



"...You thoroughly explained your marketing strategy, including "value range marketing," print and Internet advertising. Your suggestions and help with changes to our backyard and landscaping and the arrangement of our furniture were remarkable.... Your negotiating skills with both our buyers and sellers were amazing, and we both, as lawyers, marveled at your abilities. In 19 days from our first formal meeting we were in escrow to purchase our Pasadena home and sell our San Marino Home!"

Joan & Pat Cathcart



"Words cannot begin to express the gratitude we feel when it comes to working with our real estate agent, Janice Lee. Without a doubt, Janice surpassed all our expectations and desires in an agent.

.....She listened to all our needs and desires for our dream home and searched for a place that would be suitable for us now and in the future..... She educated and guided us through this life changing investment. Through this process, Janice has become our confidante and friend, and we continue to look to her for honest advice.

Janice is the type of agent that can take you from the very beginning of this process until you reach your goal. Her countless years of experience and insight in this field are truly evident when working with her. We understand now how she builds so many relationships with her clients that continue to last for years to come."

*Sincerely yours,
The Villaluna Family*



"Over the past ten years, our family has lived in eight homes across the United States and we have vast experience with the process of buying and selling houses. Janice Lee is, without a doubt, the best real estate agent we have ever encountered. Janice most recently served as our agent in selling our home on Bellwood Rd. and purchasing our present home on Roanoke Rd., both in San Marino. Janice went above and beyond the call of duty in preparing our home for sale.... Her experience and enthusiasm is unsurpassed. In purchasing our home, Janice was a skilled and tireless strategizer and negotiator, constantly fighting for the best deal for us....."

In summary, Janice is the sole reason that our home sold in record time and the prices for which we hoped. We also have only her to thank for finding us the marvelous house we now call home. She is, in a word, FANTASTIC!!"

Wendy Glazier & Guy Glazier



"...my sincere gratitude to Janice Lee for her outstanding performance in handling the sale and purchase of our home. Janice worked with exemplary professionalism. Her expertise in real estate, especially with estate properties, helped us set targets in the sale of our South Pasadena home in every respect from staging the 5 bedroom home in its best showing condition to price negotiations. Janice's knowledge of the market not only facilitated in achieving our ideal selling price but her skills in marketing secured the sale within 2 days from the date of listing with multiple offers from qualified buyers. The highest offer far exceeded our expectation...."

*Sincerely,
Nadia Lee*



"Little did we know when we found you from the June 2003 issue of Dream Homes magazine that our home buying experience would be so gratifying. Your knowledge, courtesy and thorough professionalism made things extremely easy, especially at a time when Lucy was seven months pregnant.

With the ever-rising house price in Southern California and an upcoming new baby, finding a right home in San Marino seemed like a daunting task at first. You were not only patient in educating us about the market, but were ethical, diligent and responsive to our requests. Your keen insight into the ever-changing San Marino real estate was invaluable to us. We were able to make the purchase at a reasonable price in the sellers market because of your tireless efforts, and you were excellent in bringing the parties together and making the sale a success for all involved. We know that in you we have both a broker and a friend. If we are buying a second home or selling a house, you are absolutely the only broker we would consider working with."

Lucy Huang & Tim Chang



"...Your handling of the sale of our home, and the subsequent purchase of our current home was handled with professionalism, creativity, and integrity beyond reproach!

It was very easy to become your "perfect students" with regard to your marketing suggestions, as every outcome turned out to be exactly as you promised. Every eventual timeframe was as you suggested, the buyer profile in the sale of our home went exactly as you planned. What Bruce and I felt first-hand was the cumulative years of experience, relationships and techniques that you have so expertly developed and nurtured. In my heart-of-hearts, I know that anyone to whom I give your name for their real estate needs will not only be pleased, but also will feel that they have received the most expert assistance available!..."

Susan Jakubowski-Weiner & Bruce Weiner



"...I regard Ms. Lee with the highest integrity. She was proactive and often went far beyond the call of duty to order to enable a timely sale to a qualified buyer at a price that I believe was fair and equitable. I was comfortable trusting her with a house full of my and my parents' personal effects and belongings. Since she was present during all showings of the home, my comfort level was high throughout the process, and she rewarded this confidence with an extremely professional, efficient, and successful outcome. Her advice before, during, and even after the negotiations was helpful and astute.

I would highly recommend Ms. Lee for any estate transactions in the San Marino/Pasadena areas. Her knowledge of the market, of estate-grade homes, and of the probable buyers and sellers is superb. I would be happy to provide further on-the-phone information about her excellent professionalism and support in my transaction."

Anthony Skjellum, Ph.D.



"...Janice, in a world of mediocrity and hype, it is nice to know that there are still a few true professionals like you. This was our second real estate transaction with you in five years, and we want to thank you for your excellent work. I remember the day that my boss at First Interstate Bank recommend you to us. He said, "Call Janice: she's the best." You know what? He was right..."

*Warm Regards,
Keven De La Cruz & Linda K. Davis*



"...Janice is an extremely devoted and professional agent. She is dedicated to her client and thinks for them in way that really make a difference. She is smart, sharp, caring, proactive and goes far beyond the call of duty. We personally cannot imagine and don't believe there to be any other agent quite her equal. We respect her a great deal not only in her career, but also in her ethics and constant contribution to the society around her. We don't believe you can go wrong in choosing to have Janice represent you as the buyer or the seller and we know that we will definitely choose to have her represent us again in the future."

Paul & Patricia Wang



"After living in the same house for 20 years, this move was a huge decision. We selected you to represent us because of your experience and reputation for getting results, and weren't disappointed.... Selling our home and purchasing another were transactions that were too important to have anyone but the best representing us. Janice, you are the best."

Bonnie & Art Paquette



During my husband's career as a lawyer and Superior Court Judge and my professional career as a Court Administrator in the County of Los Angeles, we have had many contacts and business relationships with real estate brokers; and because of this experience we agree that your expertise and skill in marketing this property was truly outstanding.

We were impressed from the very beginning of our relationship with your knowledge of the real estate market, your sound advice and your patient commitment to our needs. Your attention to detail and the adept way you conveyed information to prospective buyers during the sale of our San Marino home demonstrated these talents.

Our most sincere praise to you can be summed up in the knowledge that should we need to sell a home again you are the person we would call and the person we would recommend to our friends....

*Sincerely,
Evelyn and Bernie Kaufman*



"Making the decision to move was hard, but once we committed to do so the rest was easy, in great part due to you! You worked with us every step of the way as we prepared our house for listing and sale. I cannot imagine anyone more focused. Your suggestions were practical and proved excellent. Your marketing approach was comprehensive and when the big day arrived, it all paid off....."

"As residents of San Marino for twenty-two years, we care deeply about the community. Knowing that you shared the commitment to excellent made us comfortable from the beginning. The pride you take in your work is apparent and appropriate. We would be pleased to recommend your services to anyone who was considering listing their home for sale or to anyone looking to buy a home in the area. Your knowledge of the market is superior. You know what questions to ask and what answers to offer. Your history of success speaks for itself....."

*Sincerely,
Diane & Steve Feldon*



"I have been employed by Farmers Insurance for seventeen years and have been in management for the last thirteen years. In this career, I have learned to be an excellent judge of character and people. I have had the pleasure of knowing Janice for approximately nine years. I have worked with her in both business and community service environments.

Janice and I first became acquainted when I attended an open house she was hosting. She not only sold me the house, but also listed and sold the house in which I was living at the time within 24 hours. I have lived in the San Marino area my entire life. Had Janice not been knowledgeable and professional, I would not have trusted her with both of the real estate transactions.....

In summary, the words that come to my mind when describing Janice are: integrity, intelligence, professional, trustworthy, and truly terrific person."

*Very truly yours,
Marie Cummings*