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FOR IMMEDIATE RELEASE

HER Real Living Offices and Associates Recognized for Sales Performance at Real Living's National Convention and Awards Ceremony

HER Real Living leads Real Living's national awards – garnering 20 office-level awards: more than 388 agent awards. HER Real Living's top sales associates, Stephen Dial, Kathy Greenwell, James Meyer, Sandy Raines, Jill Rudler, Jeff Ruff and Marilyn Vutech also earned Real Living's top agent honor.

COLUMBUS, OHIO – (February 28, 2006) – HER Real Living, central Ohio's leading residential real estate company, announced that more than 388 associates and 20 offices received sales performance awards at Momentum 2006 – Real Living's National Convention and Awards Ceremony, held February 17-20 in Orlando, Florida.

Stephen Dial and James Meyer, Kathy Greenwell, Sandy Raines, Jill Rudler, Jeff Ruff and Marilyn Vutech were among seven recipients of Real Living's prestigious Ruby Award - recognizing agents who cultivated more than \$50 million in sales volume or more than 200 transaction sides.

Stephen Dial and James Meyer, Metro office sales associates, together had 217 transaction sides and a sales volume of close to 40 million in closed real estate sales. Dial and Meyer work as a real estate sales team. This is their first Ruby Award.

Kathy Greenwell, a Northeast Regional office sales associate, had 183 transaction sides and a sales volume of 57 million in closed real estate sales. This is Greenwell's third Ruby award.

Sandy Raines, a New Albany office sales associate, broke all records and was number one in the Real Living Network for sales volume with more than 95 million in closed real estate sales. This is Raines' third Ruby Award.

Jill Rudler, a Northeast Regional office sales associate, again was number one in the Real Living Network for sales units sold with 253 closed transaction sides. This is Rudler's third Ruby Award.

Jeff Ruff and Marilyn Vutech, sales associates for the German Village office, together had 208 transaction sides and close to 70 million in closed real estate sales. Both Vutech and Ruff work as a real estate sales team. This is their first Ruby Award.

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"Real Living had another outstanding year in 2005 and we owe that success to the extraordinary accomplishments of our agents – the best, most productive agents in the business!" said Harley E. Rouda Jr., CEO and managing partner of Real Living. "Momentum allows our agents and managers to truly receive appreciation and thanks for all of their hard work and effort throughout the year. And it's the perfect time for them to experience the power and camaraderie that is Real Living!"

HER Real Living offices earned a combined total of 12 "Family Awards," recognizing office accomplishment, competing against more than 100 offices in the Real Living Network. What follows is an overview of the Family Awards garnered by the HER Real Living offices.

Outstanding Office Award

Top 5 producing offices within the Real Living Network, based on Gross Commission Income (GCI). Any office that opened on or before January 1, 2005, is eligible.

Arlington office, manager Jo Ann Hall
Dublin office, manager Dwight Eberhart
Northeast Regional office, manager Gloria Rau

Most-improved Office of the Year – Volume

Top 5 most-improved offices within the Real Living Network, based on total Gross Commission Income (GCI) volume improvement over last year. Any office that opened on or before January 1, 2005, is eligible.

Pickerington / Reynoldsburg office, manager Ed Caldwell

Tops in Title – Units

Top 5 Real Living offices that support Real Living Title Agency, based on number of closed transactions per office using Real Living Title.

Arlington office, manager JoAnn Hall
Dublin office, manager Dwight Eberhart
Hilliard West Regional office, manger Art Travis
Northeast Regional office, manager Gloria Rau

Tops in Title – Percentage

Top 5 Real Living offices that support Real Living Title Agency, based on number on office success rate using Real Living Title.

Circleville office, manager Linda Altomare



Grove City office, manager Linda Altomare

Mortgage Merit – Units

Top 5 Real Living offices that support Real Living Mortgage, based on actual closed loans.

Northeast Regional office, manager Gloria Rau

Dublin office, manager Dwight Eberhart

Real Living presented another prestigious award at the convention this year in honor of HER Real Living founder Harley E. Rouda, Sr. **The Harley E. Rouda, Sr. Award was awarded to Clyde Corle, Vice President and General Manager of Southwest Ohio region**, for his outstanding leadership, professionalism and commitment to upholding Real Living's core values of family, innovation and results.

The following HER Real Living agents all received the honor of being presented with an "Innovation Award," which recognizes the top associates within the Real Living Network who support Real Living Affiliated Services, including mortgage, title and relocation, to better serve their customers. New agents who have catapulted to success in just one year with the Real Living Network are also honored under this category. What follows is an overview of the Innovation Awards garnered by HER Real Living agents.

Mortgage Merit Award

Top 10 agent supporters of Real Living Mortgage. Award based on actual number of closed loans from January 1 to December 31, 2005.

Nicole Yoder-Barnhart, Hilliard West Regional office

Kathy Greenwell, Northeast Regional office

Kurt McCurdy, Northeast Regional office

Janice Engel, Northeast Regional office

Tops in Title Award

Top 10 agent supporters of Real Living Title. Award based on number of closed transactions.

G. Terry Jordan, Canal Winchester office

Julie L. Morgan, Grove City office

Susan Wainfor, Hilliard West Regional office

Nicole Yoder Barnhart, Hilliard West Regional office

Janice Engel, Northeast Regional office

Kathy Greenwell, Northeast Regional office

Heather Kamann, Powell North office

Donna Travis, Powell North office

Relocation Results Award

Top 10 agent supporters of Real Living Relocation Services. Award based on number of outgoing referrals.

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Sandy Raines, New Albany office
Jill Rudler, Northeast Regional office

Rising Stars

Top 10 producing first-year agents within the Real Living Network, based on total GCI with Real Living. Qualifying agents must have had some part of their first 12 months of being a licensed real estate agent fall within 2005.

Janice Lisle, Arlington office
Steven Smith, Dublin office
Terry Penrod, Metro office
Jonathon Devore, Pickerington / Reynoldsburg office

Customer Care Award

Presented for the first time this year, Real Living's Customer Care Award recognize stellar performance by RealE Agents. RealE agents support Real Living's commitment to the Internet-enabled consumer, fulfilling service expectations that include advance training, excellent lead response time, and support of our core service companies.

Janice Lisle, Arlington office
James Thomas, Dublin office
Gail Rinehart, Metro office

In addition, more than 388 HER Real Living sales associates were awarded a sales performance award that evening. The results awards recognize individual agent sales performance – and are based on 2005 volume and transaction sides. What follows is an overview of HER Real Living agents who were welcomed into the prestigious Real Living Elite Winners Circle representing the Top 10% of agents nationwide.

Ruby Award - recognizing agents who cultivated more than \$50 million in sales volume or more than 200 transaction sides.

Marilyn Vutech, German Village office
Jeff Ruff, German Village office
Stephen Dial, Metro office
James Meyer, Metro office
Sandy L. Raines, New Albany office
Kathy Greenwell, Northeast Regional office
Jill D. Rudler, Northeast Regional office

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Platinum Award – recognizing agents who cultivated between \$25,000,000-\$49,999,999 in volume or 125-199 transaction sides

Jane L. Jones, Arlington office
Nicole Yoder-Barnhart, Hilliard West Regional office
Susan Wainfor, Hilliard West Regional office
Kurt B. McCurdy, Northeast Regional office

Gold Award – recognizing agents who cultivated between 10,000,000-\$24,999,999 in volume or 70-124 transaction sides

Charles E. Calvert Jr., Arlington office
Cheri A. Fraganato, Arlington office
James Blake, Bexley office
Christopher M. Fisher, Bexley office
Paul Hunt, Bexley office
Christopher Pedon, Bexley office
Thomas M. Amicon, Dublin office
John R. Beegle, Dublin office
Amy Conley, Dublin office
Anastasia Fotopoulos, Dublin office
Barbara B. George, Dublin office
Robert W. Hetherington, Dublin office
Dan Russell, Dublin office
James Bradshaw, Gahanna office
Kathryn Dague, Gahanna office
Harley Haas, Gahanna office
Mark Garner, Gahanna office
Timothy McCabe, Gahanna office
Mary Troxel, Gahanna office
Sara Walsh, Gahanna office
Mark Paul Talis, German Village office
Tina Goodman, German Village office
Joni Bowman, Hilliard West Regional office
Julie Morgan, Hilliard West Regional office
Judith Mosier, Hilliard West Regional office
Cindy Owens Shay, Marysville office
Marsha Weiner, Newark office
C. Scott Walters, Pataskala office
Ross David Casmo, Pickerington / Reynoldsburg office
Jonathon Devore, Pickerington / Reynoldsburg office
James Reitano, Pickerington / Reynoldsburg office

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Donna Travis, Powell North office
Heather Kamann, Powell North office
Michael Bean, Worthington office
John Holt, Worthington office
Deborah Horstman, Worthington office
Cynthia MacKenzie, Worthington office

Momentum 2006 featured an array of professional development and CE courses available to the sales agents. While developing their professional skill sets, sales agents were also able to mingle with representatives of the 50 companies sponsoring Real Living's convention.

"With our powerful brand, innovative agent solutions, and tremendous leadership team, we look forward to more explosive growth in the years to come. And we're already looking forward to celebrating our continued successes with our agents across the nation at next year's Momentum Convention and Awards Ceremony!" said Rouda.

About Real Living Inc.

The largest independently-owned residential real estate firm in the Midwest and the fifth-largest in the country, Real Living Inc. boasts nearly 5,000 sales associates and employees, nearly \$9.1 billion in annual sales and more than 130 offices throughout the Midwest, Florida, South Carolina, Texas and West Virginia. Real Living Inc. was recently awarded the 2005 Most Innovative Real Estate Brokerage and Franchisor by Inman News, was named 23rd in Entrepreneur Magazine's Top 50 best new franchises and has won numerous awards for its marketing achievements. Real Living Inc. sells a home every 12 minutes and attracts over 14 million Web site visitors each month. Real Living Inc. also offers a full range of affiliated business services, including home financing, title, relocation, corporate relocation management and home warranties. For more information or to learn more about growth opportunities with Real Living Inc., visit RealLiving.com.

Editor's note: photos of agents and office managers available upon request to Mandy.Levy@realliving.com.