

Here are some of the Testimonials and
Recommendations that
New Suncook Real Estate has received
from our Clients & Customers
over the past 16 years

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Mr Edward Nista  
NEW SUNCOOK REAL ESTATE  
PO Box 162  
Center Lovell, ME 04016

Ed –

This is to express our whole hearted satisfaction with your services concerning the recent sale of our lake front property at the Severance Lodge Club.

The patience, thoroughness and professional experience demonstrated during the many detailed steps leading up to a final, successful closing provided a high comfort level for both Betsy and me.

I sincerely wish you the best in your future endeavors with New Suncook and look forward to seeing you again some time in the future.

Regards,

A handwritten signature in cursive script, appearing to read "George", with a long horizontal flourish extending to the right.

16 August 2011

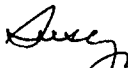
New Suncook Real Estate  
PO Box 162  
Center Lovell, Maine 04016  
Attn: Mr. Edward Nista

Dear Ed,

Just a quick word to say how much we appreciate all of your efforts in selling our property in Bridgton. As you know, prior to listing with you, we had tried several other agents with only frustration to show for our efforts. In particular, being absentee land owners, it was difficult for us to determine the degree of effort and resources that these agents were dedicating to our property, which left us feeling extremely vulnerable. After listing with you, we quickly realized that you took your responsibility quite seriously and, in doing so, removed the burden from us. You managed to couple professionalism and guidance with a significant degree of hand-holding and excellent communication to help us achieve the results we wanted. In addition, you had a contract for us within 3 weeks and a closing 55 days from the listing date. As with any closing, ours had it's own unique "bumps" which you took responsibility for, eliminating any potential deal breakers. We sincerely believe that without your intervention and direction at critical times, this transaction would have been delayed or would not have occurred at all.

Once again, we thank you and wish you well.

Sincerely,

  
Susy Segel



B.L. Nickerson

**August 2011**

**Dear Ed,**

**We wanted to thank you for the great job you did on the sale of our Kezar Lake home. We've been involved in several real estate transactions over the years and can say without reservation that our experience with New Suncook Real Estate was the best we've had with any agency.**

**Your efforts to understand our property, define and articulate a marketing plan, and advise us on what we needed to do to prepare our home were followed by excellent execution. The result was a timely sale at a fair price.**

**Your follow up was always thorough and you met every deadline all the way through closing. We wish everyone worked the way you did.**

**Thanks again for all your good work. Please do not hesitate to use us as a reference in the future.**

**Hope to see you on the lake in that red boat.**

**Best regards,  
Rich & Gloria K.**

November 5, 2000

Dear Ed,

Betsy and I want to show our appreciation for all the extra things you have done for us in our purchase of land in Lovell. Let's face it most realtors wouldn't go out and dig holes on a prospective property to save the buyer some money. We also want to thank you for e-mailing us with the phone numbers of the inns and motels when we decided to come up over night for the closing. You may feel that it is part of your job. We know that you went the extra mile... literally, like when you walked the property with us trying to find the four pins. We really think highly of you. Enclosed is a gift certificate for one of the eating establishments that you said YOU enjoyed eating at. We wish it could be more. We hope to keep in contact with you in the future. Job well done.

Thank you ever so much,

Mark and Betsy Lewonis

**Email from a client's attorney to his client:**

**"I don't think I've every been involved with a better, harder working broker than this guy...Jeff Clark**

**Reply to his attorney from his client:**

**"Jeff – I agree. Ed is the best.  
Joe Colwell**

August 1, 2000

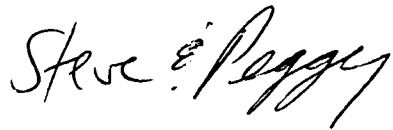
Edward R. Nista  
New Suncook Real Estate  
PO Box 162  
Center Lovell, Maine 04016

Dear Ed,

We want to express our deep appreciation for all your thoughtful and thorough attention in the sale of our home in Westways. Over the years, we have had the opportunity to work with many realtors in several home transactions and, by far, your service and concern out-paced them all. You are a true professional and a joy to work with. On a personal note, both you and Linda have been a central part of our wonderful times on Kezar Lake. In appreciation, we have arranged for a gift certificate for you and Linda at the Center Lovell Inn. Please enjoy a lovely evening out on us and, in the future, we hope to entertain you in our new home on Moosehead Lake.

Sincerely and with much appreciation,

Steve and Peggy

A handwritten signature in cursive script that reads "Steve & Peggy". The signature is written in dark ink and is positioned below the typed name "Steve and Peggy".

**Ed, hallo,**

**Just want to tell you that I was some impressed with everything that you did for Barbara Clifford and her townhouse listing !**

**Finding reasonable comps for that property has always been a problem and it will continue to be a problem.....simple reason is that there really is not anything around to compare it to; most agents try to compare it to all the multi family, run down stuff that is all around here but I would not classify that property as a multi family unit. They are individually constructed, with individual wiring, individual plumbing and individual heating systems-----they are stand alone townhouses, with 950 to 1100 square feet per unit.**

**On the other hand, Ed, they are what they are, where they are.....you did a good job in trying to establish a reasonable list price.....in fact, instead of the standard throwthebullshitdart, you, the owner of New Suncook Real Estate, did a thorough analysis, took the time and made the effort to establish a reasonable list price range.**

**I have had a real estate license since 1987 and I have been the designated broker of Smith Business Brokers since the early 90's.....I salute you for doing a very professional job, Ed !**

**Thanks.....and have a good Thanksgiving with your family.....**

**John**

11/19/2007

This comes with  
sincere appreciation.

Thank you so much for everything  
you did to help make our  
dreams possible! We really  
appreciate all of your extra  
effort and patience! Hope to  
see you around Lowell. Jake Carl.  
Jen & Stormy

February 4, 2004

Dear Ed —

Thank you for the very  
professional job! I really  
appreciate the time & concern —

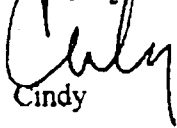
Best

Sandra

Ed,

Here is a letter for Joyce. I know I kid you frequently, but I truly want you and Linda to know how very thankful I am to both of you for the incredible work and support you have provided during the sale and purchase of our new home. It has meant a great deal to me in that every so often I feel very anxious about all of this. I will either get you or Linda on the phone and instantly feel reassured. You have done an outstanding job with all of the details as well as the respective personalities involved in all of this. You both have earned my admiration and respect!

Many, many thanks...

A handwritten signature in cursive script, appearing to read 'Cindy', written in black ink.

Cindy

PS

I am generally only this nice once a month. This is all you get for October and in re-reading this, I think it is your November "nice" as well!!!

Dianne S. Whiting

9 October, 1998

Dear Ed,

As you know, placing my mother's Keewaydin property on the market and its sale was a difficult, albeit necessary, task of my guardianship. I do want to thank you, not only for getting the job done with admirable professionalism, but also for your understanding and the extra work you put in due to the legalities and complications involved.

I will take some of the credit though; I was 'right on' in my selection of a real estate agent!

Thank you again and I hope you and your wife enjoy a lovely Maine foliage season and the holidays that are just around the corner.

With all best wishes,

Dianne

Hi Ed:

I just wanted to get back to you to say thanks for all of your help in the selling of our Maine cottage over the past year.

Your help -- from advising us on the improvements needed to make the place presentable to dealing with the buyer -- was invaluable.

I particularly appreciated your detailed letters explaining the necessary steps of the selling process that you sent to my mother. They helped not only her, but me -- being over 3,000 miles away -- as well.

The respectful and professional way you worked with my mother and your patience in dealing with our cross-country communications continually reassured us that we had made the right choice to stop into your offices over a year and a half ago.

Again, thanks for helping us sell our place.

Sincerely,

Gus D'Angelo  
SF CA USA

5/21/2008

Ed,

Such great news---just spoke to Gus, and we are very happy about this--the way you meticulously got us through it---giving us explicit explanations when we needed them, while respecting our understanding when we had it. And, the good person that you are came through--always. It was masterful.

Regarding your "special issues" list:

I just found two extra (front door) keys and will send them soon. I'll assume via regular mail is fine--if that's OK?

I canceled my phone service (Fairpoint) a few days ago.

I'll cancel my cottage homeowners' insurance tomorrow.

Gus and I smiled our way through the neighbors-comments. But, Mary and Gerry Nelson and Ron probably weren't all that surprised because they seem to have such a smart sense of what's out there and what's up. I have the Nelsons to thank for recommending you to us--and Ron to thank for talking to the Fulshaws, and, of course, the three of them to thank for an enduring friendship. I will call them.

But first--and again--thank you.

Sincerely,  
Gail

Dear Ed -

A separate reply to your separate message addressed only to Margareta and myself.

We genuinely appreciate what you have accomplished and the manner in which you have carried out a complicated assignment. It's partly a matter of style, perhaps, but more importantly, one of skill and commitment.

We don't intend to end our contact with you and Linda at this point, and shall be in touch with her and yourself in that regard.

In the meantime, please accept sincere thanks from your Swiss Family Robinson.

With friendly greetings,

Stuart --

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Stuart ROBINSON  
anc. professeur associé  
Institut universitaire de hautes études internationales (HEI)

Dear Ed,

A big thank you for all your time, energy, spirit, & hard work in the purchasing of our new home in Lovell! We really could not have done it without you. Thank you also for your generous gift, it will surely come in handy! See you soon.

Love Amy & Hector

Dear Edward,

I want to thank you for all of the work you did on my behalf in selling my home in Westways. It took some time to accomplish (in this difficult market) but you were steadfast, always advising me about the changing market conditions and helping me with negotiations and the complexities involved in selling a home. I am grateful that you were able to coordinate the closing on my behalf, without the need for me to travel to Maine in the winter and I would highly recommend you and your agency to anyone selling a property in the Lovell area as I found you to be knowledgeable about the market and always professional.

Happy New Year

Sincerely,

Carol M.

March 17, 2008

Dear Ed,

I would like to thank you  
very much for the  
OUTSTANDING job you  
did for me in the sale of  
the townhouses. You did  
everything you said you  
would + more! You are  
hardworking, detail oriented  
& highly competent. I  
admire your skills - and  
your communication with  
me - my tenants + everyone  
you dealt with on my behalf  
was impeccable! If ever  
anyone asks me who is the BEST  
R.E. Broker in Maine you can  
be sure my answer will be  
ED NISTA !!

Warm regards + many thanks,  
Arbno Clifford

1/12/08

Ed -

Steve & I just wanted to  
thank you for all of your help  
& Assistance in purchasing  
our property on Kezar Lake.

We're really looking forward  
to this summer & getting started  
on the "Project".

The Book was great & it's

already made the rounds to my  
Sister & her husband!

That was so nice of you!

We really enjoyed it -

Hope to see you soon -

Steve & Libby Bender