

CERTIFICATE OF
ACHIEVEMENT

presented by

Keller Williams

Tri-Valley Realty

**Silver Achievement
Outstanding Closed Production
2011**

Awarded To:

Dorothy Broderson



Andrew Greenwell, Team Leader



RYAN M. SPULLER, D.C.
SPULLER CHIROPRACTIC AND WELLNESS CENTER

Hello Dorothy,

I just wanted to take the time to thank you for all your hard work finding us a place to call home. You were there for us during the entire process from start to finish and beyond. If it wasn't for your insight and excellent negotiations we would never have been able to find a home like we did. Your knowledge of the tri-valley and status of homes for sale was amazing. We feel like we got a great deal on a great home in Pleasanton, which is exactly what we were searching for. We are enjoying home ownership for the first time and are so grateful that we found you to help us.

Thanks for all you have done,

Janice & Ryan Spuller
Janice and Ryan Spuller

June 29, 2012

Dorothy Broderson

Keller Willaims Tri-Valley Realty
5994 W Las Positas Blvd Ste 101
Pleasanton, CA 94588

Award Notification

We are pleased to inform you that you have been selected as a 2012 Five Star Real Estate Agent.

Diablo magazine partnered with Five Star Professional to identify the real estate agents in the San Francisco East Bay area who provide exceptional service and overall satisfaction as indicated by clients, peers and industry experts. The 2012 Five Star award winners are a select group of fewer than 7 percent of real estate agents in the San Francisco East Bay area.

The 2012 list of Five Star Real Estate Agents, including your name and company, will appear in a special advertising section in the October issue of *Diablo* magazine.

To secure your listing in the magazine and confirm your contact information and eligibility, go to www.fivestarpromotional.com. Enter your personal username and password in the login fields at the top of the Web page to complete the online confirmation form.

Congratulations and thank you,

info@fivestarpromotional.com

Charlie Wesser

Charlie Wesser
Managing Partner
Five Star Professional

Research that Recognizes Outstanding Service Professionals

Five Star Professional
2117 Cliff Drive • Eagan, MN 55122 • www.fivestarpromotional.com

March 28, 2011

To All of Dorothy's Happy Future Clients-

I have been a Mortgage Consultant for 6+ years now and have worked with dozens, if not hundreds of real estate agents in those years. When it came buy a new house for me and my family, Dorothy was the only one of them that I thought about calling.

I had worked with Dorothy on quite a few deals where I was setting up the loan for one of her clients and from that perspective it always appeared she put 110% of her energy and focus into making sure her clients got the best service possible. Now that I have been one of her clients, I know this to be a fact. We got to experience her professionalism, attention to detail and thoughtfulness throughout our buying process, which only lasted about a month mainly due to Dorothy's tireless work habits. She was able to get us the house we wanted even though it within hours of being foreclosed upon (in which case we would have had to wait to buy it from the bank and we didn't want to take this risk) and then dealt with a rather difficult listing agent without ever burdening us.

Even though I know the mortgage side of the transaction really well, I have to say I leaned on Dorothy a great deal when it came to the contract side and she was always there to answer our questions and hold our collective hands as we went through this process. She met us for all the inspections, appraisals and was even there when we signed our final paperwork.

I can say without a doubt in my mind that she will work as hard for you as she did for us. I have no hesitation in recommending Dorothy to any of my friends or family that are thinking about buying a home.

Regards,

A handwritten signature in cursive script that reads "Andrew Aguilar". The ink is dark and the signature is fluid and legible.

Andrew Aguilar

Sent: Tuesday, May 24, 2011 5:10 PM
To: Dorothy Broderson
Subject: Thank you for your help with my short sale

Dorothy,

Hello. I wanted to thank you for your help on the short sale of my home. Your professionalism made all the difference during this stressful period in my life. You considered my interests and respected my feelings throughout the entire sales process. Your hard work really shined as you sold my house so fast.

I am confident that I will bounce back and eventually be in another home again, so you will hear from me again.

I would definitely refer your services to others who are facing the same issue I was.

Thank you again for all of your support, Eddie Sorci

Sent: Monday, May 09, 2011 9:55 PM
To: Dorothy Broderson
Subject: Testimonial

Dorothy Broderson has been the best Realtor I have had the pleasure of working with, and I have worked with quite a few in my life. She was a great agent when I purchased, and an even better Agent when I decided to sell due to changes in circumstances soon after closing. She found a buyer literally, the next day. She followed up on all the details and made both transactions quick and efficient. I would definitely recommend her to my family and friends.

John Wang

From: Parra, Melinda
Sent: Wednesday, October 28, 2009 9:35 AM
To: Dorothy Broderson
Subject: FW: Thank You!

Dorothy

You should put this on your next mailing to the neighborhood. Isn't wonderful to see people so excited? There is so much doom and gloom in our industry it sure is nice to see clients like yours!!

It was a pleasure working with you!!!



Melinda Parra
Branch Manager/Sr. Escrow Officer/Asst. Vice President
190 Hartz Avenue #100
Danville, CA 94526
Parra.M@ctt.com
Office: 925.288.8374
Fax: 925.820.2698



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From: Divya C RaiSurana
Sent: Tuesday, October 27, 2009 11:21 PM
To: Dorothy Broderson; Stuart Nessel; Dora Arredondo; Parra, Melinda;
Cc: Namit RaiSurana
Subject: Thank You!

Hello

We received the keys to our first home today. It was one of the most exhilarating moments of our life. We are looking forward to our move and a whole lot of excitement in the coming days.

We owe it all to you for your patience, expertise, commitment and your professionalism in making it all happen for us in such a short time. You were there everyday reassuring us that things will go our way and they did. This wouldn't have been possible without you.

We wish you continued success together!

Regards
Namit & Divya

Dorothy Broderson

From: Wanda Armstrong [katrinka1934@hotmail.com]
Sent: Saturday, November 05, 2011 1:03 PM
To: Dorothy Broderson
Subject: THANK YOU

Dear Dorothy,

We followed your “Yellow Brick Road” at the recommendation of Pam Copeland and the results were positive in every way. You were always there for us, and while we certainly know we were not your only clients you made us feel that we were. Your research of comparable’s to list our home for the best price was “spot on”. Your guidance down your Yellow Brick Road ended in a relatively quick sale, a reasonable sale price and some very pleasant and happy buyers. All of which all allowed us to reunite with our family that had already moved so kids would not have to switch schools. That made us very happy and grateful.

You were always right on top of every step in finalizing the sale. You were always prompt in returning calls and answering any questions we might have. If asked we would highly recommend you to any buyer or seller. You are a treasure....

**Most sincerely,
The Armstrong’s**

Five Star Real Estate Award for second year in a row. I thank my past clients for this tremendous prestigious honor.

Award candidates were evaluated against five objective criteria such as a qualifying client satisfaction rating and a favorable regulatory and complaint history. The resulting list of 2013 Five Star Real Estate Agents is a select group, representing less than 7% of the real estate agents in the San Francisco East Bay area.

How Was I Selected?

Five Star Professional relied on nominations received by consumers to identify award candidates. Our research team contacted consumers in the San Francisco East Bay area and asked if they had experience working with a real estate agent. Consumers who agreed to participate in the survey provided the name of the real estate agent and rated that individual according to key criteria such as integrity, negotiation and closing preparation.

Surveys were sent to San Francisco East Bay area residents who recently purchased a home over \$150,000 (more than 19,500 households) within an 8-month period (July 2012 to March 2013

To whom it may concern,

From start to finish, Dorothy was fantastic in assisting my wife and I in buying our first home. Dorothy exhibited patience in showing us houses, working with our schedules, and even waited for us when we decided to take a break from house hunting. When she was showing us houses, she gave honest feedback about whether or not the house would fit our needs, which we outlined to her beforehand. We never felt any pressure from her to put in an offer on a house if we were unsure about it. When we finally did put in an offer on a house and it was accepted by the seller, that is when Dorothy really shined. She was present for the appraisal and all the inspections to make sure the jobs were done thoroughly. She worked diligently with the sellers' agent to get credits to keep us within our closing cost budget. She was in constant contact with the loan officer, the title company, and my wife and I to make sure everyone knew what they had to do and when it had to be done. Because of her hard work, we were able to close early and all parties were satisfied with the outcome.

I cannot say enough good things about Dorothy. She made the entire process of buying our first house very comfortable. I would absolutely recommend her as she always makes her clients interests her priority.

Regards,

George Phillips