

Now Or In The Future

**Our Real Estate Philosophies, Principals,
Commitments, Values, Beliefs Are Very Simple.
It's never about us. It's Only & Always About You.**

The Details Will Show A Completely Free, No
Obligation Consultation In Person, Phone Or
Zoom Will Be Exceptionally Helpful For You.

Please Review Our

BUYER ASSISTANCE PACKAGE

Until it's the best time to consider a move
you will receive free updates about the
market and continue to receive all
our professional services and expert advice.

Lee Jenkins Real Estate Specialists

Direct: 954-540-8509 Lee@LeeJenkins.com

www.LeeJenkinsRealEstateSpecialists.com

50+ Member Service Specialists

RE/MAX Select Group

Lee Jenkins Real Estate Specialists

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Lee Jenkins Real Estate Specialists

Lee Jenkins Real Estate Specialists
DIRECT TARGET MARKETING SPECIALISTS
Direct / Text: 954-540-8509 Email: Lee@LeeJenkins.com

Dear Future, Soon or Now Buyer

After reading this package and if you are open to letting us help you when you're ready, even years away, we look forward to working with and representing you to find the best property for your needs and wants. Please make sure to read the 3rd page. Because we keep up to date on the newest strategies designed to help our clients, we've enclosed some information about us to see if you are agreeable to trusting us to act as your consultants and how we can help you. For BUYERS/RENTERS we represent those clients who want to work with one Real Estate Team and have that team find the property they want. For INVESTORS we will do everything we can to help you find properties that will appeal to the profit margins you want. We will get the properties sold if you want to flip or find qualified renters if you decide to go that route. For all our clients, we also provide many other services needed to buy property such as mortgage referrals, inspectors, insurance agents, title companies, etc. Our clients have found it benefits them to work this way. We leave it up to you to determine if we are the best option for you and only if it makes sense for you. Our success is based solely on you finding the right home.

Regardless of what price range you're in at this time, we will provide you with the same tools and systems we use for all price ranges of properties including the luxury market. These up to date strategies, along with our experience and proven methods, will ensure that you will receive everything we have at our disposal to help you through the entire process.

If we both concur that we will work well together, we will prepare a plan of action with you to accurately pinpoint your needs and therefore be on the same page. We strongly believe we can achieve the results you want, but together we can decide if we work well together for your benefit.

We can tell you about ANY PROPERTY FOR SALE OR RENT IN SOUTH FLORIDA, therefore saving you time and money. We'll promptly and continually find the properties you are truly interested in without having to start over and over again with other agents or builders. In addition, we have our Perfect Home Finder Program that will find homes not on the market but with homeowners looking to sell so no competition from other buyers. We will definitely be of service to you now and in the future.

We can't stress enough the importance of feedback, real estate related or not. Knowing what you are really looking for in a property/area as well the reasons for moving will put us on the same page and make the entire process a successful one. Please tell us your likes and dislikes regarding anything we find for you.

We sincerely hope you find this process of finding your next property a rewarding one because our goal, as always, is for us to be the "Real Estate Team You Call On to Help with Any Kind of Real Estate." After you've read our package and how we will work on your behalf, we are confident that you will want to have a free, no obligation consultation with us.

Just Give us 1% of your trust now and we will earn the other 99%.

Successfully Yours,

Lee Jenkins – Realtor
Tim Callahan – Marketing / Client Coordinator
Direct and Target Marketing Specialists
Certified Residential Specialist, PLMC Certified
Plus our 50+ Member Service Team
www.LeeJenkinsRealEstateSpecialists.com
*Ask for complete details about closing costs help.

Re/Max Select Group – 15723 Pines Blvd. Pembroke Pines, FL 33027

The Lee Jenkins Real Estate Specialists Considers This To Be One of Most Important Pages To Read In The Entire Package

How We Keep Up to Date With The Always Changing Real Estate Market To Make Sure The People We Help End Up With Absolutely The Best Results For Their Individual Situation.

Our immediate and long term goals are always to keep improving and changing all our strategies ahead of the ever changing real estate market for the benefit of every one of our clients – new prospective ones or current and past ones as well. Because of our pro-active philosophy, we keep you notified ahead of any market changes as adjustments can happen very quickly. Keeping ourselves highly educated on a monthly basis allows us to provide you with every option available, whether new or established, so you can take advantage of the market instead of the complexity of the market taking advantage of you.

How Do We Accomplish This For You?

We belong to an exclusive group of the top real estate professionals and teams from across the country who meet every year in Orlando, Florida, 2 day sessions (11 hours each day) to find the newest and best cutting edge ways to help all our new prospective clients and current or past ones as well. In between these conferences, we also have hour long conference calls at least twice a month, other consults when needed, monthly newsletters with other new ideas and changes to existing ones and weekly emails to each other as needed to supplement our live training sessions. This is to keep our marketing for owners of any kind of properties up to date to ensure they receive the highest market values in the least amount of time. For our buyer clients, this enables us to meet with these other top agents to put in place the latest tested strategies to assist you in finding the best home to fit your needs and wants.

We have found it's not just about finding a 3, 4 or 5+ bedroom home or selling a home for a specific price. It's about the life changes that have prompted you to consider either buying or selling and how we can make that as stress free and smooth as possible. The best results always come from us understanding your needs and wants. By getting to know each other on a more personal but business level puts us on the same page so together we will create a detailed marketing plan specific to you. When this happens, you end up with the greatest benefit – moving into your new home or your current home sold so you can move to the next chapter in your life. Based on what you have experienced so far with just phone calls or other communications we have had, would you be open to getting together with us at your home, our home or a place of your choosing for a real person to person talk about your circumstances?

The best example we can give is when you go to the Doctor, several things happen in this order. You see the Doctor in person where they ask lots of questions about your concerns, symptoms, etc. They then do an examination and tests to find out the true problem. Then they go over all the reasons and options to enable you to make a decision as to treatment. Only then is a prescription or operation decided on. You have to determine if you trust your doctor to put yourself into his or her hands. Selling or buying any kind of property is essentially the same as it almost always involves the largest and most significant financial decision anyone ever makes in their lifetime. If you were to invest any amount of your hard earned money with an investment firm, we are positive you would want to meet this person to find out if you would have complete confidence in them to help you. We believe it is of the utmost importance that you trust the people you hire to accomplish your goals in real estate. In real estate as in medicine the following is true:

Prescription Given Before Diagnosis Is Malpractice

We are truly confident we will achieve the results you want, but the final choice is always yours.

Our only concern is understanding your situation so that you end up with the home that's best for you or that your home is sold quickly for the highest market price. It's what makes sense to you that is of the most importance. If you agree that our approach, strategies and marketing are the best option for you, then we wholeheartedly are fully committed and look forward to helping you.

Lee Jenkins Real Estate Specialists

Homes for Hero's Program

If you are a Police Officer, Firefighter/EMT, Teacher, in the Military now or in the past, in the Medical Field, you are eligible to be included in our:

Homes for Hero's Program

This program offers you up to a **\$1,000** credit upon buying or selling to use as a donation to your favorite charity, place of employment, school or to help you with the costs of moving. We also will give you a Home Warranty Plan when buying your first or next home.

This also applies to anyone employed with any police, fire, teachers, school or medical department or other organizations such as the Highway Patrol, FBI, hospitals, doctor's offices, day cares, etc.

Be sure to let us know if this could possibly apply to you or anyone you may refer to us.

We thank you for your service and contribution to the profession you have chosen.

Sincerely,

Lee Jenkins Real Estate Specialists

Direct/Text: 954-540-8509 / Lee@LeeJenkins.com

www.LeeJenkinsRealEstateSpecialists.com

RE/MAX Select Group

15723 Pines Blvd., Pembroke Pines, FL 33027

17 Ways We Help Our Clients with the Home Searching/Buying/Renting Process

1. To commit to you all our resources, extensive knowledge and insight of real estate in this market and especially our **time and loyalty**.
2. **Ask you many detailed questions** to find out what you want, need and what's best for your situation.
3. We show you our **entire process** up front to answer any questions you have so we can focus on finding the best property for your needs and wants.
4. By getting to know each other on a more personal but business level puts us on the **same page** so we can, together, design a **plan of action specific to your personal situation**. This creates a win for you.
5. We do **extensive research for each client** and find only those properties that best fit your needs and wants, therefore **saving you from the stress** of driving around, gas money and the many hours and days it would take to do it on your own.
6. Determine what **options** fit your situation the best and present them to you for your consideration.
7. Always welcome your **feedback** to make sure everything needed is taken care of on a timely basis.
8. Add you to our **"Buyers in Waiting Program"** and set you up on our **Preferred Property Finder Service** that sends you daily detailed information on properties that fit your parameters. With our **"Dream Home Finder Program"**, we will search for homes or properties that fit all your needs and wants before they are available on the open market so you will know about new properties before agents & other buyers/renters.
9. Our total of **60+ years of successful experience** provides you with the **professional advice and service** you need to make the **best informed decision** for you.
10. Provide you with an **experienced mortgage broker** for a pre-approval letter or full mortgage process.
11. Because of our we experience we are able to help you successfully take care of the **100's of details** needed when going through the home buying process.
12. If appropriate to your situation, **find foreclosures or short sales** that may allow you to buy a property at a reduced market price. In some situations, ask for up to 3% closing costs to be paid by the seller.
13. We are very **experienced negotiators** and will protect you from overpaying.
14. We have all the **other professionals** needed to handle all the many details needed to close your purchase with the least amount of hassle and stress.
15. Provide our **"Service Team List"** of 40+ professionals/companies to help before & after the entire process.
16. Provide in depth **community/school information** plus a detailed **moving checklist**.
17. We are **career professionals** who perform **real estate full time**. This entire package is our written **Mission Statement** - put simply:

We will do everything to help the people that decide to trust us throughout the entire process

Preferred Buyer Property Finder Service

- Notify you 24/7 and within one hour of any new properties on the market that match your criteria allowing you to effectively beat other buyers or renters to these homes.
- Notify you when any properties that match your criteria come back on the market, are reduced or raised in price or go under contract.
- This benefits you because you will be completely up to date about the market as it pertains to you.
- Zillow, Trulia, Homes.com, Realtor.com and the other real estate web sites available do not keep their information up to date. We have had homes we sold over 2 years ago still show up as available properties. Also, the market values they provide are usually off by \$50,000 or more and either up or down from the true values. It's OK to look on these sites, but it's a wise move to call us to fully check out any homes that are of interest to you because: we can find out more detailed information such as how long really on the market, if any offers made, if any offers accepted but came back on the market and why, are pictures a true representation of the how the property looks now.
- This is very valuable information to make sure you have complete knowledge of any property being considered. The information we provide is up to date by the day so you are assured of knowing all the information you need to make the most intelligent decision when making any offers.

Buyers In Waiting Program

- After we have come up with the plan of action that fits your specific needs and wants, we add you to our Buyers In Waiting Program.
- Because we are constantly marketing to homeowners looking for those that are considering selling, we always have our "Secret List of Unlisted or Upcoming Homes". We are able to match our buyers and renters in waiting with these homes and can create a win/win situation for you and the owner.
- With this service and when we find the right match, there is no competition with other buyers thus allowing you to purchase the best home with a lot less stress and in a very short time frame.

Just Looking, Perfect Home Finder Program To Your Preferred Community

- If you have a specific community you want to live in, we use our target marketing system to actively find a home in the area you want that may not be on the market yet but not excluding homes already available.
- We do this by investing up to \$2,000 marketing dollars to send very specific letters to the community you want using your criteria to seek out homeowners that are considering selling their homes.

These are the 3 most important up to date strategies of our 17 Ways We Help Buyers. When you add the rest of our reasons for using us to find your next home and based on our entire Buyer Assistance Package along with any conversations we have had so far, we are extremely confident we are the best option for you. Let us know if you would be open to speaking with us and we will work with you to have you in your new home as quickly as possible or when you're ready.

The Process from First Contact to Celebration Date

1. Provide and in-depth Buyer/Renter Package about how we will help you and our qualifications/track record.
2. Refer you to an experienced mortgage broker for pre-qualification, pre-approval, etc., if needed.
3. Discuss in detail the area, kind of property, school system (if needed) & price range for your needs and wants.
4. Add you to our “Buyers in Waiting Program” so that when we find properties that fit your criteria, you will be the first to know about them before other buyers and real estate agents.
5. Research (average of 10+ hours per client) areas and properties based on your needs & wants.
6. Provide information on schools, area amenities and attractions, if wanted.
7. Set up appointments with owners and agents to see properties that fit your qualifications.
8. Before seeing homes find out additional information; days on market, other offers, if back on the market – why, true condition, etc.
9. Take you to see properties (or meet you at properties) and areas.
10. Research additional areas and properties if initial showings aren't productive.
11. Repeat steps 5, 6 and 7.
12. When you find the property you want, we will do all the research necessary, along with our knowledge of the specific area, to help you determine your offering price.
13. Write and then present your offer by e-mail, telephone or agent's office.
14. Negotiate price & terms until agreed upon by you and the owner. This may take more than one day.
15. If we cannot come to an agreement, we will start the process over from the beginning.
16. If offer accepted, arrange inspections for you – Whole House, Roof, Termite, Appliance, Pool, A/C, etc.
17. Take care of the hundreds of large and small details that accompany every transaction.
18. Make sure repairs agreed upon by contract are completed.
19. Refer Attorneys, Mortgage Brokers, Movers, Title Companies, etc. Provide moving checklist.
20. Coordinate with appraisers and meet appraiser if necessary.
21. Notify you of celebration closing date and time. Attend celebration of moving with you.
22. Work with you, attorneys, title companies, other agent, etc. to solve challenges encountered.
23. Always be available to answer and solve any questions during the entire process.
24. Give you honest, professional advice and service. Represent your best interests.
25. Keep in contact after you move with emails, telephone calls, newsletters, etc. – We want to be your “Real Estate Consultants for Life” and will help anyone you refer just like we helped you.

Preferred Buyer/Renter Property Hunting Guide

- 1. Ads on the Internet, Press, Magazines:** If you see an advertisement for a home that look interesting, **call us first** and we'll find out all the information that is **not available to you** and if it's still on the market. If you do call the agent who is representing the property, tell the agent that we are with RE/MAX Realty and are helping you find a home. If the home is in your price range, obtain the address. Then **call us** for detailed information. We'll find out the price and detailed information for you such as: how long on the market; if has offers, how many; true condition; if it has come back on the market, why; if asking price is a market value price, etc.
- 2. For Sale Signs:** If you see a For Sale sign by another company or agent on a home you want to know the price, **call us first**. If you call the telephone number on the sign, tell the person that answers the phone that you are working with us, and would just like to know the price of the house. If the home is in your price range, and this is a property you are interested in, **call us for detailed information**.
- 3. For Sale By Owners:** If you like what you see on the Internet or you've driven by the home only, call us with the phone number **before calling the owner or seeing the home on the inside** and we'll see if they will cooperate with us in selling their home to you (if you like it). Almost all for sale by owners cooperate with agents. **This way you will have representation**. Remember, the contract they have will be drawn up by their attorney and will be in their best interests, not yours. If they don't cooperate, we'll help you with the questions to ask the owner.
- 4. Open Houses:** Usually done on weekends, held by other Realtors. If you decide to see the house, tell them you're working with us. **Remember, they are representing the seller not you** and are showing the property to the public to cause the home they are representing to sell. They should be happy to show you through the home.
- 5. Home Study:** Do Your Homework! Study the listings and information that we give you. Ask us any questions. Drive by if you wish. Check out your neighborhoods. **Call us to make arrangements to show you any homes that you like**.
- 6. Call Us for Appointments:** **Never call the owner** of a listed property directly. We must work through the listing Realtor. Never look at a house with another Realtor without talking to us first with the exception of open houses. Remember, **it's customary to give the seller notice** for a showing because they need time to prepare the home and be "out of the way".
- 7. What To Say:** Always tell agents or sellers that you're working with The Lee Jenkins Real Estate Specialists and we will be representing you with any contracts or purchases.

Dear Lee and Tim, There have been amazing duos in history – Louis and Clark, Batman and Robin, Jagger and Richards. The two of

you are among those duos in your field. In the past, we have met with many other realtors. There were no others that stood out to us. The others show us houses which were nice but not necessarily the one that we were looking for. We felt that many of them cared more about a sale rather than finding the right home for our family. Then, one day Amy came across one of your listings and contacted you. That afternoon, you had showed her the house. It did not turn out to be a house that was right for us, but you had told us that you will find us the right house. The next Saturday we all met at probably looked at 10 different properties. There was something that you did with us on the second property that stood out. You asked us to sit down in the living room and see if we could imagine our family living in that house. We really liked the house, but we did not want to make a decision before we saw some other options. Again, you had assured us that if this was not the right house for us, you would find us the right home and told us that we can see as many as necessary. Amy

and I were sure of 2 things at the end of that day. The first was that we knew that we only wanted to work with the two of you on the purchase of a new house. The second thing was that we were going to sell our existing family home on our own. You guys said that is no problem and offered us some advice on marketing and selling our home on our own. Needless to say, we were wrong and got nowhere with selling the house on our own. After a few weeks we figured that we do not know what we are doing and decided to let the professionals take over and listed our home with you. Our listing hit the MLS on Friday morning and by Saturday, our home was under contract for full ask. 24 HOURS. Wow! I did not think that was possible. When you are buying and selling a home, there are so many steps such as appraisals, inspections, 4 Point, loans, closings and you walked us through the entire process to make things seamless. Your expertise and professionalism are unmatched.

When we sat down on the couch at the second home, you told us that you thought this house would be a great fit for our family because of the schools, neighborhood, and investment potential of this property and you were right. Not only were you able to find us our dream home, but you negotiated an amazing deal. At closing, we already had equity in the new house. You knew this was the perfect house for us before we realized it.

Relationships are very important to us. We started as clients but ended up as friends. We WILL recommend you to any of our friends and family that are considering buying or selling a home.

We thank you from the bottom of our heart!

Regards,

Marcus and Amy Madison

Dear Lee and Tim,

March 17, 2019

Pedro and I are so very pleased with the prompt sale of our home and how smoothly the process went with your support. We still can't believe that you sold our house at full asking price within 4 days of listing.

We were lucky enough to meet you both when you helped our daughter and son-in-law to find the home of their dreams several years ago. When Pedro and I decided to move, we knew immediately that you would be the first and only call we would make to handle the sale of our home.

You both made us feel comfortable, confident, and well represented every step of the way. We appreciated your guidance with staging, with hearing the small changes you recommended that would make our home more attractive to potential buyers, and with the strategies you employed along the way to encourage traffic. Your knowledge of the community and your professional expertise all helped us to have a high profile for potential buyers.

When we approached you about moving up our list date, you understood our needs and made it happen without hesitation. The professional photos and the marketing materials made our house really shine. We were impressed that Tim was present at each and every walk-through and gave us feedback immediately. You protected our interests each step of the way. Lee had prepared us for the closing process completely but her presence at the table and her follow-up afterward assured us that there would be no surprises.

No, we really couldn't have hoped for a better experience and want to thank you both from the bottom of our hearts. We're happy to know that a new young family has found their new forever home, too.

As you know, my mom and dad are currently selling their home across the country and they had the opportunity to meet you during their recent visit to South Florida. They tell me that "they only wish they had a Lee and Tim" to help them through the process there!

Sincerely,

Cathy and Pedro Parra

15829 Sedgewyck Circle S. - Waverly Hundred in Ivanhoe

Davie, Florida 33331

Since 1961 we have been buying and selling homes in the south Florida area but we were totally unprepared for the attention and help we received from Lee Jenkins Real Estate Team in selling our home in Davie. We had been in contact with them for about 5 years before we listed our home and were able to get advice and help from them without ever feeling pressured. They had become our friends as well as our Realtors.

When we decided the time was right for us to sell our home, we contacted Lee, and her team swiftly moved to handle every aspect. Everything was taken care of with professionalism and an unparalleled attention to detail, and within about a month our home was sold. Of course, from listing to closing there were many problems and obstacles but they were there to help us meet each one, and they even helped us find a rental home in the area.

Sometime within the next year, we intend to look for our next home and there is no one we would rather have help us find it than Lee Jenkins and her team.

Thankfully,



Bill DeKlavon Jr



Pat DeKlavon

6900 SW 148 Lane Ivanhoe
Davie, Florida 33331

To Whom It May Concern,

We interviewed several realtors and made the right decision with Lee Jenkins. Lee and her husband, Tim, are a dynamic duo who has the knowledge and experience to sell your property in record time. Joe and I first met Lee and Tim last year for a free appraisal and we turned to them a year later when we made our decision to sell.

Lee held an open house on July 19 and July 20 at our home. My neighbors reported more cars at our house that weekend than we normally see all week. Lee's unique Open House attracted qualified buyers which resulted in a favorable contract within two days. The contracts were signed before our home made it to Multiple Listing. My husband and I look forward to finalize our sale by the end of August. Lee and Tim far exceeded our expectations.

We felt like Lee was family and that is because you deal with her family. Lee and Tim take away all the stress of selling your home and handle all the details professionally. You will not find a better couple to handle the listing and selling of your property.

You have to go a long way to find a better team than the Lee Jenkins Real Estate Team.

Sincerely,

Joe and Barbara DiLeo
15820 Sedgewyck Circle So.
Davie, FL 33331

Victor Gonzalez
3415 McKinley Street,
Hollywood, FL 33021

To whom it may concern,

I am writing on behalf of Lee Jenkins, from Lee Jenkins Real Estate Team. Lee and her team recently assisted me in finding and purchasing a new home in the Broward county area. During that time, I have gotten to know Lee quite well and can thoroughly vouch for her character and abilities.

Lee is a pleasure to work with. Her dedication and strong attitude got us resounding results. She's very patient, understanding and on top of her game. Buying a home is stressful enough, but looking for one is an even harder challenge to take on. I can't say enough how much fun she made the whole process. She was very protective of us never allowing us to get involved or too in love with a home unless it was absolutely perfect in every way possible. For an individual like myself, who has never purchased a home and knew nothing of what to look out for, having such a "safety net" like Lee was a god send.

Lee and her team always took the initiative to make sure we were visiting each home that fit our criteria as soon as it popped up on the market. Through research and call outs, we were always the first or second persons to see a home. That level of dedication is hard to come by, but Lee and her team did it without hesitation. Whether over the weekends or at nights after work, they made sure to get us into a home as soon as it was possible to do so.

With her relentless motivation and knowledge of the market, my wife and I are now in our new home. I can't say enough how thankful I am to Lee and her team for helping us accomplish this goal, this next step in our lives.

Sincerely,
Victor and Andrea Gonzalez

Dear Lee and Tim,

Realtors change people's lives on a regular basis. After all, buying or selling a home is a major event in a person's life. The selling of our home certainly qualifies as a life-changing event. In less than a month, you sold our house at 5531 Knighthurst Way in Ivanhoe in Davie, found us a new place to live, and helped me make the decision to retire. Wow, that is a lot of changes.

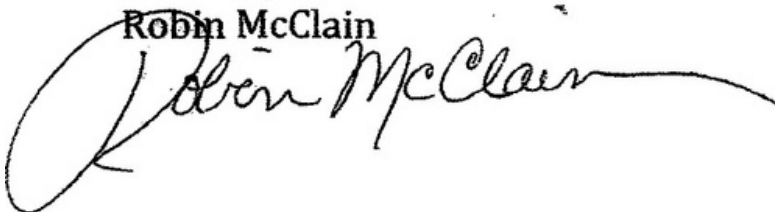
On the first Monday in December we received a call asking if we were willing to show our house to a perspective buyer. The house was shown on Tuesday, an offer was made on Wednesday, and papers were signed on Thursday. That started a whirlwind of activity with a ticking time clock. The new owners wanted to be in by December 31st. With Leonard and I scheduled to be out of town for a week, it was Lee and Tim to the rescue. Over that next week while we were gone, they worked tirelessly to expedite the inspection and appraisal, got bids on necessary repairs, and found us a place to live. They went above and beyond a realtor's responsibilities.

The closing went off without a hitch and we are now settled into the next phase of our life. Along the way, we made two new friends, Lee and Tim.

Thank you so much for the extraordinary effort you put into making this process go so smoothly with an outcome appreciated by all parties.

Sincerely,

Robin McClain

A handwritten signature in black ink that reads "Robin McClain". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dear Lee,

I've written this recommendation of your work to share with people who should let you help them.

"I recently had to relocate for my company and Lee Jenkins and her team played a critical part of my family being able to quickly transition to the Florida area. Lee provided her expertise in all areas of the Real Estate process which enabled me to close on our new house in three weeks. Additionally, the home we bought was not on the open market yet because they were clients of Lee's who were just getting ready to sell. We were in Lee's "Buyers In Waiting Program" and this allowed us to not have any competition.

This alone is a judgement to the level of expertise and dedication that she and her team consistently displayed and provided. I've bought homes before but our experience this time was far and above anyone or anything else. I would highly recommend Lee and her team for any Real Estate matters, Their Top Qualities: Great Results, Expert and High Integrity.

Thank You Lee and Tim!"

Mike and Jessica James

What A Standing Ovation Looks Like On Paper

"The marketing Lee's team provided made the difference. Lee also found the perfect new home for us in the same area."

Sold and closed for full market price in 30 days.

To Whom It May Concern,

I had enjoyed living in my home for the past several years, but circumstances required me to make a move to a larger home. I have the opportunity to meet hundreds of sales people in many different fields because of my sales back ground. Almost all of these people have a mentality that seems more interested in serving themselves rather than Serving their clients. My home was listed with a regular real estate agent, who only cared about themselves, for 6 months and was not marketed or shown very often. When my listing was over and didn't sell, I was contacted by Lee Jenkins and her team who guaranteed to sell our home and offered some penalties to herself if she didn't produce results. I figured it was too good to be true and what could she do that the other Realtor couldn't?

Lee and her team turned out to be more than I ever could have hoped for. Other agents told me to list my home at a lower price, just to try and get a fast sale. Lee believed we could get at least \$5,000 more than the others suggested. I was fortunate I let Lee and her team list my home because I did get the higher price. But I did not hire them just because of the price. Lee and her team have a different attitude than any other sales people I know. They are "Super Servants" not sales people - more interested in their client's needs than in merely making a sale. I was impressed by integrity honesty and commitment to their client's needs and desires.

My needs were always more important to Lee and her team than just a quick sale. They consulted with me before putting my home on the market so I could prepare the house to show its best. Then they began an aggressive marketing campaign which included not only usual advertising, but also a special (Not your average) open house 2 day weekend event that brought in many buyers, extra touches like special Internet Web advertising with a web site created for my home only, a weekly update with in-depth information about our area. They provided many other services and strategies as well.

Lee made us feel like we were her only clients and seemed to be an old family friend. What a difference in attitude with Lee! Whenever we called her or her team with questions they either always answered or called back immediately and were never frustrated with us. This is not a solicited commentary and I do not make testimonial letters a habit or routine, I just wish we would have listed our home with the Lee Jenkins Team which would have removed 6 months of stress.

Whenever I had showings Lee and her team diligently followed up with each showing to give me feedback from agents and potential buyers. She also used her "Buyers in Waiting Program" to try

and find a buyer for my home. Her team contacted me in person at least once a week to keep us informed and to ask if I needed any advice or help.

After I listed my home we had several offers. Lee skillfully helped us to negotiate the best contract for me and I had a signed contract within 1 month. This was more than a pleasant surprise because my home was on the market for much longer previously. The marketing Lee's team provided made the difference Lee also found the perfect new home for us in the same area. We asked her to find our new home which she did by using marketing strategies not used by other agents, especially letting us know about new to the market homes within 1 hour!!

Lee and her team did a fantastic job. If you are considering selling or buying a home or know of someone who would like experienced and expert help to sell or buy real estate have them call Lee Jenkins and her team at (954) 252-0197. If you are looking for an ordinary salesperson, there are plenty around. If you are looking for Consultants and advisors with the mindset Super - Servants, of which there are very few give Lee and her team a call.

Les and Claire Aguilera

"Handled the process from A through Z" Sold In 3 Days for 100% of Asking Price

"Lee did an accurate analysis of the area and suggested a sale price that was on target It took only 3-4 days to get a contract. What can I say. Wow! Lee was well informed and showed me her step by step procedures and handled the process from A through Z. Unbelievable Service and Action! I wish you could sell my house in Jacksonville." - Sonny Marshall

"You were able to sell our home in less than a week!!" Sold in 5 Days for 100% of Asking Price

"We just wanted to thank you for the wonderful job you and your team did for us on the sale of our home and the purchase of our new home. We found it hard to believe that you were able to sell our home in less than a week for full asking price!! We very much appreciated that any time we had a question, you or your team always responded immediately. Your bringing dinner for us at our new home on the day of our closing was above and beyond. As a local attorney, I deal with many realtors and I can truly say that you and your team are the cream of the crop. It was truly a pleasure working with you and I have already recommended you to my family members, friends and associates. Thank you again for a job well done!!"
Mike and Debbie Chadrow

"When we were ready, there was only one person to call"

Listed and sold for full price in 4 days.

"YOU LISTED OUR HOME AND SOLD IT FOR FULL PRICE IN 4 DAYS!! We were ecstatic!! Then you found us a great home at a great price and your team coordinated everything on both sides with exceptional hands on service. You actually advised us to wait for a year until we could afford what we wanted. We were truly impressed you were more concerned about our best interests than just making a sale at that time. You did not forget about us and kept us informed on a regular basis with detailed market information about homes in our price range. This kept us on track to realize our goal. When we were ready, there was only one person to call and you and your team made everything so easy. You and your team gave us complete peace of mind during the entire process. Without your extraordinary service and advice, we would not have been able to get through what can be a very emotional experience. Thank you, Lee. You are what real estate should be all about - professionalism, experience, honesty, caring and super service.

Richard and Mindy Schreidell

References

- Bill DeKlavon – 954-252-9939 / 954-652-4364 Sold and Bought
- Albert and Amie Ferandez – (954) 562-0540 Sold and Bought
- Nicole Vandenheuvel – (954) 326-8926 Sold
- Pedro and Cathy Parra – (954) 610-0668 Sold
- Jordan and Jessica Unzaga – (954) 610-1151 (786) 587-4080 Bought and Sold Anderson and Teresa Ouriques – (305) 607-0770 Bought
- Silvano Girardi – (786) 863-3568 Bought
- Jeff and Lesli Moquin – 954-401-5700 Bought 2 and Sold 2
- Mike and Jessica James -(703) 850-2514 Bought
- George and Kathy Summers - (954) 437-6714 Bought and Sold
- Gil and Grace Martin - (305) 342-8111 Bought
- Manny Delacruz and Nuria Steinberg – (954) 592-5506 and (954) 478-6890 - Bought
- Les and Claire Aguilera -(954) 252-5135 Sold and Bought
- Felix and Bernadene Rodriquez -(954) 829-8484 Sold
- Tom and Jill Smitherman – (954) 343-5557/(954) 258-8993 Bought, Sold, Bought
- John and Wendy Weissgerber – (954) 224-1418 Sold
- Houston Spear – (954) 895-8409 Bought
- Victor and Andrea Gonzalez - (786) 423-8889 Bought
- Greg and Cari Roberts - (954) 434-5287 Sold and Bought

If you would like more references, please let us know.

Sold & Bought means we sold a home they owned and found them a new home.

Bought & Sold means we found a home for them to buy and then sold that home at a later date.

Bought means we found a home for them to buy.

Lee Jenkins Real Estate Specialists

Our Real Estate Specialists

Leader / Realtor - Lee Jenkins

Premier Luxury Marketing Consultant, Certified Residential Specialist, Foreclosure Specialist

Lee has over 40 years of South Florida Real Estate experience and has successfully consulted with and helped thousands of satisfied clients. We have over 60 years of total experience providing complete professional services and advice to sellers and buyers. Why hire just a regular salesperson on a one time basis when you have specialists that provides trust based services that you will be glad to refer others to?

Marketing Specialist / Client Coordinator - Tim Callahan

Tim has been in marketing since 1970 and a member since 1985. He is our Marketing/Client Manager and handles all our marketing, advertising. All internet sites, over 65,000 mailings per year and the individual marketing of all listings. He implements and coordinates all our systems, operations and new strategies for the benefit of all our clients.

Technical Assistance Team

3 person team handles a major portion of our marketing for new clients, follow up with past and current clients, website maintenance, tech needs, Facebook postings and many other daily tasks.

Full Time Marketing Team

Greg Luther Real Estate Marketing. 10 Full Time Team Members specializing in the newest, most effective ways and strategies to insure the absolutely best results, selling or buying.

Service Specialists Members

See our Service Specialists list with over 50 professionals in all types of fields, related to the sale and purchase of any kind of real estate. This includes professionally experienced title companies, expert mortgage brokers, licensed insurance agents and home inspection company along with businesses like air conditioning, electricians, roofers, pool services, handy men, plumbing, sprinkler systems, windows, hurricane shutters, painters, yard/tree maintenance, garage door repair, appliance repair, house cleaning, plus more.

In today's challenging real estate market, you need a experienced, professionals working for you to ensure the level of service required for a successful move. The benefit to you is that each member invests their time doing what they do best.

As a seller, you receive the value of all of our specialists for the same commission you would pay an agent who works alone and who cannot possibly do everything it takes to get a property sold.

As a buyer you receive all the benefits of our specialists, even though it costs you no commissions. You will have the advantage of all our experience and help with your property search and purchase as well as knowing all the hundreds of necessary details both large and small will be taken care of from contract to close.

How to Contact Us

***Texting is Welcomed But Actual Voices Are The Nicest
We Answer the Phone Nights and Weekends***

Lee Jenkins

Realtor, Premier Luxury Marketing Consultant,
CRS, REO, P.A. I Team Leader

Main Line Cell: 954-540-8490

Other Line - 954-252-0197

Tim Callahan

Marketing Specialist / Client Manager, Husband

Main Line Cell: 954-540-8509

Tim is almost always available at either of these numbers. If you get his voicemail it's because he would be with or helping clients, driving or with family.

Other line 954-252-0197 is forwarded to his cell phone. He works in our fully equipped home office.

E-mail us anytime at:

Lee: Lee@LeeJenkins.com

Tim: Tim@LeeJenkins.com

Evenings and Weekends

If we don't answer, may be driving, with clients like you or with family, in hospital-Hope Not!. But we will call back as soon as possible. Any of the numbers above will go to our voice mails and we will respond.

There will be rare occasions when you will not be able to reach us immediately or at night due to real estate appointments or classes, seminars, "you know how life gets sometimes" events, etc. or if we are on vacation or sick. You will be called back as soon as possible when that happens.

We all work on Saturdays and Sundays, but we also take time off to be with family, friends and to rejuvenate for the coming work week. We list homes for sale, meet with new clients, show homes to buyers, work on marketing, etc. 7 days a week and we will invest the time necessary to meet your needs. We work very hard to make sure all our clients receive the professional advice and service they deserve.

Lee Jenkins Real Estate Resume

Full Time Realtor. Licensed since 1979.

Certified Premier Luxury Marketing Consultants, Certified Residential Specialist & Foreclosure Specialist

1991 to present – The Lee Jenkins Real Estate Specialists – Lee Jenkins, PA – Team Leader

Over 3,000 clients helped – see separate page for awards and track record.

Accredited Staging Professional

Full time expertise in South Florida Real Estate helping:

- All Price Ranges of Residential Sellers and Buyers
- Help Investors Find Best Properties To Fit Their Needs
- Certified Premier Luxury Marketing Consultants
- South Florida Horse Properties
- Vacant Land
- Foreclosures and Short Sales
- Referrals to Top Agents in Other States
- Rental Properties

We have been through all the cycles possible regarding real estate: the 15% to 20% mortgages of the 1980's; the stable 5 to 10% growth in the 1990's; the 180% rise in market values from 2001 to 2007; the dramatic downturn in prices until 2011 and the rising market since then. Also, the 2+ years of the highest prices ever. The market has completely changed since June 2022. Very low inventory and few buyers. Prices still high but are going down while loan rates are still high. Federal Reserve has said will be reducing their interest rate 3 times in 2024 but not done yet. No exact crystal ball as to when back to normal. We are experts with regular sellers and buyers as well as foreclosures and short sales.

Lee Jenkins Realtor, PLMC, CRS, REO, PA

RE/MAX Select Group

15723 Pines Blvd.

Pembroke Pines, FL 33027

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Text: 954-540-8509

Email: Lee@LeeJenkins.com

Websites: www.LeeJenkinsRealEstateSpecilaists.com www.JenkinsLuxuryMarketing.com:

www.BrowardCurrentHomeValue.com plus many other county, city and community specific websites.

**Past Performance Is No Guarantee of Future Success...
But What Else Can You Go By?**

The following pages outline our accomplishments.

We believe it is of the utmost importance to furnish you with the facts and statistics about us so you trust us in the handling one of your most important financial decisions.

We are providing you with this information not to “pat ourselves on the back” but, because of our years of success and professionalism, we have been able to handle situations and problems that cover every real estate situation. If something new comes up that we have not encountered before, we have the experience to find the solution and resolve it so that the purchase of your home will close.

We truly look forward to helping you with your move.

The Lee Jenkins Real Estate Specialists

**Total Number of Properties
We Helped Our Clients with:
3,000+**

**Total Value of Properties
We Helped Our Clients with:
\$200,000,000.00+**

Lee Jenkins Real Estate Specialists

OUR MUTUAL and INDIVIDUAL ACHIEVEMENTS

We provide this information, not to pat ourselves on the back, but for you to know that our only concern is selling your home for the highest market price or finding the best home for you at a fair or below market price. We have received these awards only because we have been successful in helping clients achieve THEIR wants and needs. We believe it's important for you to know that you are trusting people that have the necessary experience and skill to solve any challenges that may happen.

We commit to providing you with all the help needed for the entire process.

Full Time / Full Service Realtor

Experience & Just Some of the Awards for Helping Clients

*Top 50 Teams Nationwide and Top Ten Sales Team - South Florida Region

*Lee is a Certified Premier Luxury Marketing Consultant –
Less than 1% of all agents nationwide have achieved this certification.

*Featured on NBC 6 News - Full Service Realtors vs discount agents.

*Lee is a Certified Real Estate Owned Specialists - REO:
Expert at Handling Bank/Mortgage/Asset Management Companies Foreclosures

*Tim has over 45 Years in marketing & customer service

*Lee is a Certified Residential Specialist (CRS)
Only 4% of all Realtors Worldwide have earned this designation

*Member of the Master Brokers Forum of Broward County: A select, by invitation only membership of 200 top real estate professionals

*Regions Bank 1st Time Home Buyer Seminar: How to Successfully Buy Real Estate

*Sun Trust Bank Real Estate/Mortgage Brokers Forum: Helping 200 Mortgage Brokers

Guaranteed Home Finder Agreement

Lee Jenkins Real Estate Specialists will provide you with the following services:

1. Invest our own money, marketing and resources in target marketing to attract homeowners in your area that want to sell their home quickly.
2. Prescreen all properties to ensure they are the type of home you are looking for, are actively available for purchase and are priced well according to current market prices.
3. We'll assist you in finding the best financing program for your needs through professional mortgage brokers.
4. We will provide you with regular updates from our Home Finder Service so that you'll be the first to know about listed, unlisted and secret properties that may not be available to the general public.
5. We will arrange a private showing on any listed, unlisted, for sale by owner, new construction or "off market" property that you would be interested in seeing.
6. When you find the property you like, we'll assist you with extensive market research to ensure we are structuring the right type of offer on the right property. We will prepare the offer and terms in your best interest.
7. We will present the offer on your behalf and negotiate to the best of our professionally trained ability for the best price and terms.
8. We will recommend highly competent professionals to protect your best interest. This may include legal expertise, home inspection, lenders, appraisal, warranties, etc.
9. We will be available to answer any questions you may have. You are never under an obligation to buy a home.

You agree to:

1. Give us a complete and detailed description of the type, style, price and area of home that best fits your needs so that we can begin our extensive marketing campaign.
2. Get yourself to RWA status as an approved buyer so that you can negotiate a strong offer when you find the perfect home for yourself.
3. Notify us of any property you want to see including For Sale By Owners (they usually cooperate with us) and notify others that you are working with us as your exclusive buyer's agent.
4. This agreement is continuous because we will continue to use all our strategies above until we find the right home for you.
5. Any commission fees are paid by the seller from the proceeds of the sale. You pay no fee to us

AND REMEMBER, YOU ARE NOT UNDER ANY OBLIGATION TO BUY A PROPERTY!

No need for any signatures. We believe a handshake or true verbal agreement has more value.

We are truly grateful for opportunity of providing you with all our professional services and expert advice.

Warmest Regards,
Lee Jenkins

Attorneys / CPA'S / Investments

Probate/Estate/Family Law/Business Attorneys:

Bernadine Rodriquez

954-829-8484
Broward County
Family, Divorce,
Immigration

Jennifer Gomez

561-577-6136
Fort Lauderdale
Estate and Business
Planning

Christina Vilaboa-Abel

305-537-4604
Miami/Broward
Bankruptcy

Brandy Brennan

954-462-1323
Fort Lauderdale
COmmercial Litigation

Employment/Labor Law, Business Agreements, IRS Tax Resolution, Income Planning

Michael Anidjar

954-906-8228

Coral Springs

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Fabian Moiguer

Tables Law Group P.A.

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Sales Tax Law Attorney, State/Local and Out of State, Criminal Sales Tax

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Jan Knight

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Fort Lauderdale

The Eppy Group

Bette Hochberger
Guy Sperduto
Evan Teisch & Andy Burton

954-235-6339
954-432-0272
954-961-1040

Hollywood
Cooper City
Hollywood

CPA's

Lee Jenkins Real Estate Specialists

AFTER WE HAVE FOUND YOUR NEW HOME: **10 SHORTCUTS TO MAKE YOUR MOVE EASIER**

Near or far, there's no short of challenges when it comes to moving. Between organizing an entire household, changing addresses and vetting out movers, relocating to a new home can be more hectic than happy. And one of the biggest stressors of all? Packing.

To help alleviate some of that stress, we've compiled a list of clever shortcuts that will ease the burden of packing before (and unpacking after) a move.

1. Find freebies

Forget buying boxes. Pick up free ones through [Freecycle.org](https://www.freecycle.org) or the "free stuff" section on [Craigslist](https://www.craigslist.org), both of which list items by location. If you can, seek out boxes of varying sizes. And skip the supermarket cartons—they may contain food residue.

2. Pack to Unpack

The hardest part about packing is figuring out where to start. When boxing up your belongings, start in the kitchen, which typically houses the most items that are not everyday essentials. When you arrive at your new home, unpack your bedroom first, and leave the kitchen for last.

3. Color-Code

Besides being time-consuming, labeling a box with its contents can give thieves the upper hand as you settle in. To save time and stay safe, assign each room a color and use coordinating colored duct tape. Stick a piece of tape on both the top and sides of boxes so that they can be easily identified when stacked or apart.

4. Bag It

Don't waste time un-hanging (and re-hanging) closet garments. Group a few hanging clothes together with a zip tie, slide a black garbage bag over them, and make a hole in the top of the bag for hanger hooks. To "unpack," simply remove the bag and tie.

5. Cover Up

Save yourself a step—and a few extra bucks—by forgoing the mattress cover sold by your mover. Instead, place the fitted sheet you use regularly on your mattress, then cover both sides of the mattress with two older fitted sheets you no longer use.

6. Wrap It

Instead of emptying out the drawers of small-scale furniture, like end tables or corner desks, wrap heavy duty plastic wrap around the piece of furniture, from top-to-bottom and side-to-side. This will seal the drawers in place and prevent spillage on moving day, and save you hour's worth of unpacking time.

7. Tape Under

If certain furniture pieces require disassembly before moving, keep all of the parts together to save time when re-assembling. Place all bolts, screws and small pieces in a Ziploc bag, and tape the bag with clear packing tape to the bottom of the piece.

8. Fill Space

Damage on moving day is often caused by items shifting en route. To make certain your household items stay secure, use socks to fill in 'dead air' space, especially in and around breakables like glassware. If you want to save even more time, use t-shirts to wrap larger items.



9. Even It Out

If you're using a moving truck, even out the weight when loading furniture and appliances to help prevent damage. To make your move as smooth as possible, place the refrigerator in the front right section of the truck and the washer and dryer opposite, front left.

10. Be Secure

No matter how many precautions you take, there's no fighting gravity. When loading your plastic-wrapped furniture, place the side with drawers against the wall of the truck to prevent them from opening. If your mover provides them, use tie-downs on the side walls for added security.

Plan it Out

Send Change Address to

- Post Office
- Charge Accounts
- Subscriptions
- Relatives
- Friends
- Make Arrangements w the moving company

Disconnect Utilities, Get Refund For Any Deposits made and Advise Where Final Bills are to be Sent.

- Water
- Electric
- Gas
- Telephone
- Fuel
- Trash Removal

Cancel Deliveries

- Newspapers and Magazines
- Other

Transfer Bank Accounts

- Checking
- Savings
- Safe Deposit Box
- Get Recommendation for New Bank

Transfer Memberships

- Church
- Clubs
- Civic Organizations

Notify Insurance Companies

- Health
- Life
- Auto
- Home Owners

Get It Done!

- Create Moving File/Book Check in Route
- Insurance Coverage Obtain School Records for Family
- Obtain Birth and Religious Records
- Obtain Legal Records incl. Passports
- Check if Your Will Must be Re-Written if in New State
- Obtain All Medical Records
- Veterans - Notify VA Office
- Have Prescriptions Refilled
- If Driving - Have Car Tuned Up
- Arrange to Move Pets
- Get Boxes & Start Packing ASAP
- Set Up Child Care on Moving Day
- Set-up New Phone, TV, etc.
- Empty Gas Tanks of Powered Tools
- Return Library Books
- What Plants Can be Taken?
- Time To Sort, Give & Throw Away!!
- Defrost Frig/Freezer if Being Moved

Moving Day! ★

Read everything before signing bill of lading agreement. Get copies of everything. Look to make sure all items are on the truck. Give driver & moving company your cell phone number.

Delivery Day!

If at all possible, be there to supervise. Check carefully for damaged or missing items. Keep bill of lading until items are delivered, paid for & any claims settled.

MOVING CHECKLIST!

by Lee Jenkins - Realtor