OK 74135

To the Manager(s):

I recently closed on the sale of a house in Jenks, Oklahoma and used Mike Polsgrove as my Realtor. I have never met Mike personally. He was referred to me by a friend. All of my transactions with Mike have been via phone and fax. In short Mike is a fantastic Realtor.

Mike attended to every detail for me, kept me apprised daily and sometimes in contact with me several times in a day. He was very attentive and so very helpful in being my eyes there on site. It could not have been better had I been there on site.

To date, I still have not personally met Mike, but I hold him in high esteem and have the utmost respect for him. He observed a high standard of Code of Ethics, portrayed personal character attributes desirable for a Realtor and was professional at all times. I must mention too, his wealth of knowledge which was so helpful to me.

I wanted you to know what a wonderful agent you have at your market center. Any future business I have in the Tulsa vicinity or opportunity for referrals, I shall seek Mike Polsgrove. He is tops!

Respectfully,



Clinita A Ford, PhD, GRI, LMB, CHC  
Broker Associate



**TC** Tulsa Community College

METRO CAMPUS  
909 S. Boston, MC 510  
Tulsa, OK 74119-2095

NORTHEAST CAMPUS  
3727 E. Apache, NE A169  
Tulsa, OK 74115-3151

SOUTHEAST CAMPUS  
10300 E. 81st St., SE 1230  
Tulsa, OK 74133-4513

WEST CAMPUS  
7505 W. 41st St., WC L108  
Tulsa, OK 74107-8633

Dear Client of Mike Polsgrove,

You are in good hands and have working for you an honest to goodness advocate. While Mike helped me look for a new home, I was immediately struck with his energy to find just the right place for my budget. Mike stayed in communication with me on a timely basis during the process and daily sent an updated MLS electronic list. This was extremely helpful to view the Tulsa real estate market without having to spend hours driving through neighborhoods.

Where I believe Mike proved his professional mettle was in his help in securing professional appraisers, inspectors, and suggestions for financing. However, the ultimate proof of his professionalism was his invaluable help for me to be able to back out of a contract. Unexpectedly, my personal situation changed while the closing date loomed ever closer on my chosen property. I explained to Mike that it would now not be in my best interests to purchase the house.

Mike, with identical energy used in finding just the right home, now employed the same fervor to allow me not to close on the house. Mike also saw to it that my earnest money was refunded quickly.

Now, how is that for service? Mike did not make one penny in spite of many hours of him working in my best interest to find a home. We shook hands, smiled and completed our business together. I do not believe there is a better realtor in the city of Tulsa who will work for his clients. This is your lucky day in securing Mike Polsgrove as your personal realtor and advocate.

Sincerely,

Anne Phillips

October 5, 2004

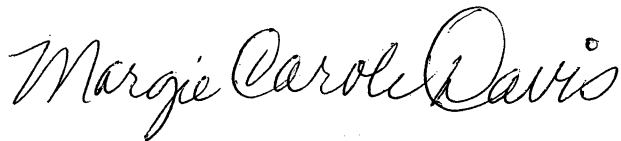
Mr. David Palik  
McGraw Davisson Stewart Realtors  
4612 South Harvard  
Tulsa, Okla. 74135-2908

Dear Mr. David Palik,

Mike Polsgrove, a respected agent in your office, recently represented me, Carole Davis and my brother, Richard Friend in selling a property listed as 2173 S. 106 East, there in Tulsa. He listed this property the first of June and worked most diligently showing, holding open house twice. Actually, he went the extra mile on all scores, especially with me living in Hot Springs Village, Arkansas and my brother living in Edgerton, Minnesota. He e-mailed, faxed and called, keeping always up-to-date. We feel that Mike should be commended for representing your company in such a professional manner.

Thursday, Sept. 30, Mike represented us at closing, making sure every detail was taken care of in a timely manner. Mike gets the job done and presented this property in the best way possible. We are especially grateful to him, because our elderly Mother lived in this house until a year ago, at which time she entered a nursing home in Missouri.

Sincerely,

A handwritten signature in cursive script that reads "Margie Carole Davis". The signature is written in black ink and is positioned above the typed name and address.

Margie Carole Davis  
14 Galeon Way  
Hot Springs Village  
Arkansas, 71909

Nitin Krishna  
Nitin@valuefone.com

August 10, 2003

Reference: Mike Polsgrove, Real Estate Broker Associate

To Whom It May Concern:

Selling your house, let alone one in which you have lived in for a while is not easy. It becomes even harder especially when you have moved to another state altogether. There are emotions, history, memories and to some extent a part of you that lives on with the home, even after you move on with your life. Such was a house that we sold. For whomever it may concern, this was our experience with Mike.

After interviewing many realtors who were shallow in approach and had not done their homework to begin with, we talked to Mike. Needless to say, his professional presence, knowledge, careful attention to details, willingness to work with his client and most importantly his undivided intent to hear you and what we had to say was far superior to anyone we had met. Sure enough, our decision to go with his excellent services has earned him, us as his life long advocates.

Since day one, after initial walk through of the house, Mike was very diligent in his approach. He pointed out things and made us aware of facts which no one else told us or pointed out to us. I guess they all were just after pleasing us with sweet talk, but not Mike. He wanted the home to look sharp and get us big dollars for the property. He made us write a list of things which we must do and PROACTIVELY made us do all of them, by calling us several times and at instances just doing it himself. Honestly, we hated Mike for making us do all that, but just after a week, when the "house for sale" sign came up and people started coming in, we knew everything that he asked us to do paid off. His attention to minutest details like taking the right pictures for the house, putting "ALL" brochures in color for finer viewing experience and making sure that everything was done to advertise our house and bring attention to it was all done superiorly. With his help, we sold our house sitting in a different state than Oklahoma. We felt secure and rested that we were being taken care of, by a person who was honest, on your side and was working very hard to make sure that we, his client were getting every dollar that we deserved. He negotiated for us; he kept emotions out of the picture and acted as a wonderful catalyst between our buyer and us. Without him, on our side, things would have been very difficult.

The saying, that one makes an effort to go an extra mile for his business is far exceeded by Mike. On one instance, he drove amidst a terrible thunderstorm in the middle of the night, climbed our attic and made sure there were no leaks as falsely claimed by the buyer. This is just one of the many instances Mike performed to make sure that we would not have to worry or be troubled. That's the kind of commitment you get when Mike is on your side.

In the end, we would like to say, you couldn't go wrong by choosing Mike Polsgrove to represent you with your property. Dedicated and hard working people like Mike are almost unreal and unfound these days. Please call me, if you would like to confirm my experience with Mike.

Best regards,



Nitin Krishna

