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Testimonials



SMILEY & MARLENE PAPENFUS
Everything I Touch Turns to **SOLD**

 
ALIGN RIGHT Realty
MULTIPLE LISTING SERVICE
MLS  

SmileyPapenfus@gmail.com

813.600.3292 W ~ 813.765.6145 Text
www.WhySmiley.com ~ www.SmileySOLD.com



Realtor Info

What people
are saying!


Keyboard
"RIGHT ARROW"
for the next page/s...



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

For 3 years I was renting shared-space for '2 hours a week' from another church - hardly ideal. I saw a 'for sale sign' on this wonderful church facility & could 'only dream' of us ever being able to afford it. The name on the sign 'Smiley Papenfus' made me smile & prompted a call. Smiley returned my call that same Sunday afternoon & was willing to give us a tour, but upon hearing the purchase price & commercial financial terms, it seemed impossible. However, over a lunch Smiley outlined a workable strategy; not only to purchase, but also to pay-down the loan. Smiley worked out the details of this complex transaction to be acceptable to both parties. Smiley's knowledge of the (i) market, (ii) financing, (iii) church growth & (iv) additional means of church income (*from his 25 years experience in full-time ministry*), were all key in getting us into this beautiful church. Smiley was a true Godsend in a challenging business world.
Pastor Allan Detwiler - New Life Christian Church, Valrico, FL

Services Provided

Purchase of an established Church Property/Building - a commercial Real Estate transaction

Street Address

Formerly Church of Christ at Valrico - 1520 S Miller Rd, Valrico, FL 33594

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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

"There is a lot more than most people realize to selling a home *on-time* & for top dollar. My wife and I are so grateful for the way in which Smiley Papenfus handled the recent sale of our home. He truly is a top professional who knows and understands the market extremely well. We chose him as he came highly recommended by a family member whose house he successfully sold for more than they expected. From the moment we first sat down with Smiley until our house was sold, we sensed we were in good hands. Smiley made us feel very comfortable and at ease throughout the entire process. We were very impressed and can not stress enough how this Realtor works day and night to get the job done right! He was always available to answer the phone explaining our questions. We followed all of his recommendations and were so glad we did because it resulted in our home also selling for more than we expected soon after listing. We highly recommend Smiley to anyone looking to buy or sell a home successfully!".
David & Sue Welch

Services Provided

Sold a home

Street Address

407 Timber Creek Dr, Brandon, FL 33510

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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

"We have been using the services of Realtor Smiley Papenfus on multiple properties for several years, with great professionalism and excellent strategic support. Smiley carefully listens to the customer's objectives and helps achieve them with his experienced input, working together as a winning team. We are definitely pleased with & highly recommend his Real Estate services. Miguel & Miryam Florez

Services Provided

Bought & Sold multiple homes

Street Address

15747 FishHawk Falls Dr, Lithia, FL 33547

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ALIGN RIGHT Realty



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 adds so much extra value to the client/realtor relationship. I had a 15 year old property that had been well worn by several tenants. I had no time to arrange a much needed renovation to sell for maximum profit. Smiley got me the best quotes. He scheduled and oversaw the work. He then listed for top dollar & we were under contract in less than 30 days.

If I ever ventured into a fixer-upper business, Smiley would be the first person I'd call".
 Denny & Beena Jacob

Services Provided

Sold a home

Street Address

12650 Adventure Dr, Riverview, FL 33579

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Published Review

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Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

"Thank you Smiley for representing us to purchase this magnificent vacant lot overlooking Tampa Bay. Your professionalism and business knowledge sets you apart from all other realtors we've used. Thanks to you, we were able to sail through all the complexities of this purchase in record time. I will continue to use and recommend you."

Frank C. Bragano

Builder with over 30 years experience

Services Provided

Purchased a vacant lot on Tampa Bay to build on

Street Address

Lot 7, 1610 Bayshore Dr, Terra Ceia, FL 34250

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Published Review

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highly likely

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Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

"My husband and I used Smiley as our realtor for our first time home buying adventure. Smiley was always quick to answer an email or text and helped explain complicated procedures easily. I was surprised how quick purchasing a home was. It was about a month and we were all in our new home. It was an experience that was easy, stress free and pleasant. Smiley has been a amazing resource even after we bought our home. He assisted us with references for plumbers and a great handy man. Shortly after we bought our home we had severe plumbing issues that he helped get resolved by the previous owner. I am very grateful to have met and done business with such a wonderful realtor".

Celisse Arcuri-Conn

Services Provided

Purchasing a home

Street Address

3212 W Braddock St, Tampa, FL 33607

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Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

"Smiley was extremely helpful through the entire process of purchasing our Fish Hawk Trails home. He was always there to assist us in every step, even after the closing, making a challenging relocation from out of state much more manageable. We would definitely recommend Smiley".

Gregory Jawulski

Services Provided

Purchasing a home


Street Address

6231 Kingbird Manor Dr, Lithia, FL 33547

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Process expertise:	★★★★★
Responsiveness:	★★★★★
Negotiation skills:	★★★★★



Summary of their experience

"I have bought and sold several properties using Smiley. His wisdom and advice is exceptional, and his aggressive motivation to get the job done is remarkable with results usually occurring within the first couple weeks of listing. I would highly recommend him and will continue to use him in my future ventures..."

Robert Hight

Services Provided

Listed and sold a home

Street Address

2610 Durant Woods St, Valrico, FL 33596

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Local knowledge: ★★★★★

Process expertise: ★★★★★

Responsiveness: ★★★★★

Negotiation skills: ★★★★★



Summary of their experience

"Smiley worked with us to sell & purchase a home. In each case Smiley was responsive to our questions and concerns, provided sound advise and worked extremely hard. I would highly recommend Smiley to my family and friends."

Gary Smith

Services Provided

Listed and sold a home ~ Purchased a home

Street Address

Sold: 608 Sportsman Park Dr, Seffner, FL 33584

Purchased: 2707 Villa Dr, Valrico, FL 33596

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★★★★★ highly likely

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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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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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★★★★★ highly likely

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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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ALIGN RIGHT Realty



Published Review

Here is what wescook 19k 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 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:

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 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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The banner features a photo of Smiley and Marlene Papenfus on the left. The center text reads "SMILEY & MARLENE PAPENFUS" in large black letters, with "SOLD.com" in large yellow letters below it, accompanied by a yellow smiley face icon. To the right, it says "Everything I Touch Turns to SOLD" in black text. On the far right, there is an image of hands exchanging keys over a "SOLD" sign, with a yellow smiley face icon and the "ALIGN RIGHT Realty" logo.

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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

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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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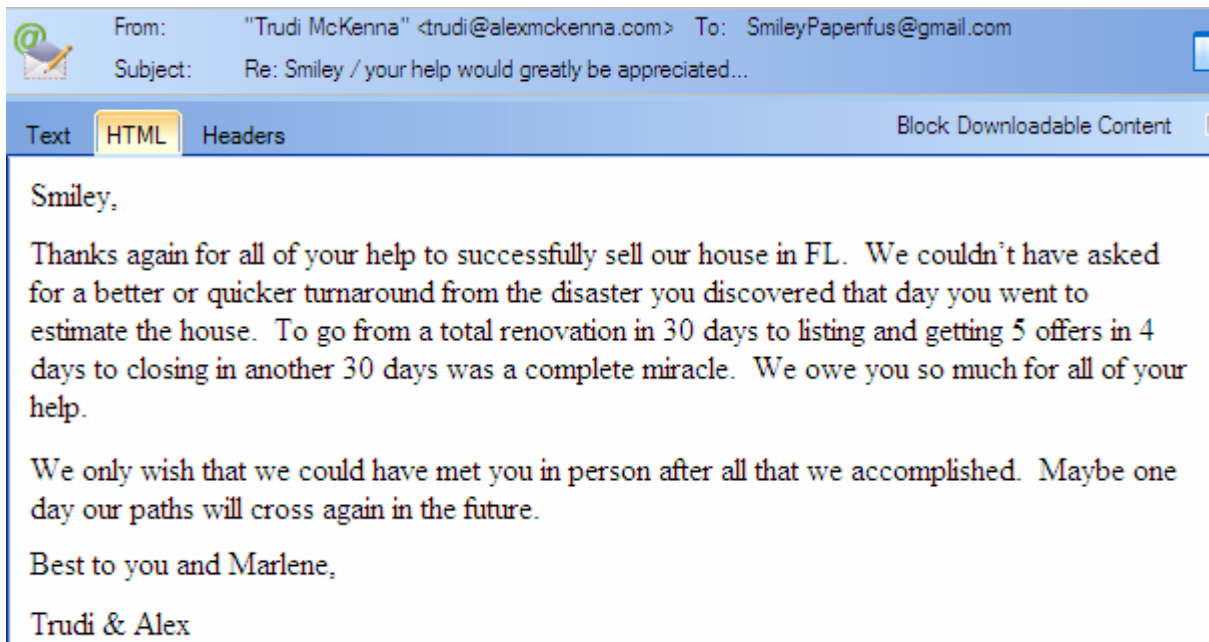
Smiley & Marlene Papenfus – [Why Smiley?](#) → [SmileySOLD.com](#) → [Florida Military Specialist](#)

SMILEY & MARLENE PAPENFUS
Everything I Touch Turns to **SOLD**

[www.SmileySOLD.com](#) 813.600.3292 (O) 813.765.6145 (C) SmileyPapenfus@gmail.com

ALIGN RIGHT Realty

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 word 'SOLD.com', and a photo of hands exchanging keys over a 'SOLD' sign on the right.



BEFORE

AFTER



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

The advertisement features a banner with the names "SMILEY & MARLENE PAPENFUS" in large, bold letters. Below the names is a yellow smiley face icon followed by "SOLD.com". To the right, the text reads "Everything I Touch Turns to SOLD". On the far right, there is an image of hands exchanging keys over a "SOLD" sign with a smiley face. The bottom of the banner contains the website "www.SmileySOLD.com", phone numbers "813.600.3292 (O) 813.765.6145 (C)", and email "SmileyPapenfus@gmail.com". The "ALIGN RIGHT Realty" logo is visible in the top right corner.



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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