

Elda Cordero-Goodman
Bedford, NH 03110

January, 2022

Keller-Williams Gateway Realty
RE: Ms. Kathy Baldrige
20 Trafalgar Square
Nashua, NH 03063

Dear Keller-Williams Gateway Realty:

This letter is a GREAT BIG THANK YOU for Kathy Baldrige's expertise in smoothly and quickly selling my one-bedroom condo in Merrimack, NH. Her thoroughness in details assisted me and the parties involved in closing within a month from the initial posted date. From the time it went online, we stopped posting within twelve hours. We then stopped further appointments and accepted the best vetted offer as predetermined by me and Kathy. Selling in January 2022 versus September of 2021, proved profitable and was not expected by me. It sold for over \$35,000 over the town valuation of the property.

Kathy listened to my goals and intervened with all parties. I chose not to be involved and in fact was offered sign a proxy so I could plan a vacation. The only delays were the lender's bank and the closing mortgage company. It was Kathy who informed them of fine details they needed.

Would I recommend Kathy Baldrige for future property realtor? OF COURSE!! In fact, I will utilize her estate liquidation expertise and have already inquired how to place a plan in my trust / will so my daughter does not have to deal with selling, cleaning out items if needed hopefully in the far away future.

This was my first sale of a property. This has helped me understand in the next five to ten years of what I must do to ready my house and land for sale.

Yes, I will have Kathy Baldrige sell this house when I am ready. I HIGHLY recommend Kathy as YOUR realtor.

Sincerely,

Elda Cordero-Goodman, owner