

Patti's Testimonials

"Patti Nickless' service to me in acquiring this property was undoubtedly the BEST I have ever received. Patti was thorough, informative and totally prepared. I would certainly recommend her to anyone looking to purchase in the Keys. She was invaluable to me." **Papadopoulos/Buyer/NY**

"Patti Nickless was the sellers' agent when I bought the house in 2001 and I thought then she was a good sellers' agent. Over the years I would ride my bike in the evening – past your Coldwell Banker Schmitt office on Big Pine Key and just about every night there would be Patti Nickless' car. Working late! And I told myself if I ever need to sell my property I would give Patti a call. So when I decided to sell, Patti got my call.

Now I never thought Patti was as good as she is. I was really impressed with all the tools in her handbag to sell a house. From the start to finish Patti went far and beyond doing a professional job. I really feel that in this poor sellers market Patti got me the best deal.

- 1. Patti put in a lot of time working for my sale.*
- 2. Personality Plus when it comes to dealing with people.*
- 3. All the tools in her handbag and she know how to use them.*
- 4. Experience – she knows how to work through all the snags of a sale, bringing the two parties together.*
- 5. Communication was always there. All questions answered, even advice to better the property for sale.*

ADVICE: Give Patti a raise and a promotion! Thanks." **Keeku/Seller/FL**

"I used Patti Nickless in the past and would not use another Realtor – she's the BEST and very knowledgeable (about everything!!)" **Oshefsky/Seller/Buyer/FL**

"Patti Nickless did an outstanding job selling the property – professional, diligent, tireless, excellent advice, did not over complicate complicated issues. Absolute pleasure to work with – bright, enthusiastic, knows her business!" **Meyer/Seller/DE**

"Patti, we wanted you to know how much we appreciate all the time and effort you have put in to help us find our "dream vacation home." Not only the time, but all the people you have put us in contact with. Everyone has been great. We Love the Lower Keys and look forward to spending a lot of time there." **Hernandez/Buyer/FL**

"I spoke to several area agents before I selected the agent who I was most impressed with [Patti Nickless]." Shiflett/Buyer/TN

"Patti was available to us at all times. She was very patient with us - and always giving us good advice on value & property." **MacNeil/Buyer/MA**

"I thought it was about time to once again thank you for the terrific job that we think you are doing for us in trying to sell our house. Your patience and assistance is very much appreciated. You have kept our house "right out there" in terms of advertising including the more recent ads in the Fishing Guide issue and the Key West Citizen. We feel that you have done more for us in all forms of advertising than what we expected a Realtor would do. That, too, is greatly appreciated. We especially were impressed with the recent "Marketing Service Report" that you sent us. We were amazed at the detailed information it contained regarding the activity on our house to date. Actually, "amazed" is an understatement. We could hardly believe that an Agent would take the time to prepare such a report. The Summary Remarks were informative and the entire presentation is outstanding. Can't thank you enough!"

Wright/Seller/Florida

"Patti went above & beyond, even helping us with a plumbing problem! Hire more Patti's!"

Chupp/Buyer/Florida

"We have experience buying and selling houses in the US and in Germany (2005). Our German real estate agent was really bad. Our US agents have usually been good. We have almost only positive experience with Real Estate agents in at least 3 states. But, Patti Nickless was/is the best agent we have encountered. She prepared all of the material fast, carefully and completely. She checked every detail. She is helpful, friendly, communicative, she is great. Any promotion coming to her? She deserves it!"

Sierwald/Buyer/Illinois

"Dear Mr. Schmitt, the purpose of this letter is to make you aware of the superlative service we received from one of your agents when we purchased our home in Ramrod Key recently. Patti Nickless is a professional in every sense of the word -- she possesses expert knowledge, is highly efficient, extremely trustworthy, and puts a great premium on customer service.

We began our search for a property in the Lower Keys area in April. At the time, we lived in San Diego and had reviewed properties on the MLS online. In April, I planned a three day trip to the Keys and contacted Patti with a list of properties that I wanted to look at. She was friendly, knowledgeable and very efficient which greatly facilitated finding the property that we ultimately made our new home. Once we decided on the Ramrod Key property, I told Patti I would like to close before the end of the month (in about two weeks). Admittedly, this was a very compressed time frame for the typical real estate transaction. In fact, the transaction became even more complex as the owner decided to offer us an adjacent lot, which we ended up buying as part of the deal. Patti was extremely responsive and helped us get it done.

After the closing, Patti was absolutely invaluable since we were still living in California. She was kind enough to act as a local liaison so that various folks could get into the property to do inspections, repairs, etc. I consider this above and beyond what I would expect from an agent, once the transaction is complete. And yet, Patti is the type of person who never stops at "good enough". She subsequently checked in with us from time to time to see how we were doing. When Hurricane Dennis struck in late June (more than a month after the property closed), I flew out from California to put up storm shutters and who shows up to help? Patti and her husband and son!

*Obviously, we are very pleased with the service we received and will recommend Patti to anyone looking for property in the Keys. But I thought you should personally know the caliber of her work. Congratulations on hiring and retaining such an outstanding professional. **Fox/Buyer/California***

*"Patti Nickless is an outstanding, good, salesperson, very professional at all times, highly recommendable." **Crespo/Seller/Hawaii***

"Patti stuck with us during the 4 months that led to closing. She is a jewel! We appreciated her patience and candor! It gave us piece of mind to know that she was representing us. She stayed in contact with us keeping us up to date on the latest developments. She was patient with us, always willing to respond to our questions. It meant a great deal to us that she came by our new home to visit us. We would never have achieved our dream of owning a piece of the Keys without Patti's representation. She is an asset to [Coldwell Banker Schmitt Real Estate Company]."

Roarty/Buyer/ VA

*"Patti is a great RE Person and we appreciate all she did for us." **Kennedy/Seller/FL***

*"Patti Nickless did an outstanding job acting as a trusted friend as well as Broker. I will definitely recommend her in the future." **Vogt/Buyer/FL***

*"Give Patti Nickless a huge raise! She was above and beyond GREAT!! We couldn't have done it without her! Thank you, Patti! **Alvarez-Jacinto/Buyer WI***

"Patti is Terrific!" **Cunningham/Seller/Bowdoinham, ME**

"Patti is the kind of Sales Associate I would like to have working with My Team." **Hollahan/Seller/Jacksonville, FL**

"Patti did a great job and I was completely satisfied. She also has a great web site!" **Hurst/Seller/Ventura, CA**

"Patti Nickless is outstanding, thoroughly professional in every way!" **Wilson/Seller/Middletown, MD**

"Patti was wonderful! Very professional! She stopped by twice [after the closing] to see our renovations! We will always keep in contact with her. . .and will definitely refer her and your firm." **Lang/Buyer/ FL**

*"Patti is **the** best! -Accomplished, knowledgeable, but NOT pushy."* **Dillingham/Seller/Big Pine Key, FL**

"Excellent agent, very professional. Very satisfied." **Alvarez-Jacinto/Seller/Wausau, WI**

"We appreciated Patti showing us the surrounding community and the locations of stores, restaurants, fishing stores, etc. She made it a fun experience." **Noblitt/Buyer/Mountain Lakes, NJ**

"Thanks for everything this year. We made a great team wrestling down a house here in the Keys. Our communication was always clear and straight forward and I always felt you understood the finer points when I would ask you for something. The house is everything we had hoped for and more. Great job!" **Winestone/Buyer/Bethesda, MD**

"Patti is a GEM!" **Dillingham/Seller/Big Pine Key, FL**

"Thanks so much for all your help in finding us a home! The treats the day we moved in were unexpected and so appreciated as well as the gift at closing. Please feel free to stop in and see us." **Kidd/Seller/Big Pine Key, FL**

"Patti helped us greatly as we had some problems [during closing]...." **Aswegan/Seller/Hernando, FL**

"Patti - You're awesome! Thank you once again for your outstanding service & friendship!" Also:
"Thank you seems so inadequate for all the work you did getting me into the house and us out! I appreciate your dedication and professionalism. I also value your friendship. Thank you for EVERYTHING!!" **Santaro/ Seller/Oregon**