

## 5 THINGS LEE CAN DO FOR YOU AS A REALTOR®

Assist with all disclosures and paperwork necessary in today's heavily regulated environment.

He is well educated in and experienced with the entire sales process.

Acts in your best interest in negotiations with all parties throughout the entire transaction.

Helps understand today's real estate values when setting the price on a listing or on an offer to purchase.

Simply and effectively explain today's real estate headlines and decipher what they mean to you.

### Additional Services Lee provides for his clients:

#### SELLERS

- Professional staging
- Professional photography for every listing
- Property booklet with house information
- Open houses and booklets for potential buyers
- Home warranty including free listing coverage from America's preferred Home Warranty.

#### BUYERS

- 1 year home warranty as a gift
- Packet of information regarding properties of interest



*Relax. Lee's Got You Covered.*

**319.325.7222**

[www.IowaCityCoralvilleHomes.com](http://www.IowaCityCoralvilleHomes.com)

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Licensed REALTOR® in the state of Iowa

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Coralville, IA 52241



# THE JOURNEY TO YOUR NEW HOME



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# RELAX. LEE'S GOT YOU COVERED.

## There are thousands of real estate agents out there - why choose Lee?

There are the usual real estate buzzwords that apply - integrity, honesty, trust, availability, etc. He is all that, but there is one reason you should choose Lee - you will LIKE him. With over 10 years of experience in real estate, there is no question that Lee knows the "how" part of real estate. He is a skilled negotiator and marketer. What makes Lee different is that you will enjoy your time with him. He is patient and will listen to what you want as a customer. He tailors his marketing strategies to the needs of the client, as well as his communication methods.

Buying or selling a home is one of the biggest financial decisions people make, even if you do it ten times a year, you are never dealing with peanuts in a real estate transaction. Lee never forgets that, whether you are buying a \$20,000 rural lot or a \$950,000 home, every client has his full attention. You will spend a significant amount of time with your real estate agent over the course of the transaction and feeling like you are well-cared for is an important part of completing your purchase or sale without tearing your hair out!

Lee keeps up on the latest technology and marketing ideas, making sure that you have the simplest communication, the most effective marketing, and the results you care about!

Lee also manages an incredible balance of work, family, and volunteerism. As a single dad to two wonderful daughters, he never misses their events, all the while working late into the night or early morning to make sure his clients also never miss a thing. Lee has been involved in Big Brothers, Big Sisters for over five years as a Big Brother and is quick to join in whenever he's asked for help throughout the community. Lee also volunteers at the Free lunch program of Iowa City (1105 Project).



"He was very helpfully selling our house. If we had any questions or concerns about anything he would always figure something out to help. Lee was very friendly to deal with while he was selling our house. He worked hard trying to get as many people in to look at it."



"I met Lee 5 years ago when I enlisted his help to find me a new home. He was very helpful and honest whenever we looked at a house. He found me a house that I purchased. 4 years later, my wife and I were looking to sell our house and buy a new one. Lee got it listed and sold in 2 days and I was very impressed. Lee took the time and found us several houses to look at. We were trying to decide between a couple different houses, Lee was very helpful and did everything he could to assist us in finding a house. We settled on a house and he helped us negotiate the offer and purchased the Home warranty for us. Lee is super helpful and I would call him a friend. If you're looking to buy or sell a house, trust me, you can't go wrong with Lee Huedepohl."

**"It's extremely inspiring to have the opportunity to impact people's lives in such a meaningful way."**

- Lee Huedepohl



"Lee is very helpful and has a pleasant personality. He is very informed and knows what is available in the area. He helped me find properties to see and now manages a rental home I own. If you have a question, he is available anytime and responds promptly. It is a great experience to be helped by a true professional!"

"Lee is a very professional real estate agent to work with. He helped us buy our first home and we are very happy with the home we bought. We prefer dealing with sales people who are patient and not pushy on what we should buy. Lee told us from day one that he will be willing to show us 25 homes if that is what it will take us to make up our mind. He only had to show around 8 homes before we made up our mind but it was good to know that there is no rush if we don't like the 8th home we are looking at. He did provide feedback on if the home look like a flipper home or pointed out issues we may have to address if we purchase a particular home, which was very helpful for us.

He also helped us with all the inspections and the paperwork to buy our house was pain-free! He also helped us negotiate the price and we got a fair deal.

Also Lee was open to fitting into our busy work schedules which sometimes meant meeting after regular work hours, which made things easier for us. He is clearly a very hard worker and diligent about covering all aspects of a deal he is involved with.

I would recommend him to a friend or a colleague in a heartbeat."