



May 26, 2010

To All Our Valued Clients:

As you may have been reading in the papers due to the European debt crisis mortgage rates in the United States are at 50 year lows. If you currently have a variable rate mortgage or a fixed rate mortgage above 5% interest I would encourage you to consider replacing the mortgage with a new fixed rate loan. Confirming loans which are loans below \$417,000 have rates for 15 year loans in the low 4% range and for larger loans the rates are in the mid to high 4% range.

If you need a referral for a mortgage lender we would be happy to make an introduction or if you have any questions about whether this makes sense for you to consider please contact me. You may also want to consider paying down or retiring your mortgage if the rate you are earning on your investments and liquid cash is below the rate you are paying on your mortgage.

Very truly yours,

Steven J. Fishman