

Testimonials

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SMILEY & MARLENE PAPENFUS
 Making Real Estate Dreams Reality



SmileyPapenfus@gmail.com

813.600.3292 W 813.765.6145 C

Why Smiley? → www.SmileySold.com



What people
are saying!

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Please FWD to Real Estate PROSPECTS!



Testimonials in order received



Published Review

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

"Smiley was extremely helpful and knowledgeable throughout the entire process of selling our home. We received a full price offer in just 4 days after going live with our listing and couldn't be happier with the service we received. I highly recommend working with Smiley."

[user41339542](#)

Service Provided

Listed and sold a home

Street Address


2521 Wheeler Groves Dr, Seffner, FL 33584

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Smiley & Marlene Papenfus – **Why Smiley?** -> [SmileySold.com](#) -> [Florida Military Specialist](#)

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The banner features a photo of Smiley and Marlene Papenfus on the left, a central graphic with a house and a yellow smiley face over the text 'SMILEY SOLD.com', and a photo of hands exchanging keys over a 'SOLD' sign on the right. A 'Signature of Realty Associates' logo is in the top right corner.




Published Review

How likely are you to recommend Smiley Papenfus?
★★★★★ highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★
Process expertise: ★★★★★
Responsiveness: ★★★★★
Negotiation skills: ★★★★★



Summary of their experience

"I can't speak highly enough of my experience with Smiley. He was awesome throughout the entire home sale process. From the work he did prior to the sale, great communication during the process, timely on-going communication, and then most importantly through the inspection and closing process. He's a true pro. If you are moving to the FishHawk area--there is only one realtor to use--and that is Smiley Papenfus. I'll never use another realtor. His greatest attribute, "he listens" and then asks questions which insures you get what you really want."

[EhabHosny](#)

Service Provided

Listed and sold a home

Street Address

15324 Vireoglen Ln, Lithia, FL 33547

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Published Review

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highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

"Smiley did an excellent job in assessing the correct market sale price for my home. I was pleasantly surprised - I got more than expected. He assisted me in finding a new home which was a challenging short-sale that turned out to be a very long & testing endeavor, but Smiley remained patient and was always responsive & professional throughout the process. The wait was well worth it - I love my new home; also that it appraised higher than the purchase price. I have the utmost respect for his expertise."

[willistamo](#)

Service Provided

Listed and sold a home & helped me buy a home

Street Addresses

10222 Pawnee Av, Tampa, FL 33617 & 11811 Holly Creek Dr, Riverview, FL 33569

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Published Review

Here is what daviseliz wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

Smiley understands the local market and offered suggestions to improve the sale of house. Good source of knowledge concerning local businesses. Always returned my calls and helped me when I was unsure of how to handle certain situations. Very much a gentleman.

Service provided

Listed and sold a home or lot/land

Street address

4606 Daventry Pl, Valrico, FL 33596

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Published Review

Here is what wescook 19k wrote:

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highly likely

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Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

I was stationed overseas and my rental property became vacant and needed to be sold on Short Sale. Smiley helped me through the entire process which took over 9mo due to two buyers that backed out as well as the lender selling the mortgage in the middle of closing. Smiley and his team are true professionals and will stick with anyone to make sure they are represented with the highest degree of professionalism. I would recommend Smiley over any Realtor in the State of Florida. If you are looking to sell your property quickly and are willing to take his expert advice he will work magic. Smiley doesn't tell you what you want to hear to string you along like some agents, but tells you what you need to hear and produces results!

Service provided

Listed and sold a home or lot/land

Street address

6349 Magnolia Trails Ln, Gibsonton, FL 33534

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Published Review

Here is what g2706 wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

I have bought 3 properties with Smiley. He is amazing! Nothing is too much trouble for him! He referred me to a lender that offered the best interest rate on the market. He is a real pleasure to work with.

Service provided

Helped me buy a home or lot/land

Street address

6611 Jennifer Dr, Temple Terrace, FL 33617

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Published Review

Here is what zuser20140525144201255 wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

Smiley was great at helping us find the right property. He found us great properties to review and if we called him about one he was quick to get us into see the property. When it came to negotiating he was there with great advise to make sure we paid the correct price.

Service provided

Helped me buy a home or lot/land

Street address

1205 Lornewood Dr, Valrico, FL 33596

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Published Review

Here is what maureen massari wrote:

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highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

I highly recommend Smiley and Marlene for their expertise in real estate dealings. Smiley and Marlene were very knowledgeable and set my expectations accurately. It was a smoother transaction than I expected.



Response from Smiley

Thank you Maureen! Glad we accomplished our goal in trying circumstances. We wish you well. Much appreciated!

Service provided

Listed and sold a home or lot/land

Street address

15306 Vireoglen Ln, Lithia, FL 33547

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Published Review

Here is what cfmcburney wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

Smiley Papenfus was great to work with. He provided me with a wealth of knowledge about the home buying process. He was always courteous professional, and well educated in the local market. If I ever decide to buy or sell another home, Smiley Papenfus will be the first real estate professional I will call and recommend.

Service provided

Helped me buy a home or lot/land

Street address

3511 River Grove Dr, Tampa, FL 33610

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Published Review

Here is what zuser20150428163510162 wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

This is a man that goes beyond the expected and gives whole heartedly, his time and himself. The process of buying from HUD was harrowing, without Smiley we would never have made it. He is precise and above all - Honest. Thank you Smiley.

Service provided

Helped me buy a home or lot/land

Street address

3102 Indigo Pl, Seffner, FL 33584

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Published Review

Here is what user6526823 wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

Smiley took over the sale of our home from another realtor who had listed it for 90 days with showings, but no offers. Smiley has an extensive marketing plan that when combined with his knowledge of the local market and ability to crunch the numbers allowed us to price our home correctly. He also made some changes in the description and applied some minimal staging. We received 8 showings in 4 days over a holiday weekend (traditionally a slow showing period) resulting in the offer that sold our home for just over 98% of list price. Smiley can explain the what and why of what he recommends, and the results are fantastic. I would absolutely recommend him.

Service provided

Listed and sold a home or lot/land

Street address

15324 Vireoglen Ln, Lithia, FL 33547

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Published Review

Here is what thebee41 wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

Smiley Papenfus made my purchase of a home out of state so easy and problem free. He corresponded with me on a daily basis even when he was on vacation. I had great piece of mind knowing that he was taking care of all the major and minor details. Very professional, caring and courteous. Pleasure doing business with someone so knowledgeable.

Service provided

Helped me buy a home or lot/land

Street address

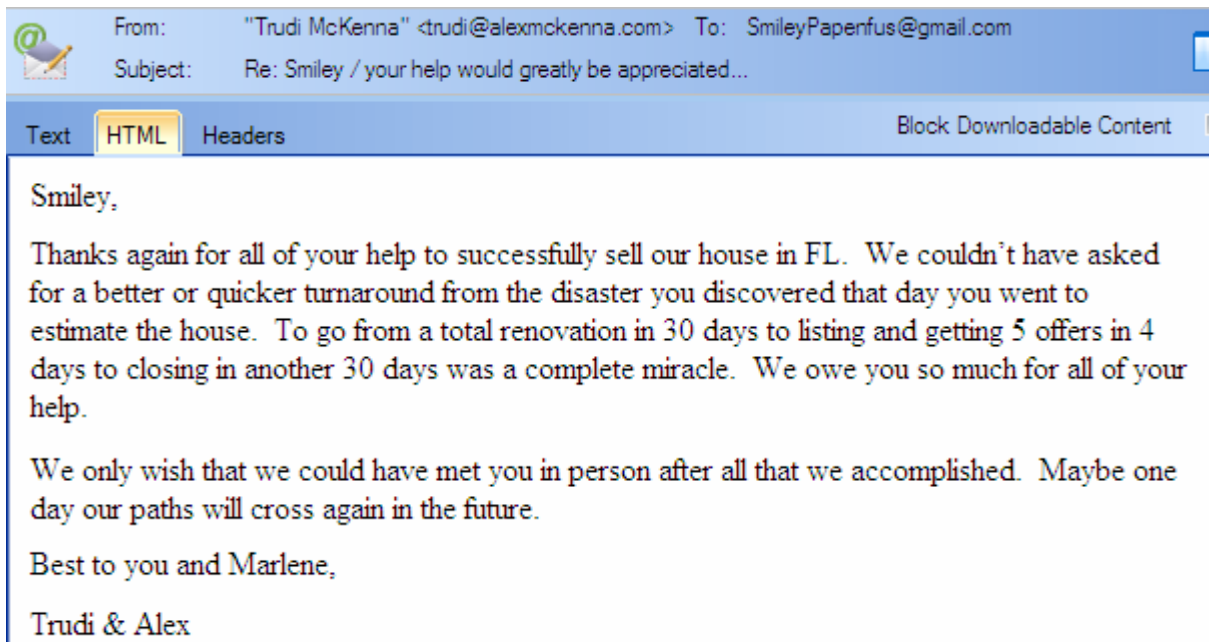
1807 Powder Ridge Drive, Valrico FL 33549

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BEFORE

AFTER



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Published Review

Here is what a lubin wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

Smiley was very professional and efficient. He sold my home in 2 weeks. I definitely recommend Smiley to any customer. He and his wife are ver aggressive in sales. You will not waist your time and he will get your home sold very quickly!

Service provided

Listed and sold a home or lot/land

Street address

12805 Avelar Creek Dr, Riverview, FL 33578

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Published Review

Here is what user4730811 wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

Smiley found a place that was exactly what we were looking for, and he was able to introduce us to a banker through which we were able to secure a bridge loan. Then we began the process of selling our larger home. They held an open house every Sunday until the house sold! In the meantime he gave us the name of an excellent carpenter who made some changes in the new house. He also recommended an insurance company, through which we were able to save on the premiums. When we needed a carpet cleaner, quickly, it was Smiley to the rescue. He also recommended a fine carpet place to buy new carpet. After the house sold we needed a handy man for some minor repairs. He was invaluable to us! Lastly, he recommended a wonderful moving company. From start to finish he was always available to help us, and now we are settled in our new home. Couldn't have done it without Smiley!!!

Service provided

Listed and sold a home or lot/land

Street address

5121 Pine Rocklands Ave, Lithia, FL 33547

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Published Review

Here is what caversteve wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

Smiley was extremely helpful in our recent purchase of two pieces of property. The first purchase was fairly straight forward, but with all the current legislation causing heartburn for everyone, Smiley knew how to guide us through the confusing and endless paperwork. The second purchase was for a smaller piece of property that adjoins our first property. The owner of that property was reluctant to sell and was renting the small house located there to some folks who were causing problems. Smiley negotiated with the owner of that property and convinced him to sell. We were able to complete the purchase quickly mostly as a result of Smiley's expertise and negotiating skills. We would recommend Smiley to anyone looking to purchase or sell property in the Tampa area.

Service provided

Helped me buy a home or lot/land

Street address

3739 Lithia Pinecrest Rd, Valrico, FL 33596

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Published Review

Here is what AnnetteLevesque wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

I've been in my home for three years now and love it! I was to be a first time homeowner and Smiley made the process so much less stressful than it could have been. His professionalism and personality evoked my trust and allowed me to make decisions based on facts rather than emotions. As a result, I am in a home I love. Many realtors are only out for commissions. Smiley genuinely cares about his clients and wants what's best for them. Do yourself a favor and choose him if you're looking for a great realtor!

Service provided

Helped me buy a home or lot/land

Street address

303 Chardonay Place, Valrico, FL 33594

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Published Review

Here is what user8852660 wrote:

How likely are you to recommend Smiley Papenfus?



highly likely

Rate Smiley Papenfus on specific characteristics

Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

I had a home in Florida that I was selling. My first agent was a nightmare, rude and showing up without notice with potential buyers so I switched to Smiley and had a amazing different experience. He is always available and provides advice that works to move your home. He suggested staging my home which I was reluctant to do but decided to give it a try and it sold in 5 days to the very first person who looked at it 8 months earlier. Had I chose Smiley from the beginning I'm sure my home would of sold quickly!!

Service provided

Listed and sold a home or lot/land

Street address

15321 vireoglen ln

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