

2115 Red Bud Ln.

Furlong, Pa. 18925

January 11, 2012

Ms. Carol Shugars

Weichert Realtors

149 S. Main St.

Doylestown, Pa. 18901

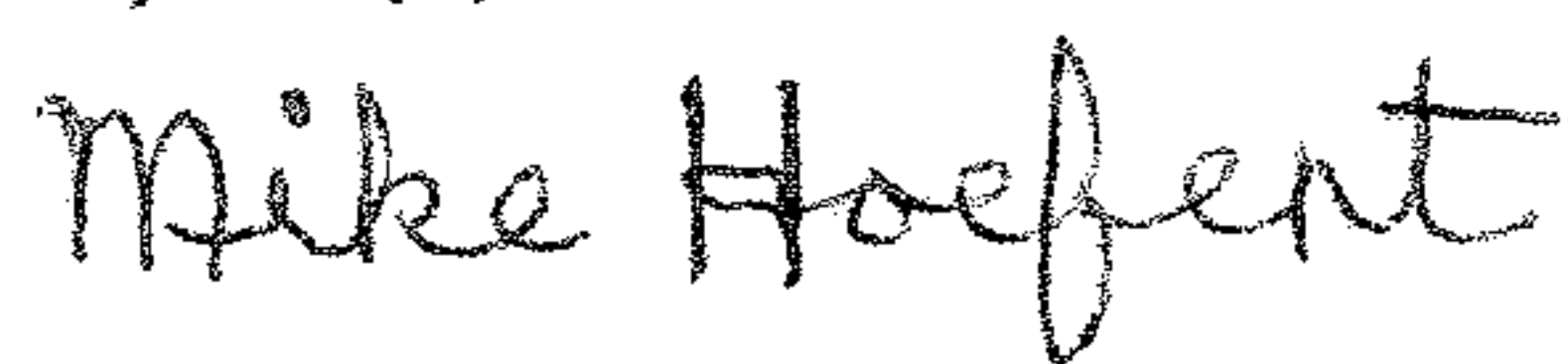
Dear Carol,

Ginny and I just wanted to thank you again for your OUTSTANDING customer service in acting as our buyer's agent in the purchase of our home during December. Your professionalism and handling of all our questions and concerns were above and beyond our expectations. Your personalization of the home buying process made it a pleasure to do business with Weichert Realtors and you. In fact, we have moved four times and this experience far exceeded all other companies and agents we have worked with in the past.

Your dedication, support, and knowledge of the Central Bucks County area resulted in the best house for Ginny and I. We are confident that we will be happy here for many years.

We will not hesitate to recommend you and Weichert Realtors to people in the future who are looking for a home.

Very truly yours,

A handwritten signature in cursive script that reads "Mike Hoefert".

Michael C. Hoefert

Cc: Ms. Sue Thompson, Sales Manager-It is obvious that your management, training, and support programs are successful.

July 27-2009

Dear Carol,

Ken and I are very appreciative of the excellent service you gave us in handling the sale of our home. Once again, as you did with our past home sale, you guided us through everything so smoothly, taking care of all the many details, leaving no room for ^{any unpleasant surprises} ~~surprises~~. We really liked your way of deciding on our asking price.

Of course, we were very happy to sell our home in 3 days and that you kept in touch with us even while you were on vacation! There wasn't one concern that you didn't completely handle.

Also, thank you for your generous contribution to the Knight House. We had a most enjoyable and delicious dinner with our close friends who were putting us up.

Sincerely,
Julie & Ken

July 17, 2009

Dear Carol

We write this letter as both a recommendation and a thank you.

First to any one trying to make a decision about contracting with a real estate agent:

Carol Madden Shugars is a very savvy business woman who conducts herself as a true professional and with the utmost integrity. She is very knowledgeable about all facets of the real estate market. Carol couples a strong work ethic with a strong desire to know her clients in order to do her very best to meet their real estate needs.

Now on a more personal note:

Carol, it has been a long road and we have been able to count on you every step of the way. A number of surprises beyond anyones' control regarding the septic system made it impossible to list the house back in 2006. Throughout the three years that it took to get everything resolved, you kept us abreast of new technological advances and put us in touch with the people who could help us with what seemed like an insurmountable problem. Once the septic issue was settled, we were able to focus upon the house itself and get it ready for sale. As you well know, it had been neglected for years and was in need of a lot of help. You found the right people to help with all of the work that needed to be done. You made the calls, met with the contractors to get estimates, supervised their work and kept us informed on a daily basis. If you felt something was not done properly, you made sure the contractor returned and corrected the problem. For much of this time we were back in NH with very little to do while you coordinated and supervised it all. We certainly believe no other real estate agent would have gone to the lengths you did in order to help us. You wielded brooms and rakes, paint brushes and cleaning buckets to get the house ready for the market. If it were not for your tenacity, as well as your caring and desire to help, we would have had a far less desirable property to sell. Finally, you guided the negotiations to a conclusion always keeping our interests as a priority but at the same time being fair to the buyers and thus, everything came together, the house was sold very quickly and for only \$1,500 less than the asking price. We were ecstatic.

We not only see you as a terrific agent but as a genuinely good person and someone we now consider a friend. Thank you for all of your hard work and support. We truly could not have done it without you.

Fondly,

Sandra and Will Coa

WEICHERT REALTORS
1249 So. Main St
Doylestown, PA 18901

ATTN: CAROL SHUGARS

Dear Carol,

Thank you again for your most able assistance in selling my Buckingham residence. In the several weeks that have passed since our June 24 closing, I've had the opportunity to reflect on the "strategy" that resulted in our getting the asking price 23 days after we went on the market!! I attribute this success to the excellent cooperation we shared in following our "game plan." Your suggestions for getting the house ready to show were excellent. Installing a new kitchen floor made a tremendous difference & frankly I had not considered it important.

However your assistance in arriving at a credible asking price was ^{the} primary reason we did so well. I'm glad you convinced me that receiving the asking price was achievable without "leaving any money on the table."

Thank again
Bill Jordan

2329 Jericho Drive
Jamison, PA 18929

Weichert Realtors
149 S. Main Street
Doylestown, PA 18901
ATTN: Mary Swanson

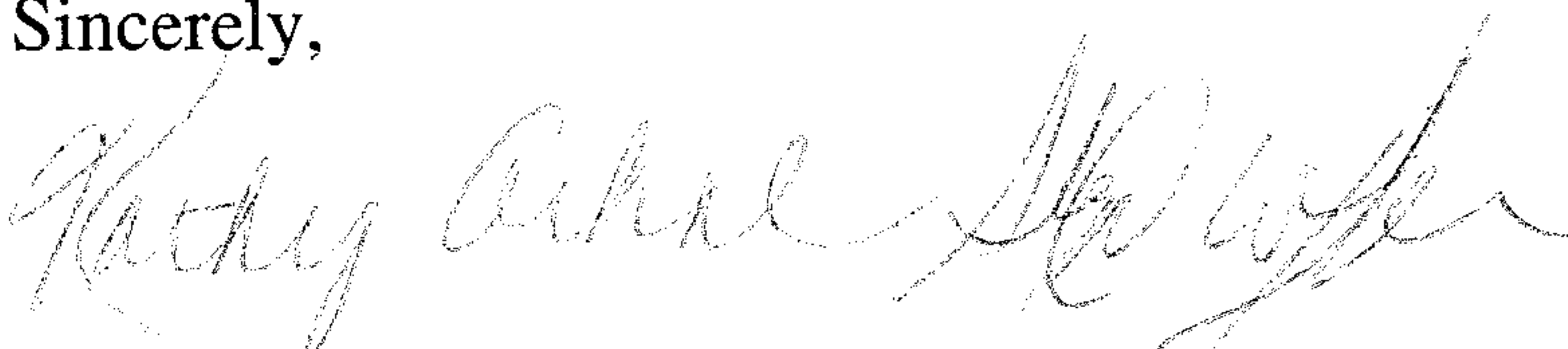
Dear Ms. Swanson:

I am writing to tell you about your associate, Carol Shugars. Carol represented us in our recent home purchase in Jamison, as well as the sale of my finance's home in Southampton.

Carol presented herself with the utmost professionalism. Her attention to detail, diligent follow-up, and communication skills were exemplary. She was a pleasure to work with and the experience left us with a very positive opinion of your organization.

We will certainly recommend Weichert and particularly Carol, to anyone looking for a realtor in the future.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy Ochal and Stephen Thompson".

Kathy Ochal and Stephen Thompson

Manager
Weichert Realtors
146 S. Main St.
Doylestown, PA 18901

cc: Carol Shugars

My home in Doylestown township has recently been sold, with a settlement date of March 29th. I selected Carol Shugars as the selling agent based primarily on my initial impression of Carol as a highly motivated and professional individual. I feel that Carol's assessment of the property was realistic, and she was very helpful in guiding me to place the house in a highly competitive market at a price that would bring in potential buyers.

I have found Carol to be a diligent and hard working agent, who was continuously helpful not only in making constructive suggestions for getting the house ready to market, but also in providing frequent feedback during the marketing period to address comments from prospective purchasers. In addition, Carol conducted several "Open Houses", the last of which brought in the buyer. It was through Carol's marketing savvy that she was able to direct the buyer toward a successful closure.

In short, I have found Carol to be hard working, a "professional" with excellent marketing skills, and some one I would not hesitate to recommend.

William A. Mann
133 Glen Dr.
Doylestown, PA 18091

Weichert Realtors
Doylestown, PA 18901

Dear People:

Carol Madden Shugars served as our realtor in summer and fall 1992 as we sold our home and purchased a townhouse.

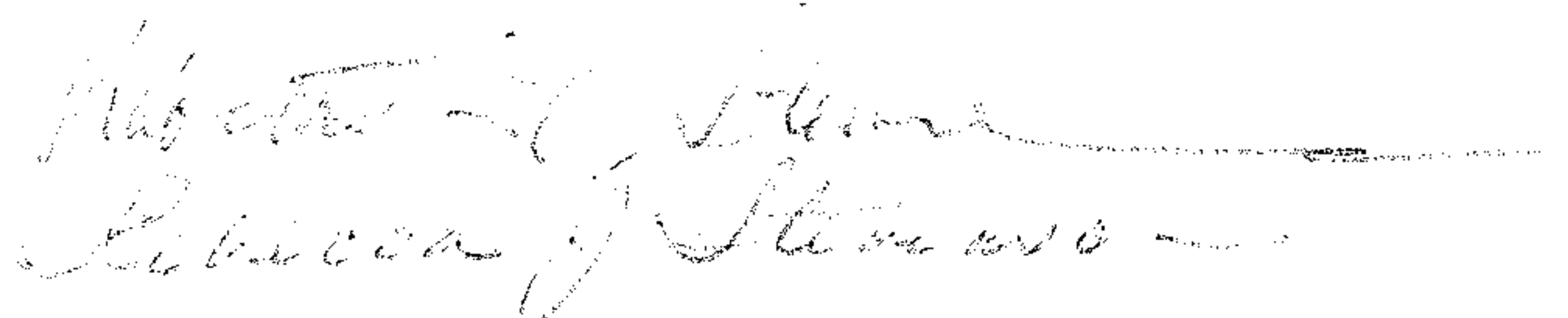
From our initial meeting, we found her very pleasant to work with and very knowledgeable in her field. In a period when sellers were experiencing delays in finding a buyer, Ms. Shugars worked energetically, following a plan for listing and showing our home which we had mutually agreed upon. With a combination of open houses, regular showings, and follow up of everyone who saw the home, she was able to help us get more than one offer and 95% of our asking price.

Carol also identified and showed us a wide selection of homes according to the geographical, size and style preferences we had given her so that we could make a good choice of a new home.

All in all, we are very happy with our experience in both selling and buying a home with her help. We entered both settlements confident that all details had been taken care of and that all would go smoothly, which it did.

We can enthusiastically recommend Carol Shugars to our friends as a very effective real estate professional.

Sincerely yours,


Roberts G. and Rebecca J. Stevenson

Seller, Stephanie Baker Vail
P.O.Box 306
Upper Black Eddy, PA 18972
Fax 908/806-3277
Phone 610/982-9405

RE: SALE OF PROPERTY AT 684 CHURCH ROAD, RIEGELSVILLE, PA

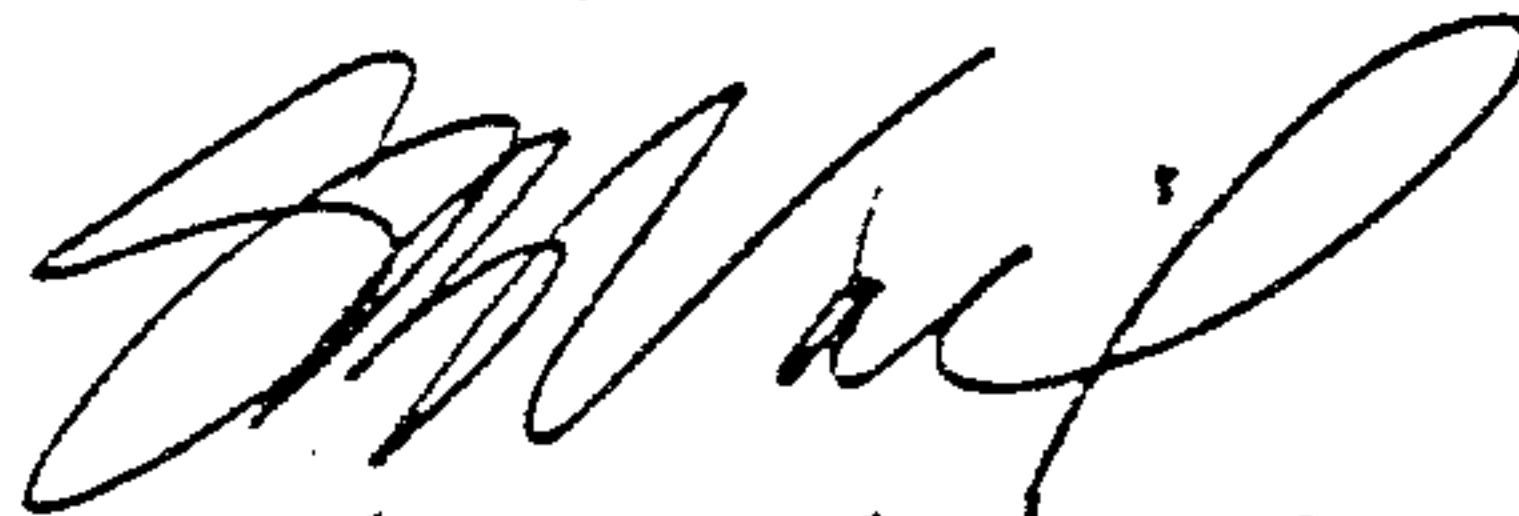
Linda Emerson, Office Manager
Weichert Realtors
Doylestown, PA

Dear Linda Emerson,

I would like this opportunity to highlight the outstanding service I received from Carol Shugars and Barbara McCambridge, of Weichert Realty. In an extremely difficult and tedious contract negotiation process with never ending addenda, it is doubtful this sale would have reached closing with agents of lesser experience.

And never did either Carol or Barbara give me any feeling that this wasn't worth their while. Every phone call was promptly returned and they were available for all the numerous trips back to the property for inspections and work being done to satisfy this unreasonable buyer. Many times, we all gave up hope. But we all persevered and completed this sale. As before, I thank them both, again:

Sincerely,



Stephanie Baker Vail

* to be submitted by Seller's attorney.

----- Original Message -----

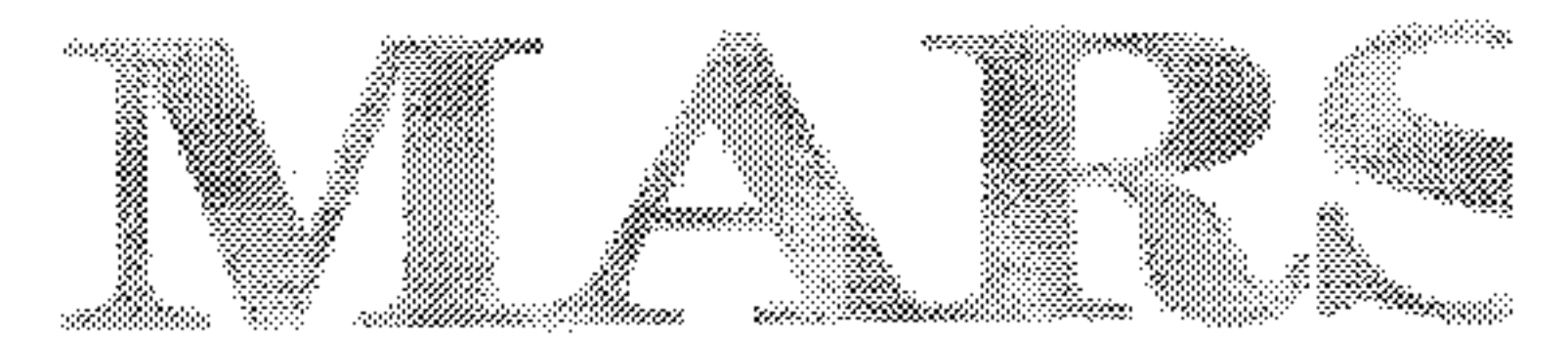
From: Curtiss J. Bruce
Sent: 12/23/2009 11:30 AM EST
To: Bryan Cullen
Subject: Realtor

Hi Bryan,

I spoke recently with Carol Shugars and understand you may be in the market for a realtor in the Bucks County Area. I used Carol for my recent home purchase and she was great, I have relocated three times in the last 5 years and she was the best realtor I have dealt with in any transaction. Carol's customer service is second to none, she was very dependable, has excellent follow up and knows the area well. I would recommend using her if decide to buy in the Bucks County area. Feel free to call or ST if you like.

Best Regards,

Curtiss Bruce
Senior Sales Finance Manager
CHOCOLATE
T: 908-850-2107 | M: 908-914-6389 | F: 908-850-2107



Dear [unclear]

Thank you very much for all your help
in getting our new house.

Since it was our first home, we really
didn't know much about what to think
and do. So, your advice and counsel
really helped us.

We also really appreciate you
giving us those gift cards.

We are still busy working on
our house, but we are getting
happier and happier here.

We hope you have happy holidays
Thank you again!

Dec. 2011 ♡

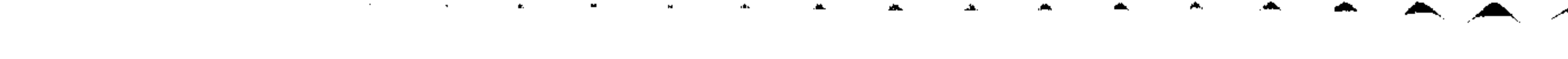


Andrew + Yumi + Mika





Dear Carol,

words really can not
express how appreciative
we are of the help & guidance
you have given throughout
this entire process. You
have been very kind,
patient & thoughtful in
helping us buy our first
home. we will always
remember our afternoons &
evenings together! Thank you.



6007 Split Log Drive
Pipersville, PA 18947

Weichert Realtors
149 South Main Street
Doylestown, PA 18901

Attn: Carol Shugars

Dear Carol:

Just a belated note to thank you for all your efforts in selling our house on Queens Circle in the Highlands. With the market being what it was last year and so many similar houses for sale obtaining a buyer in 5 months was no easy task.

We appreciate your diligence in holding Open Houses and keeping the property "in the public eye" until we were able to procure a buyer. We certainly would recommend you to anyone who is looking for a capable professional of the highest integrity to market their property.

Thanks again!

Sincerely,

Gilbert Loffer Dorothy Loffer
Gilbert and Dorothy Loffer