



**Texas Residential  
Construction Commission**  
*Quality Construction for Texans*

October 3, 2007

Bernard Kane  
Juliet Homes, L.P.  
720 Rusk  
Second Floor  
Houston, TX 77002

Dear Mr. Kane:

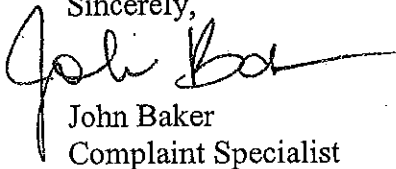
The Texas Residential Construction Commission received a complaint from Anthony Ajishegiri. I have enclosed a copy of this complaint for your information.

To address this matter and hopefully assist in your reaching a resolution, we would appreciate receiving a written response to the allegations and your plan of action within 45 days. Please send a copy of your response to the homeowner.

The commission expects your cooperation in this matter. When disputes such as this arise between builders/remodelers and homeowners, good communication is of utmost importance. As a facilitator in the process, the commission is concerned that disputes are resolved in a timely manner and that the end result is amenable to all concerned parties.

If you have any further questions, please contact us at (877) 651-8722.

Sincerely,



John Baker  
Complaint Specialist

Enclosure





**Juliet Homes  
Contract Cancellation Request**

Buyers Name: Anthony Ajishezie

Community: [REDACTED]

Current Mailing Address: [REDACTED]

Legal Lot: 329 Block: Greys Section: \_\_\_\_\_ Plan # 1640

Date of Sale: 8 Stage of Home When Sold: \_\_\_\_\_

Stage of Home Now: Not complete Sales Price: \_\_\_\_\_

Type Of Financing: \_\_\_\_\_ Mortgage Company: \_\_\_\_\_

Loan Officers Name: \_\_\_\_\_ Number: \_\_\_\_\_

Reason For Cancellation:  
Home is not complete

Request For Cancellation Of Contract Of Contract By Purchaser is Hereby Made:

[Signature]  
Purchasers Signature

Sales Associates Acknowledgements:

Sales Associates Signature: \_\_\_\_\_

Earnest Money Deposited: \$ 2,000

Good Faith Money: \_\_\_\_\_

Deposits for Options/upgrades \_\_\_\_\_

Refund Amount Requested \$ 2,000

**For Internal Use Only**

Manager Approval of Amount Refund: \_\_\_\_\_

Amount Refunded \_\_\_\_\_

Manager Signature \_\_\_\_\_ Date \_\_\_\_\_

To: Texas Residential Construction Commission  
From: Anthony Boye Ajishogrei  
Fax# 512-463-9507  
Phone# 713-394-5321  
# of pages including cover ~~1~~ 3  
Re. Complaint Form

2007 SEP 27 PM 3:07

TEXAS RESIDENTIAL  
CONSTRUCTION COMMISSION  
RECEIVED



**Texas Residential  
Construction Commission**  
*Quality Construction for Texans*

October 11, 2007

Mark Pulda  
[REDACTED]

Dear Mr. Pulda:

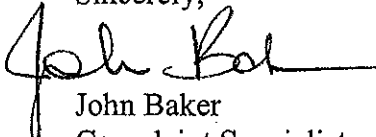
The Texas Residential Construction Commission is in receipt of your correspondence. We appreciate you contacting us regarding your concerns.

Matters such as those addressed in your complaint are important to the commission. We are contacting Juliet Homes, L.P. for more information about these allegations in hopes that an equitable solution can be achieved for both parties.

In the meantime you may consider seeking private legal counsel regarding any legal options available to you.

If you have any further questions please visit us at [www.texasrcc.org](http://www.texasrcc.org) or feel free to contact us at (877) 651-8722.

Sincerely,

  
John Baker  
Complaint Specialist





**Texas Residential  
Construction Commission**  
*Quality Construction for Texans*

October 11, 2007

Bernard Kane  
Juliet Homes, L.P.  
720 Rusk  
Second Floor  
Houston, TX 77002

8004

Dear Mr. Kane:

The Texas Residential Construction Commission received a complaint from Mark Pulda. I have enclosed a copy of this complaint for your information.

To address this matter and hopefully assist in your reaching a resolution, we would appreciate receiving a written response to the allegations and your plan of action within 45 days. Please send a copy of your response to the homeowner.

The commission expects your cooperation in this matter. When disputes such as this arise between builders/remodelers and homeowners, good communication is of utmost importance. As a facilitator in the process, the commission is concerned that disputes are resolved in a timely manner and that the end result is amenable to all concerned parties.

If you have any further questions, please contact us at (877) 651-8722.

Sincerely,

John Baker  
Complaint Specialist

Enclosure





**Texas Residential Construction Commission**  
Quality Construction for Texans

TEXAS RESIDENTIAL CONSTRUCTION COMMISSION  
**COMPLAINT FORM**

2007 OCT -8 PM 3:59

Date: 10 / 8 / 07

This form is to assist you in filing a complaint with the Texas Residential Construction Commission about your builder or remodeler.

**Section 1: Homeowner/Complainant Contact Information**

Name <u>Mark Pulda</u>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Mailing Address [REDACTED]		Property Address subject to Complaint (if different) [REDACTED]
City, Zip Code <u>832-407-0593</u>	City, Zip Code [REDACTED]	
Phone	Fax	Email

**Section 2: Builder/Remodeler Contact Information**

Company Name <u>Juliet Homes</u>	Contact Person <u>James Armstrong</u>	(Area Code) Phone <u>713-222-9600</u>
Address <u>720 Rusk, 2nd Floor</u>	City <u>Houston TX</u>	State, Zip Code <u>77002</u>
		TRCC Builder/Remodeler # if known

**Section 3: Information Regarding Complaint(s)**

Date Home was Built (if complete):

Please list each complaint you have and the date when the problem occurred. If your complaint involves alleged construction defects discovered after you took possession of the home, you may want to access the STATE-SPONSORED INSPECTION AND DISPUTE RESOLUTION PROCESS (SIRP) to assist in resolution. Information about the SIRP can be found at: [www.trcc.state.tx.us](http://www.trcc.state.tx.us) or by calling our toll free help line at (877) 651-TRCC (8722).

Detailed Description of Complaint (Example)	Date Occurred
<u>I cancelled the contract but haven't received my earnest money back yet.</u>	<u>6/6/05</u>
<u>I cancelled the contract because construction never started, but have not received my earnest money back. Juliet Homes acknowledges receipt of cancellation and that they owe me a \$2000 refund, but will not even return a phone call now. It has been almost 5 months!</u>	<u>5/25/07</u>
Attach additional pages, if necessary	

**Section 4: Submit Form via Fax, Mail or Hand Delivery**

Fax: (512) 463-9507  
Post Office Box 13509, Austin, TX 78711-3509  
311 East 14th Street, Suite 200, Austin, Texas 78701-1443



The Texas Residential Construction Commission obtains information from this form and certain third-party sources. With few exceptions, you may review and correct the information we collect. To be informed about the information we collect or to make an open records request, contact our legal department at (877) 651-TRCC (8722) or [open.records@trcc.state.tx.us](mailto:open.records@trcc.state.tx.us).

Juliet Homes  
Contract Cancellation Request

Buyers Name: MARK J. PULDA

Community: [REDACTED]

Current Mailing Address: [REDACTED]

Legal Lot: 3 Block: 1 Section: 1 Plan # 2131A

Date of Sale: 3-12-07 Stage of Home When Sold: DIET

Stage of Home Now: DIET Sales Price: \$227,850

Type Of Financing: \_\_\_\_\_ Mortgage Company: \_\_\_\_\_

Loan Officers Name: TED Number: \_\_\_\_\_

Reason For Cancellation:  
Home still not started

Request For Cancellation Of Contract Of Contract By Purchaser is Hereby Made:

X Mark J Pulda  
Purchasers Signature

Sales Associates Acknowledgements:

Sales Associates Signature: C. Putzke

Earnest Money Deposited: 2,000.00

Good Faith Money: \_\_\_\_\_

Deposits for Options/upgrades \_\_\_\_\_

Refund Amount Requested 2,000.00

For Internal Use Only

Manager Approval of Amount Refund: \_\_\_\_\_

Amount Refunded \_\_\_\_\_

Manager Signature \_\_\_\_\_ Date \_\_\_\_\_





**Texas Residential  
Construction Commission**  
*Quality Construction for Texans*

October 3, 2007

Edwin and Marie Momberger  
[REDACTED]  
[REDACTED]

Dear Mr. and Mrs. Momberger:

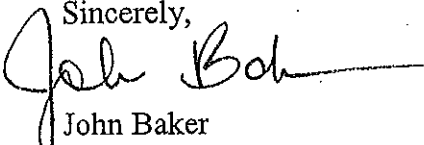
The Texas Residential Construction Commission is in receipt of your correspondence. We appreciate you contacting us regarding your concerns.

Matters such as those addressed in your complaint are important to the commission. We are contacting Juliet Homes, L.P. for more information about these allegations in hopes that an equitable solution can be achieved for both parties.

In the meantime you may consider seeking private legal counsel regarding any legal options available to you.

If you have any further questions please visit us at [www.texasrcc.org](http://www.texasrcc.org) or feel free to contact us at (877) 651-8722.

Sincerely,

  
John Baker  
Complaint Specialist





**Texas Residential  
Construction Commission**  
*Quality Construction for Texans*

October 3, 2007

Bernard Kane  
Juliet Homes, L.P.  
720 Rusk  
Second Floor  
Houston, TX 77002

8004

Dear Mr. Kane:

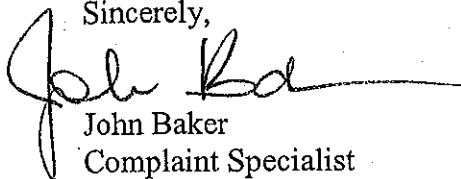
The Texas Residential Construction Commission received a complaint from Edwin and Marie Momberger. I have enclosed a copy of this complaint for your information.

To address this matter and hopefully assist in your reaching a resolution, we would appreciate receiving a written response to the allegations and your plan of action within 45 days. Please send a copy of your response to the homeowner.

The commission expects your cooperation in this matter. When disputes such as this arise between builders/remodelers and homeowners, good communication is of utmost importance. As a facilitator in the process, the commission is concerned that disputes are resolved in a timely manner and that the end result is amenable to all concerned parties.

If you have any further questions, please contact us at (877) 651-8722.

Sincerely,

  
John Baker  
Complaint Specialist

Enclosure





Texas Residential  
Construction Commission  
Quality Construction for Texans

Texas Residential Construction Commission  
CONSTRUCTION COMMISSION RECEIVED  
COMPLAINT FORM

2007 JUL 26 PM 3:17

Date: 07/26/07

This form is to assist you in filing a complaint with the Texas Residential Construction Commission about your builder or remodeler.

**Section 1: Homeowner/Complainant Contact Information**

(Home was never built) Yes  No

Name: EDWIN H. and Marie W. MOMBESOR  
Mailing Address: [REDACTED]  
City, Zip Code: 9362730137  
Phone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Are you the homeowner? [REDACTED]  
Property Address subject to Complaint (if different): [REDACTED]  
City, Zip Code: [REDACTED]

**Section 2: Builder/Remodeler Contact Information**

Company Name: JULIET HOMES  
Address: 720 RUSK - 2ND FLOOR  
City: HOUSTON TX 77002  
Contact Person: BERNARD KANE  
Phone: 713-222-9600  
Mobile Phone: 832-473-9894  
TRCC Builder/Remodeler # If known: [REDACTED]

**Section 3: Information Regarding Complaint(s)**

Date Home was Built (if complete): owner of w. Doug Brown mobile # 832 473 0161


Please list each complaint you have and the date when the problem occurred. If your complaint involves alleged construction defects discovered after you took possession of the home, you may want to access the STATE-SPONSORED INSPECTION AND DISPUTE RESOLUTION PROCESS (SIRP) to assist in resolution. Information about the SIRP can be found at: www.trcc.state.tx.us or by calling our toll free help line at (877) 651-TRCC (8722).

Detailed Description of Complaint (Example)	Date Occurred
I cancelled the contract but haven't received my earnest money back yet.	6/6/05
The date of the earnest money check (\$2,000.00)	01-18-07
Date of Purchase + Sale Agent	02-12-07
Date of Cancellation	04-22-07
We cancelled because construction never began and the sales agent told us that it would be 6-8 weeks before the e.m. was returned. This was 4-22-07. Our earnest money still has not been returned. The Builder has since completely vacated the property and won't return our phone calls.	

Attach additional pages, if necessary

**Section 4: Submit Form via Fax, Mail or Hand Delivery**

Fax: (512) 463-9507  
Post Office Box 13509, Austin, TX 78711-3509  
311 East 14th Street, Suite 200, Austin, Texas 78701-1443




The Texas Residential Construction Commission obtains information from this form and certain third-party sources. With few exceptions, you may review and correct the information we collect. To be informed about the information we collect or to make an open records request, contact our legal department at (877) 651-TRCC (8722) or open.records@trcc.state.tx.us.

Modified 07/07



**Texas Residential  
Construction Commission**  
*Quality Construction for Texans*

October 11, 2007

Ronald Kabin  


Dear Mr. Kabin:

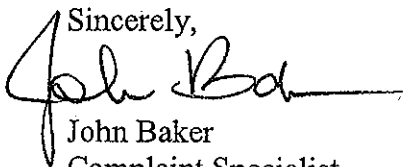
The Texas Residential Construction Commission is in receipt of your correspondence. We appreciate you contacting us regarding your concerns.

Matters such as those addressed in your complaint are important to the commission. We are contacting Juliet Homes, L.P. for more information about these allegations in hopes that an equitable solution can be achieved for both parties.

In the meantime you may consider seeking private legal counsel regarding any legal options available to you.

If you have any further questions please visit us at [www.texasrcc.org](http://www.texasrcc.org) or feel free to contact us at (877) 651-8722.

Sincerely,

  
John Baker  
Complaint Specialist





**Texas Residential  
Construction Commission**  
Quality Construction for Texans

October 11, 2007

Bernard Kane  
Juliet Homes, L.P.  
720 Rusk  
Second Floor  
Houston, TX 77002

8006

Dear Mr. Kane:

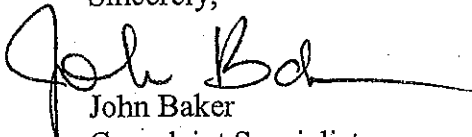
The Texas Residential Construction Commission received a complaint from Ronald Kabin. I have enclosed a copy of this complaint for your information.

To address this matter and hopefully assist in your reaching a resolution, we would appreciate receiving a written response to the allegations and your plan of action within 45 days. Please send a copy of your response to the homeowner.

The commission expects your cooperation in this matter. When disputes such as this arise between builders/remodelers and homeowners, good communication is of utmost importance. As a facilitator in the process, the commission is concerned that disputes are resolved in a timely manner and that the end result is amenable to all concerned parties.

If you have any further questions, please contact us at (877) 651-8722.

Sincerely,

  
John Baker  
Complaint Specialist

Enclosure





**Texas Residential Construction Commission**  
Quality Construction for Texans

# Texas Residential Construction Commission COMPLAINT FORM

Date: 7 / Sept / 2007

This form is to assist you in filing a complaint with the Texas Residential Construction Commission about your builder or remodeler.

## Section 1: Homeowner/Complainant Contact Information

Name Mr. Ronald Kabin Yes  No  Are you the homeowner?

Mailing Address [REDACTED] Property Address subject to Complaint (if different) [REDACTED]

City, Zip Code [REDACTED] City, Zip Code [REDACTED]

Phone 301-737-4653 Fax [REDACTED] Email [REDACTED]

## Section 2: Builder/Remodeler Contact Information

Company Name N/A Contact Person \_\_\_\_\_ (Area Code) Phone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State, Zip Code \_\_\_\_\_ TRCC Builder/Remodeler # if known \_\_\_\_\_

## Section 3: Information Regarding Complaint(s)

Date Home was Built (if complete): \_\_\_\_\_

Please list each complaint you have and the date when the problem occurred. If your complaint involves alleged construction defects discovered after you took possession of the home, you may want to access the STATE-SPONSORED INSPECTION AND DISPUTE RESOLUTION PROCESS (SIRP) to assist in resolution. Information about the SIRP can be found at: [www.trcc.state.tx.us](http://www.trcc.state.tx.us) or by calling our toll free help line at (877) 651-TRCC (8722).

Detailed Description of Complaint (Example)	Date Occurred
<i>I cancelled the contract but haven't received my earnest money back yet.</i>	<i>8/16/05</i>
<i>I cancelled the contract but haven't received my \$2,000 earnest money back yet. See attached letter I forwarded to Mr. Bernard Kane of Juliet Homes to cancel the contract. Also attached is a copy of the registered letter return receipt that confirms Juliet Homes receipt of my cancellation letter.</i>	<i>8-27-07</i>
<i>Based on the information to date - I feel Juliet Homes never intended to build my home and took my deposit money under false pretenses.</i>	

Attach additional pages, if necessary [Signature] 9-7-07

## Section 4: Submit Form via Fax, Mail or Hand Delivery

Fax: (512) 463-9507  
Post Office Box 13509, Austin, TX 78711-3509  
311 East 14th Street, Suite 200, Austin, Texas 78701-1443



Mr. Ronald Kabin  
[REDACTED]

Mr. Bernard Kane  
Juliet Homes  
720 Rusk-2nd Floor  
Houston, Texas 77002

August 27, 2007

Dear Mr. Kane,

On June 1, 2007 my wife and I signed a Purchase and Sale agreement with Mr. Charlie Fritsche, who was your [REDACTED] sales representative at the time, to build house plan 3153A for us on [REDACTED]. He forwarded the signed agreement along with our Earnest Money check in the amount of \$2,000.00 to you for approval. Approximately one week later we received your signed acceptance copy via our Remax broker, Ms. Gloria Mechaley.


Although not stated in the contract, Mr. Fritsche informed us at the time of signing that the home would be completed before the end of the year. He also stated that we would be contacted in a few weeks by a Juliet Homes representative regarding options and color selections, and that the first step in the construction process was for Juliet to file for a building permit with the city of Shenandoah.

When more than a month had passed without a word from Juliet, I phoned your office and was informed that Mr. Fritsche no longer was part of your organization. Ann Echels, your Sales Manager who also is no longer with Juliet, assured me that everything was still going forward as planned with my house, and that the permit was to be applied for shortly, and that the decorating consultant would phone me in several days. Weeks passed and no calls were received. Calls to your office were not returned, and eventually I contacted the permit office of Shenandoah who informed me that "Juliet" building in [REDACTED] was to be resumed shortly for spec houses only, and that no permit had been applied for in my behalf in the development.

I eventually learned of a new sales agent representing Silverwood Estates/Juliet Homes, Renae Manning, who agreed to set up a meeting for me and the color coordinator and your site construction manager, Todd on September 4th. Again several weeks passed and no word on meeting specifics. Yesterday afternoon I contacted Renae who informed me, that per your direction, spec houses had to be completed first before other houses could be started. I informed her that I had been in touch with Shenandoah again this past week and was told that very little progress had been made on the spec houses in the last month, and that they had still not received a permit application for my house.

Based on events to date, it appears to me that while I have been patient and have acted in good faith, Juliet Homes has significant internal operating problems holding up construction that may never be resolved, or may take months or even years beyond what is considered reasonable for a buyer, such as myself to be expected to endure. I therefore am requesting that my deposit monies in the amount of \$2,000 be returned, and that our Purchase and Sales agreement be terminated immediately. I am truly sorry to have to make this request, but I have no choice given the lack of action and communication on the part of Juliet Homes to perform on my behalf as agreed upon within our contract.

Sincerely,

  
Ronald Kabin

Copy to: Gloria Mechaley

(Remax)

281-682-2204



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

This is my:

"Registered Letter"  
Return-receipt

Mr. Ronald Kabin



Letter was  
received by  
Juliet Homes



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Bernard Kane  
(Juliet Homes)  
720 Rusk ST. (2nd floor)  
Houston, TX 77002

2. Article Number  
(Transfer from service label)

7007 0710 0004 7738 1703

PS Form 3811, February 2006

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
*[Signature]*  Addressee

B. Received by (Printed Name) *[Signature]*  
C. Date of Delivery *8/30/07*

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes





**Texas Residential  
Construction Commission**  
*Quality Construction for Texans*

October 16, 2007

Bryce and Jennifer Simonson  
[REDACTED]  
[REDACTED]

Dear Mr. and Mrs. Simonson:


The Texas Residential Construction Commission is in receipt of your correspondence. We appreciate you contacting us regarding your concerns.

Matters such as those addressed in your complaint are important to the commission. We are contacting Juliet Homes, L.P. for more information about these allegations in hopes that an equitable solution can be achieved for both parties.

In the meantime you may consider seeking private legal counsel regarding any legal options available to you.

If you have any further questions please visit us at [www.texasrcc.org](http://www.texasrcc.org) or feel free to contact us at (877) 651-8722.

Sincerely,

  
John Baker  
Complaint Specialist





**Texas Residential  
Construction Commission**  
*Quality Construction for Texans*

October 16, 2007

Bernard Kane  
Juliet Homes, L.P.  
720 Rusk  
Second Floor  
Houston, TX 77002

Dear Mr. Kane:

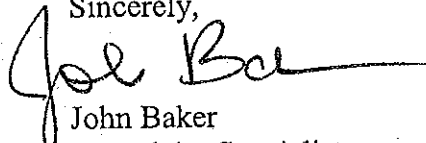
The Texas Residential Construction Commission received a complaint from Bryce and Jennifer Simonson. I have enclosed a copy of this complaint for your information.

To address this matter and hopefully assist in your reaching a resolution, we would appreciate receiving a written response to the allegations and your plan of action within 45 days. Please send a copy of your response to the homeowner.

The commission expects your cooperation in this matter. When disputes such as this arise between builders/remodelers and homeowners, good communication is of utmost importance. As a facilitator in the process, the commission is concerned that disputes are resolved in a timely manner and that the end result is amenable to all concerned parties.

If you have any further questions, please contact us at (877) 651-8722.

Sincerely,

  
John Baker  
Complaint Specialist

Enclosure





**Texas Residential Construction Commission**  
Quality Construction for Texans

TEXAS RESIDENTIAL CONSTRUCTION COMMISSION RECEIVED  
**Texas Residential Construction Commission COMPLAINT FORM**

2007 OCT 15 AM 7:52

Date: 10 / 15 / 07

This form is to assist you in filing a complaint with the Texas Residential Construction Commission about your builder or remodeler.

**Section 1: Homeowner/Complainant Contact Information**

Name: Bryce & Jennifer Simonson Yes  No  you the homeowner?

Mailing Address: [REDACTED] Property Address subject to Complaint (if different): [REDACTED]

City, Zip Code: [REDACTED] City, Zip Code: [REDACTED]

Phone: 281-543-6884 Fax: 736-321-6169 Email: [REDACTED]

**Section 2: Builder/Remodeler Contact Information**

Company Name: Juliet Homes LP Contact Person: Bernard Kaul Jr (Area Code) Phone: 710-7-2268

Address: 5235 Katy Freeway Suite 605 Houston TX, TX 77057 City: Houston State, Zip Code: TX, 77057 TRCC Builder/Remodeler # if known: 6223

**Section 3: Information Regarding Complaint(s)**

Date Home was Built (if complete): Not finished


Please list each complaint you have and the date when the problem occurred. If your complaint involves alleged construction defects discovered after you took possession of the home, you may want to access the STATE-SPONSORED INSPECTION AND DISPUTE RESOLUTION PROCESS (SIRP) to assist in resolution. Information about the SIRP can be found at: www.trcc.state.tx.us or by calling our toll free help line at (877) 651-TRCC (8722).

Detailed Description of Complaint (Example)	Date Occurred
<u>I cancelled the contract but haven't received my earnest money back yet.</u>	<u>6/6/05</u>
<u>Cancelled contract but have not received earnest money back on 2 homes for total of 4789.00</u>	<u>8-19-06</u>
<u>Note Copy of Contract Request Cancellations signed by Sales Associate at Juliet Homes</u>	
<u>Also letter to Juliet with no reply</u>	

5 pages Attach additional pages, if necessary

**Section 4: Submit Form via Fax, Mail or Hand Delivery**

Fax: (512) 463-9507  
Post Office Box 13509, Austin, TX 78711-3509  
311 East 14th Street, Suite 200, Austin, Texas 78701-1443



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Modified 07/07

**COPY**

**Juliet Homes  
Contract Cancellation Request**

Buyers Name: Bruce & Jennifer Simonsen

Community: \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

Legal Lot: 2 Block: 2 Section: 1 Plan # 4238A

Date of Sale: 11-1-06 Stage of Home When Sold: Complete, except for pool

Stage of Home Now: SAME Sales Price: \$510,00

Type Of Financing: Conv Mortgage Company: Western Mtg.

Loan Officers Name: Matt Landry Number: 713-467-6477

Reason For Cancellation:  
We could not finish home

Request For Cancellation Of Contract Of Contract By Purchaser is Hereby Made:

[Signature] B. W. Simonsen  
Purchasers Signature

Sales Associates Acknowledgements:

Sales Associates Signature: C. Lutala

Earnest Money Deposited: 2,000

Good Faith Money: \_\_\_\_\_

Deposits for Options/upgrades \_\_\_\_\_

Refund Amount Requested 2,000

**For Internal Use Only**

Manager Approval of Amount Refund: \_\_\_\_\_

Amount Refunded \_\_\_\_\_

\_\_\_\_\_  
Manager Signature \_\_\_\_\_ Date

**WILLIAM DAVID ARCHER & ASSOCIATES**

ATTORNEYS AT LAW  
TEN TEN LAMAR BUILDING  
1010 LAMAR, SUITE 1320  
HOUSTON, TEXAS 77002

713.222.6681 FAX 713.650.8822



May 24, 2007

Juliet Homes, LP  
Mr. Bernard J. Kane, Jr.  
Designated Agent  
5225 Katy Freeway, Suite 605  
Houston, Texas 77007-2268

CM/RRR 7003 0500 0004 4682 6623

Re: Refund of Earnest Money on Contract Cancellation by and between  
Juliet Homes, LP, a Texas Limited Partnership and Bryce and Jennifer  
Simonson

Mr. Kane:

Be advised that I represent Bryce and Jennifer Simonson in their cause of action against your company.

As you are aware, my clients entered into a contract to purchase a home under construction by your company on April 28, 2006. When Juliet Homes, LP could not finish the construction, the contract was cancelled and Juliet Homes, LP agreed in writing to return the earnest money deposit of \$2,000.00 (see attached contract cancellation request). My client then agreed to purchase a model home of Juliet Homes, LP on June 11, 2006, and paid an earnest money deposit of \$2,000.00 along with \$789.00 for agreed upgrades. When inspection on the property failed and Juliet Homes found it could not complete the residence the parties agreed to cancel the contract (see the attached contract cancellation request). My clients have contacted your office on numerous occasions attempting to obtain reimbursement of the \$4,789.00. At first they were told that someone would return the call and assist them. Juliet Homes, LP has failed to return the calls or tender reimbursement of the deposit.

Be advised that should your company fail to tender payment within 20 days from date of this letter a lawsuit will be filed against Juliet Homes, LP and its General Partner for payment of their deposit.

Mr. Bernard J. Kane, Jr.

Page 2

May 24, 2007

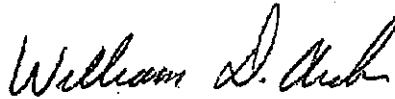
Further, the funds were a deposit not a payment and therefore your company holds the funds under a fiduciary duty. The earnest money deposit is governed by Texas Property Code Section 162.002 (contractors as Trustees). This section holds owners, officers, directors or agents of a contractor liable for misuse of funds as Trustee. Should payment not be made within 20 days, my clients will seek payment from each individual that is responsible for holding such deposit.

I look forward to your prompt response.

**THIS FIRM IS A DEBT COLLECTOR, THIS LETTER IS AN ATTEMPT TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WE ARE NOT ATTEMPTING TO COLLECT A DEBT FROM ANYONE WHO IS NOT A DEBTOR OF THE AFOREMENTIONED DEBT. IF YOU ARE UNDER THE PROTECTION OF THE U.S. BANKRUPTCY CODE OR HAVE DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES, THIS IS NOT A DEMAND FOR PAYMENT. THIS LETTER IS PROVIDED FOR INFORMATION PURPOSES ONLY AT YOUR REQUEST.**

Very truly yours,

WILLIAM DAVID ARCHER & ASSOCIATES



William D. Archer

WDA/ea

Enclosures

cc: Bryce & Jennifer Simonson ✓