

My wife and I were looking at homes for over 6 months. We were pre-approved for an FHA loan but we struggled to find what we wanted. Many of the homes we looked at did not qualify because they were stripped, damaged or run down and lender required move in condition.

We did place offers on many homes but lost out to other bidders. Often, I would check to see how much the house sold for only to find it sold for less than my offer. My realtor told me to just to keep trying and be patient. Try telling that to you lender in these times when you asking for your 3rd extension!

I met Roman when he hired me to do some construction work. It was on my third job working for him when I explained my situation and asked him if he could help. Frankly it was frustrating watching him buying houses left and right. He would have me give him a price for work on a potential house he was looking at and 2-3 weeks later he would close on it. It took weeks sometimes months for my Realtor to get a response from the banks on foreclosed properties!

That was it! I told him what I was looking for and to go to it. Within a few days he had a number of foreclosed homes for me to look at. To my surprise some were not even listed. Sure enough he negotiated a deal for a 2 year old, 2 story home for \$95,000.00 after repairs. That was \$23,000.00 less than I told him I was willing to pay for it. I couldn't believe it!

If you are looking for a home you owe it to yourself to give Roman a call. He is truly good at what he does and does it honestly. I say this not only because of this experience but the way he conducts business. As I said I met him through doing work for him. He has high standards, knows what he wants and gets it!

Jose Estrada
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