

All of November and Every Month Should Be Veterans Month.

Very Proud of our Granddaughter in the middle. 3 Years Air Force. Security Services Specialist. In Germany now. Promoted 3 times. All Past, Current and Future Military need to be recognized & rewarded more for their Service.



Lee Jenkins Real Estate Specialists South Florida Real Estate News Keeping You Up To Date On Housing Trends & The Local Real Estate Market

Just Give Us 1% of Your Trust and We Will Earn the Other 99%

November 2019

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A Rewarding Opportunity For YOU!

I love hearing from my real estate clients and I seem to speak with at least a dozen of them each month. Some of them bought or sold their home with me several years ago but still stay in touch regarding their complete real estate needs. This may include the need for a professional painter, a landscaping company or even a better insurance company. I'm always glad to pass along the contact information from members of our **"Dream Team"** and my clients love the great service and competitive prices they always offer.

A core foundation of my real estate sales business is the referrals I receive from all of my happy clients throughout the many years I've worked with them. It's not uncommon for our average client to refer 3 or 4 additional friends or family members per year. After all, having a trusted advisor is highly desirable when dealing

with such a significant life change and getting a referral from a friend of family member provides great peace of mind for that person.

I take great personal pride in representing each and every referred client at an extremely high level, just as I have all of our clients in the past.

Well we have a VERY rewarding opportunity coming up for you soon!

I've been working on an outstanding program that will reward our clients referring their friends and family to me for all of their real estate needs. This is a TREMENDOUS opportunity and I'm confident that your entire household will be excited once we release the new program.

We are finalizing everything now to ensure that such a large reward will be legal with our rules and regulations as licensed agents so I'm hoping to tell everyone about it over the next month or two. You'll want to watch the newsletter for more information as we roll this out.

In the meantime, if you know of anyone that's looking to buy or sell a home here in our area, be sure that you get us connected with them. As always, you can rest assured that they'll be handled with our typical white glove service! Let me know if you have any questions or if you need a contact for someone from our Dream Team for upgrades to your place!

Family Coming Over For The Holidays?

If you have family coming over during the Holiday Season, you already know that one of the most stressful things to do is **“Get the house ready!”**.

The goal of preparing a home is often to make it look as though it is NOT lived in and one of the ways to do that is to declutter as much as possible.

As you start to tidy up, you’ll see that you are holding onto a lot of things that you don’t really need. Let’s start with the closets. You are undoubtedly only wearing 20% of the clothes in your closet and you are leaving 80% of them hanging there, not worn for years and will absolutely never be worn again. You can pick up dozens of pieces of clothing one at a time and say for certain “I would never ever wear this again”. So the first thing to do is throw it away or donate it to the needy families.

Having a wide-open closet makes you feel better and makes the closet look much bigger! It’s a great start to taking on the task of the entire house.

Next, we need to look at all the books, magazines and papers that have been laying around or stacked in various areas throughout the house. I’ve found that paper is one of the biggest clutter culprits of all! Let’s go through those stacks and throw away the things that we know for certain we really don’t need anymore. That may be up to 50% of those stacks! We can then better organize, file or store whatever is left.

After we get this far, we can pretty much assume we are out of the clear with our fears of a family member nominating us for the next television episode of HOARDERS!

It always seems like a big task when you first get started with de-cluttering but it feels great to get it done and it seems like the house is bigger!

You’ll feel proud to show off your home when the family comes over and it puts you at a better starting position because remember, it may look like a tornado hit after the Holiday festivities is over.

I’ve always enjoyed cleaning out the storage areas in the garage or basement because I have a very simple rule. **“If I haven’t needed this for over 2 years, I don’t need it at all.”** That rule has allowed me to declutter more than anything else because I’d often catch myself storing things for 5 years at a time for no other reason than I didn’t want to throw it away!

If you are the technology type, you may consider using a website like Sortly which I’ve referred to a lot of my clients in the past. Sortly will help you to organize and inventory everything you have! It’s also very helpful for those that are moving and it will let you know which items are in each box!

Taking on a task like this can make the home feel new again and it allows you a breath of fresh air as you prepare for the big Holiday gatherings. Having that openness throughout your home makes everything feel more inviting and you’ll be proud to open that door when the first doorbell rings for the party!

Decluttering is one of the most important things when selling a home because it makes it look bigger, cleaner and keeps from distracting the lookers. The same is true when guests are coming over so let’s get on it now! And make this Holiday Season the best one yet!

Quote of The Month

“There is nothing more important than a good, safe, secure home.”

-Rosalynn Carter

Free Programs Selling Or Buying

Want \$10,000 or More For Your Home When Planning to Sell?

We can show you how minimal low cost changes can get you \$10,000 or more for your home. It's Free Advice.

Not Sure Your Dream Home Exists In South Florida?

At truly no cost to you, tell us what you're looking for and we invest our own money to find off market homes that match what you want, with homeowners looking to sell. So no competition from other buyers.

Quick Peek Program

For homeowners or buyers considering a move soon or in the future to look at off and on market homes just to see if it even makes sense to think about moving. No obligation & no mortgage Pre-Approval needed. Absolutely no pressure because just looking.

****No Money Down Loans Are Back! Not VA Loan. 620+ Credit Score. Up To \$650,000 Price Range. With Very Low Mortgage Rates Now, This Is A Great Time to Consider This Option. Call us for the details. 954-540-8509.**

****Want Your True & Accurate Home Value Even If Just Curious?**

Use Zillow or other Realty web sites? Best not to. **Why?** Owner of Zillow sold his home last year for \$1,040,000. Zillow had \$1,750,000! **Better option:** My Completely Free Home Values are accurate/specific to your home & not off by 10%+. **Just a text or call to us at 954-540-8509.**

*****Just Listed - 6080 Ravenswicke Terr. Davie 3/2/Brand New Roof/Low HOA/\$425,000**

*****Off Market home available to be seen. 4/2/pool/upgraded/West Davie/Mid \$500,000's**

Coming Soon Homes

*****3/2.5/Lake/2 Car Garage. West Davie. Mid \$400,000's Range.**

*****7/6/2 Half Baths/Loft/Movie Room/3 Car Garage/Pool/Lake All Custom Upgrades Plus Much More. Parkland - \$1,700,000**

*****4/4/Acre/Lake/Custom Upgrades/West Davie. Mid \$800,000 range.**

*****We are putting together our list for those in need for our Annual Christmas full Turkey Dinners. If you know of anyone or families that due to hardships cannot afford to provide for themselves, please let us know so we can make sure they can enjoy these holidays like everyone else. We will be doing the toys, sports equipment, etc. gifts for kids and teenagers again. Had 52 kids last year. Any used but in good shape things are truly appreciated to provide as many gifts as possible. Any questions or names of those in need, please don't hesitate to call us at 954-540-8509. We sincerely thank all of the many that have helped these families and individuals in the past.**

Below are just some of the dinners we did for Thanksgiving this year. Stories of needing help from all.



The first picture is our 2nd year for our 104 year old Eme who is still a wonder to be with. Full of life and an inspiration. Her philosophy "Take Care of Others Before Yourself". What if everyone was this way? All smiles and happiness worldwide!



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New Neighborhood Tool.
Free Daily or Monthly
Updates about your
community to keep
educated about the market.
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Our ongoing research of absolutely the best new, proven strategies to help all our clients is what is most important to us. **We just want to do a great job for you.**

Happily working with sellers and buyers in South Florida for 39 years in all price ranges. We are very grateful every day for the opportunity of having helped over 2,200 clients with their real estate needs. Thank you to all who continue to refer your family, friends, business associates and any others for us to help.

Thinking of selling or buying? **We have our 34 Point, Up to Date Marketing Plan for homeowners detailing all our newest marketing strategies. For buyers, we find off market homes as well as notify them about new homes on the market within 1 hour.** Ask for our newest Homeowner and Buyer Assistance Packages.

We are Specialists in the Luxury Market and Horse Properties also. Lee is a Certified Premier Luxury Marketing Consultant, Certified Residential Specialist and Master Broker Member. Some agents don't work with First Time Buyers but We Love Them. We help Investors find properties to boost their portfolios.

We have been through all the real estate cycles since the 1980's so we are completely knowledgeable about how, why and when the market changes. Plus, how it affects anyone whether selling or buying and what to do to make sure you have absolutely the best outcome for your personal situation.

Want to Save Some Money? Our Preferred Mortgage Broker offers up to 3% paid closing costs to help you lower your down payment. Don't hesitate to call or email us if you are considering buying soon or in the future. We will work together for you and his team will help in any way they can.

Recommended Service Providers www.LeeJenkinsRealEstateSpecialists.com

As a Real Estate Professional, I work with many local vendors and recommend those that give great service. Here are just a few of many professionals on our 40+ Member Service Team. If you know of anyone plus yourself to be added, let us know. Want our full list?
954-540-8509 / Lee@LeeJenkins.com.

*Mortgages-Mike Lewis
 Florida Mortgage Solutions
 954-816-5112
 *Property Insurance - Jay Kaiser
 Brightway Insurance
 954-367-8100

*First International Title
 Jo Godinez - 954-349-4807
 *Real Estate Attorney
 Adam Zipper-954-659-2220
 *Family/Divorce/Estate Law
 Bernadene Rodriquez P.A.
 954-424-2121

*Gates/Fencing/Railings/Trellis
 Integrity Gates & Access Control
 Scott Lodge – 754-265-3790
 *Painting - R&M Enterprises
 Richard Clifton - 786-395-0505

*Restoration - Water, Mold,
 Fire, Smoke Damage
 Alex Caccavale - 954-605-1196
 *Plumber - Ganz Plumbing
 Billy Ganz - 954-473-8255

Yard Maintenance/Landscaping
 Hector Valiente - 754-224-1669
 *Air Conditioning-New & Repair
 Lindstrom AC and Plumbing Co.
 Call Direct to Joe - 954-275-0692

*Electrician-Premier Electrical
 Jim Milardo - 954-495-3006
 *Sprinkler Service & Repair
 S.T.A.R. Sprinkler Inc.
 Antonio Nieves 954-709-0304

*Handyman/Remodeling
 Luigi Navaro - 954-391-1147
 *Appliance Doctor
 Raul - 954-901-7887

*Roofing - Native Roofing
 954-966-5446
 *Patios/Driveways/ Pools
 5 Star Pavers/Pool Remodels
 Dom Ziccardi - 954-642-6169