



"James Martineau, The Realtor to Know," is ready to assist You...

Mission Statement: To help you accomplish your real estate goals through hard work, honesty, integrity, and education, and to serve you with enthusiasm.

Education: BS in Economics, Idaho State University; Real Estate courses at Sinclair Community College; other Real Estate classes through Dayton Area Board of Realtors, National Association of Realtors, Greater Dayton Real Estate Investors Association, etc.



Family: James enjoys an exciting, happy marriage to his charming wife Kay. Kay and James are blessed to have four sons, one daughter, two daughters-in-law, one granddaughter and two grandsons. They are looking forward to having more grandchildren in the future.

Professional Experience: James worked in salary, wage and benefit analysis in Washington, D.C., for 10 years. He also worked in human resources compensation in Ohio for over 23 years. James has bought or sold real estate in Ohio, Maryland, and Idaho. He worked as a real estate agent with OwnerLand Realty. He has worked with customers and clients in the Greater Dayton area. James has traveled to many areas of the United States and loves Ohio for its exciting four season climate, beautiful scenery, and friendly people.

Business philosophy: James's family has experienced and understands the stress and special needs of families who must move due to employment transfers or purchasing a new home. James wants to do whatever he can to make your real estate transactions successful. Whether you are a first time home buyer or seller, a seasoned real estate investor, or buying or selling international real property for a resort, retirement home, or an investment, James's goal is to have you completely satisfied with your real estate transaction. James believes your referrals and testimonials are the highest compliment he can receive.

Testimonials: *"James, we first met at a real estate workshop. Your business card was a handy reference for my realtor search. You scheduled 4 house showings and drafted 2 written contracts. However, the 5th showing produced results with an offer and acceptance. My past experience with other realtors did not produce a good working relationship due to hard pressure tactics. I appreciate your patience and felt comfortable working with your realtor skills. I wish you the best in your future real estate career. Thanks." Don McKeller." (Dayton, OH)*

"It is with great pleasure that we write this letter regarding Realtor James Martineau, our real estate agent and whom we now consider as a friend.

In 2007, my mother moved from New Mexico to Ohio to live closer to my husband and me. She wanted to purchase a home within one month upon arriving in the area. With James' assistance, she purchased a home within two weeks. The viewing of homes, contract negotiations and closing went smoothly. Best of all, my mother now lives in a new community which is just one mile from where my husband and I reside.

James is very caring, personable, honest, and has a professional attitude. He is also very patient, organized and knowledgeable in his field. When he became our representative, he was quick to set-up appointments and provided us with constant phone or e-mail updates.

What we look for in an agent is someone who is looking after our best interest. James was always there to give us sound and honest advice regarding properties. Therefore, we sincerely recommend James Martineau to anyone who is looking for someone who will give them an honest opinion, research and provide detailed information as requested, and who will go out of his way to make the buying or selling of your property a smooth one." L. & T. Igoe & C. Lucero, Vandalia OH, Buyers

"I would like to thank James Martineau, Real Estate Professional, for his help as I bought a house and sold my old house. He negotiated between me and the other dealers.

In buying the house I wanted, he researched data...to show where its price was compared to similar houses in the same area. He advised me about responding with offers and counteroffers.

When selling my house, he arranged to have open houses. He suggested ways to make the house look more appealing, allowing buyers to imagine the house as their own. Since I was on a business trip to Madison, Wisconsin when they had the closing, Mr. Martineau acted as my Representative with power of attorney, and was on the phone with me to ask and answer questions. Altogether James made the house buying and selling experience more pleasant" Rosalinda Ledford (Huber Heights, OH)

Certification: Transnational Referral Certification (TRC) from International Consortium of Real Estate Associations

Memberships: Dayton Area Board of Realtors, Dayton Multiple Listing Service, Ohio Board of Realtors, National Association of Realtors, International Consortium of Real Estate Associations, Greater Dayton Real Investors Association, Ohio Real Estate Investors Association, and National Real Estate Investors Association.

Services Available to My Buyer Clients Upon Request:

- Advise on special tax credits and loan programs to help first time home buyers.
- Discuss and review your housing preferences and needs. Advise you on how to pre-qualify or get pre-approval and find the lowest cost mortgage financing.
- Organize a home search plan and schedule showings of homes for sale including foreclosures and short sales.
- Assist you in comparing homes, making your selection, and filling out a purchase offer contract, inspection addendum, etc.
- Present your offer to the seller's agent or new home builder and negotiate on your behalf.
- Advise you on home inspection options and selecting inspectors and closing vendors.
- Ensure that your closing document preparation is on schedule and act as your pre-closing consultant.
- Preview your closing documents such as HUD forms for accuracy and appropriateness of settlement charges, offer advice, answer your questions, and resolve closing problems. Assist you in completing the closing transaction.
- Assist with your move-in and in resolving after closing issues.

Services Available to My Seller Clients Upon Request:

- Assist you in choosing a selling timeframe.
- Advise you on the best selling strategies for today's real estate market.
- Assist you in completing required forms such as the Residential Property Disclosure Form, the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards, etc.
- Prepare a worksheet showing an estimate of your net proceeds after the sale of your property.
- Advise you on repairs, improvements, staging, and home showing strategies.
- Advise you on the visual presentation of your property and suggest ways to enhance its value.
- Market your home through the Dayton Area Board of REALTORS Multiple Listing Service, dabr.com, realtor.com, ownerlandrealty.com, etc.
- Ensure that buyers are pre-qualified whenever possible.
- Seek, receive, and help you to evaluate buyers' offers.
- Negotiate counteroffers with buyers' agents and advise you on post-inspection problems (if needed).
- Ensure that your closing document preparation is on schedule and provide pre-closing consulting to you.
- Examine your closing documents such as HUD forms for accuracy and appropriateness of settlement charges, answer your questions, resolve any closing issues, and help you complete the closing transaction.
- Assist with your move and any after closing problems.

"It's Service That Counts"

Testimonial for Mr. James Martineau

My husband and I met Mr. Martineau when we were looking for a property within the Cincinnati area. Neither my husband nor I knew much about the Cincinnati area, except that we knew that we wished to settle there.

I am an Australian, and am familiar with real estate issues in my state in Australia, and so I relied heavily on Mr. Martineau's expertise in real estate in Ohio.

My husband and I had explained to Mr. Martineau our needs regarding: price, size of property and the location of the property.

Armed with his sense of professionalism, he set about keeping us informed of newly arrived property listings, using first the internet, and then followed through with visits to a number of properties each week.

Mr. Martineau patiently took us to inspect a number of properties, all in trying to meet out financial needs, as well as to suggest to us the reasons why various properties were suitable as investment properties.

We finally settled on a property in Hamilton County, with our home being around forty-five minutes away from downtown Cincinnati. He negotiated a suitable price for our home, and then 'walked' us through all the legal requirements in purchasing the property.

At all times, Mr. Martineau proved to be highly professional, trustworthy, reliable and a great friend.

I have no hesitation in recommending him, and no hesitation of again employing his services in any further property purchases.

Thank you.

Anne Winter Humphrey