******

***John Deere Relocation Testimonials***

Eric and The Ryden Team provided the best realtor experience that we have had in our six relocations, without a close comparison, including realtors on both sides of each move.  We would highly recommend the Ryden team for anyone relocating to or from the Quad Cities area for any type of realty need.  Eric and his team helped steer us to the proper decisions for us in respect to existing housing versus new housing and lots.  We never felt pressured to make decisions or minimize our time with Eric.  Eric has a high standard of integrity that he applied to his services for us, pointing out the pros and cons for our consideration and allowing us to determine what we felt were best for us.  Not only was Eric stellar with housing decisions, he took the time to show us the general area, explain what is offered in each community, and drove us to areas of interest.  Eric also assisted us with some personal issues and helping us to resolve those, as we were new to the area and did not know where to turn.  Eric is always very responsive, and we still feel like we can call Eric and he would bend over backwards to help us.

***~ Martin and Elizabeth Schramm, Bettendorf, IA***

We recently had the Ryden Team list our house in the quad city area and couldn't have been more satisfied with the professional approach they took and in depth knowledge they had of the market in our area. Even with a few early challenges the Ryden Team did a superb job of handling our concerns and helping us address all issues. Bottom line, they were able to get us a great offer on the house within a week of listing, awesome job!

We were selling the house because I was relocated for work and we can happily report from firsthand experience that the Ryden Team did a fantastic job for us. We received frequent updates, had help coordinating a few repairs, and felt at ease during what can be a stressful time. I would highly recommend the Ryden Team for a relocation or any other real estate need.

***~Dustin and Sarah Croft, Sherrard, IL***

Eric was incredibly knowledgeable about real estate in and around the Quad Cities, and also incredibly willing to share that knowledge. He was also willing to admit when he wasn't sure about something, but was always willing to put in the time to find out. I was a bit apprehensive at first, after talking to Eric on the phone, because he came across as a typical salesman. I'm happy to say that I was proven wrong; he was genuinely insightful and helpful. It was clear that his primary goal was to find me a house that I liked, in an area I liked, at a price I was comfortable with. His ability to connect with, and understand, what I was saying, as well as what I WASN'T saying was truly refreshing.

Eric's process of viewing houses, ranking the ones I liked, and then refining the search was fantastic, and no matter who my agent is next time (and it will be Eric if at all possible), it will be the process that I follow.

***~Nic Romaine, Davenport, IA***

I received outstanding service from my destination realtor Eric Ryden. He is BY FAR the best realtor I have ever worked with and I would recommend him to my friends and family if any were moving from or to the Quad Cities. He truly cares to see his clients get the home they are looking for. As a result of his thorough process and hard work (we walked through 33 homes!), I was 100% confident that I purchased the best available home for me.

***~Mike Fox, Davenport, IA***

I would like to take a moment and thank you for your assistance in the purchase of our home.We have moved to many states and have never been treated with the respect, professionalism and honesty that you provided. The first day we met, we came to your office new to the area, not knowing what to expect, to our surprise you spent the day traveling over 200 miles just to be sure we could get as much exposure to the Quad City surroundings as possible. Your desire to be sure we ended up happy instead of the usual just trying to make a commission was refreshing. You and your whole team made us feel like family and we will always remember it.

***~Tony and Kim Fortino, Cambridge, IL***

The Ryden Team is personable, experienced, and knowledgeable in home real estate. I felt comfortable throughout the home buying process and I am completely satisfied with the investment I made. The advice and guidance that was given to me was valuable in making my decisions. The Ryden Team provided me with a great experience as a first time home buyer.

~***Garrett Stroot, Colona IL***

I was initially referred to Eric and his team by my current boss. In one short statement, my experience with Eric was excellent. He answers phone calls and emails at all hours of the day and is very quick to respond. His schedule is very flexible. He follows through on his commitments and truly understands the Quad Cities market. His strategy in looking through homes works flawlessly. The fact that he is willing to spend the same amount of time with someone buying a $9,000 house as someone who is buying a $750,000 house, truly details what kind of a caring person Eric is.

Additionally, his entire team makes an effort to make sure all your needs are met, and continues to follow-up throughout the process. Eric also did a phenomenal job with the negotiation process to make sure we got the best deal. He was also very quick to suggest several of his contacts to fix problems or to offer their professional opinion throughout the way. On top of all that, Eric has a solid grasp on the various costs associated with making changes to homes (re-doing rooms, re-carpeting, finishing basements, putting in a radon mitigation system, etc). He was also very helpful throughout the closing process understanding that it is necessary to have good representation. It was easy to trust Eric because I heard good testimonials from his clients throughout the way. From looking at houses, to analyzing comparable houses, to negotiating and fixing things, Eric and his team followed through on their promises the entire way. My wife and I are both very happy with our decision to use Eric’s services. In summary, my experience with Eric was excellent. I will certainly use Eric’s services during my next re-location.

***~Josh and Alyce Carey, Hampton, IL***

We really appreciated the time that Eric took to show us so many houses. We saw a myriad of houses and felt like we were able to find a great house that suits our needs on our short timeline. The office staff efficiently helped us take care of all the paperwork and helped us feel at ease about the process. Thanks for all your hard work.

***~Mindi and John Geyer, Silvis, IL***

The Ryden Team did an awesome job for me during my recent relocation. Eric spent a lot of time with me up front to fully understand what it was going to take to sell my house. I did need to do some things to it to get it ready to show (paint, carpet cleaning, carpet repair, miscellaneous repair, cleaning, etc.) and I expected most of what I had done. The Ryden Team took care of all the arrangements to get this done as I was traveling and already into my new assignment. There is no way I would have been able to sell my house so quickly and for as much money with another Realtor. I cannot say enough great things about everything that was done by the Ryden Team to make this process as smooth and quick as possible. I highly recommend the Ryden Team!

***~Christina Cogdill, East Moline, IL***

We had been searching for a home for a while before we came across The Ryden Team (Quad Cities Iowa Realty). We had contacted a few other agencies and did not have a good experience with them. We were interested in seeing a home the Rydens were selling and contacted them via e-mail late in the evening. Within five minutes, Eric was on the phone setting a time to meet us at the home. Needless to say, we were impressed by the cordial and fast response! From that point forward, we were taken under the wings of the Ryden Team. They sent us lists of potential homes and were willing to meet us at the homes we selected to see whenever it was convenient for us – without fail. They told us the good qualities as well as the poor ones for each home we viewed. They did their homework on the homes and when we requested a little more, we received it in a short amount of time. One quality above all that stands out with the Ryden Team, they tell it like it is.

When we finally found the home that was right for us, the Rydens made the road smooth sailing for us. They took care of all the details and made sure we had everything in order for closing time. They were involved in all the inspections and thought of many of the little things that we would not have! We are so happy in our new home and so grateful for the help, the kindness and friendship we made along the way. Do we recommend the Ryden team? Absolutely! To everyone we know of that is searching for a home or seeking to sell! Will we go back to them when the time comes for us to relocate? Certainly!

~***Bryan and Nancy Krause, Moline, IL***

Thanks to you and your team for helping us find a home in Bettendorf. We appreciate the hard work you put in to find a house and your advice through the offer and closing. Your teams approach and hospitality with the kids on a few long house hunting days was not necessary, but a great example of how your team goes above and beyond.

We will provide your name to others moving in and out of the Quad Cities. If we move again, we look forward to working with you and the Ryden Team.

***~The Johnson Family (Tom and Chrissy), Bettendorf, IA***

After 4 corporate relocations this was hands down the best agent I have worked with on either buying or selling side. The agent went above and beyond what was required to make the purchase of my new home as painless as possible. I would recommend Eric and his team to any person relocating to the Quad Cities area.

***~Ken and Kelly Herd, Coal Valley, IL***

Eric and his team did a wonderful job both during our search for a new house and then when we sold the house and moved away from Davenport. When looking for a new home he was able to understand what was most important to us and identify homes that met our wants/needs. He also helped us understand the “funnel” and advised us carefully when we were considering homes that would be difficult to resell. This was important for us because we knew that we would not be living in the house for more than a few years.

When selling the home we worked with Eric sometimes as late as 11:00 PM to discuss offers and our options. With the aggressive pricing strategy that Eric suggested we received an acceptable offer within two weeks of listing the home on the market.

Both when buying and selling we really felt that Eric and the entire Ryden team treated us like we were their most important customer. No matter the time of day it seemed that someone from the Ryden team would answer the phone. I’d recommend Ryden to anyone in the Quad cities looking to buy or sell their home.

***~Luke and Brooke Kerns, Davenport, IA***

The service was exceptional and personally very appealing. Not only we were able to find the house we wanted, we could do it in just under a week. The friendly interaction with the Ryden Team also extended beyond just the realty services and also helped us getting to know the town and finding a personal banker and loan officer for us where we could shop for the loan with best possible rate.

From the day one the Ryden Team hit a cord with us and made experience from house hunting to closing a very pleasant one. We would recommend The Ryden team for any of our friends & colleagues from Deere and outside. Should I need to use realty in future; we would love to go with them again without any hesitation.

***~Jitendra & Tanmayi Vaidya, Bettendorf, IA***

Quad Cities Real Estate made our buying process as seamless as possible. Chad Cox and Eric Ryden made it a reality for our family to make an educated decision in buying our home. Our wants and needs list was a hefty one with a budget that needed to be met. The team worked hard and made themselves available at a moment’s notice. Chad cox put his negotiating skills to the test and prevailed, along with Eric Ryden who helped us get pre approve on the spot.

The Szumal family is so thankful for the hard work and dedication the Ryden team put forth.

***~Clint and Crystal Szumal***

I recently moved from Dubuque IA to the Moline, IL area as part of an employee relocation plan. I want to pass on some comments about the quality of service in our home search, negotiation and closing.

1. Home search- Eric and his team spent at least 12 hours showing my wife and I a minimum of twenty houses. Many of them multiple times. At one time we considered placing an offer on a home that required extensive renovation. Eric spent an hour looking over the house. He then assessed the maximum value that the neighborhood could support. We decided to pass. I was also surprised that Eric and his team did not have any issues identifying or showing us homes that were “for sale by owner” and not listed with an agent.

2. Negotiation- the home that we purchased was a “for sale by owner.” Prior to making the offer Eric’s team put together a detailed comparison of multiple homes in the neighborhood and nearby area. When Eric presented the offer he spent almost two hours reviewing the comparisons with the owner and explaining our offer. The initial offer was rejected but after several counter offers over several weeks Eric was able to get a signed agreement.

3. Closing- the closing inspections and improvements that Eric negotiated were completed as scheduled. The only glitch was caused by the seller’s attorney and the attorney from my bank. After one short call to Eric’s office he worked with both attorneys and the Mortgage Originator at the bank to get the documents processed in one day instead of the usual three. As a result the closing occurred as scheduled. Based upon the service that I have received as a purchaser, I would recommend Eric to a person listing or looking for a home. When I need a realtor in the future my one and only call will be to Eric.

*~****Richard T. Rasmer, Bettendorf, IA***

I couldn’t be more pleased with the process of my first home sale. I will be the first to admit I was not thrilled with some of the recommendations I was given to stage my home properly for listing and at the beginning I was very reluctant. I decided to do every recommendation so that if my property did not sell quickly I wouldn’t hear ‘If you would have done this…’ Well I was wrong and my property had a signed offer within 5 days of listing, so I have all faith in the Ryden Team in knowing the area and the industry! There is no doubt I will be a repeat client if I move back to the QC area, highly recommended!

***~Jacob Swanson, Cedar Falls, IA***

I relocated with my job and was referred to the Ryden team through my relocation company. I spoke with Eric on the phone and knew Quad Cities Iowa Realty was the best fit for my family. Over the course of our house hunt, we went through approximately 25 homes. You could say we were a bit indecisive, but the team’s patience and willingness to help was unparalleled.

I was amazed at the efficiency of the Ryden team. They would shift their schedules to accommodate mine, often times with little or no notice from me. They made each trip to our new town to view houses as valuable as possible. We expected to maybe see 3-4 houses in a day, but it was not uncommon for us to see 6-8 houses in a day. Thanks to their proven method we were able to instantly eliminate homes we weren’t interested in and focus on the homes of interest to us.

Being new to the area, the Ryden team made sure to ask us all the right questions to make sure the homes we considered would suit our family best. It was clear they were vested in our best interests, not just in making another sale. Once we found our home they sent us a checklist of things we needed to do to set up new utilities, services, etc. They were able to refer us to contractors and cleaners for our various needs as well. We had the pleasure of working with the entire team. From all aspects of relocation, the Ryden team was the best part of it all. We would certainly recommend them to anyone with real estate needs in the future!

Thank you Eric, Chad, Dawn.

You guys are top notch! There is certainly a reason why your team is “#1 In QCA Home Sales 2014 2013 2012 2009 2008 2007 2006 2005 2004 2003 2001”. Hopefully you’re on track to add 2015 to the list!

Thanks again,

**~Justin and Kate Steger, Davenport, IA**

“Eric and his team went above and beyond when helping me sell my home. His team was extremely professional, knowledgeable, and personable. There were some complications with my home during the showing process, and Eric's team took care of everything for me. His team made the selling experience completely stress free. A call never went unanswered and emails were always answered in a timely manner. I will definitely be consulting the Ryden team for all of my future real estate needs in the Quad Cities.”

**~Emily Greer, Dubuque, IA**

We really appreciated the time that Eric took to show us so many houses. We saw a myriad of houses and felt like we were able to find a great house that suits our needs on our short timeline. The office staff efficiently helped us take care of all the paperwork and helped us feel at ease about the process.

Thanks for all your hard work.

Best,

**~John and Melinda Geyer, Silvis, IL**

Eric,

 Thank you for all your hard work pertaining to the sale of our condo. I’m sure all my calls with questions drove you nuts but we’re very happy with the entire process, through the ups and downs of it all. Rest assured that we’ve recommended you to many! If we ever move back to the Quad Cities, we’ll be calling you to help us find a new home.

Thanks again for everything!

**~Lindsay Caes Davenport, IA**

During my relocation, we were introduced to Eric, from the Ryden Team, for our Quad City home search.  From the introductory phone call through closing, Eric was always helpful, positive, highly responsive to calls and emails and a champion for us.  During our home search, he shared important information about the area and provided insights to help us find homes that would best meet our search needs and wants.  He provided in-depth analysis and information to help us better assess what a fair offer price would be for homes we were focusing on.

When it came time for the offer, he was professional during the negotiations, continuing to work for us.  Once we had an accepted offer, he made connections for inspections, working with the buyer's agent and the relocation Company to make sure closing was on track.  My wife and I were impressed throughout this engagement with his responsiveness, even after closing.  Eric made it clear through his actions that he wanted us to find the right home and never pressured us to settle.  I recommend Eric for anyone looking for an agent that puts his clients first and will remain responsive and engaged with you from start through closing.

***~ Mike and Jamie Heine, LeClaire, IA***

You’re very welcome for the recommendation. The Ryden Team made buying in the QC a good experience for us, so I have no reservations referring others as I know they will be well take care of.

**~ Tyson Fulton, Moline, IL**

The team at Quad City Iowa Realty was great to work with, very accommodating, and responsive. They were able to obtain 3 offers above asking price within a day of the listing. They also assisted with the entire relocation process (inspections, moving assessments, etc.) while we were out of town. At the last minute, we identified a bathroom ceiling that needed to be scraped and painted. They were able to arrange a painter within a day to come complete the work prior to the first showing. Very professional team that we will definitely be using in the future!

***~ Mike Dolan, Northern Louisiana, LA***

Eric Ryden, and the Ryden Team at Iowa Realty were exceptional to work with. His ability to make calculations on the fly to give you the most realistic comparable homes, and ultimately providing the best, and most competitive, sale price was amazing. His, and his team's, ability to let you know how best to prepare your house for pictures/staging was also extremely beneficial. While completing all of the items he asked to make the home "show ready" was pretty taxing and time consuming, it paid off considering we had 7 showings, 2 offers, and a sale within 18 hours of posting.

**~ Tom Cinnamon, Horicon, WI**

Thank you for everything. You made the whole process easy. We will look you up if we end up back in the QC. Also, thanks again for shipping the coffee maker.

**~Brad and Patricia Buck, Hope, ND**

Eric and the rest of the Ryden team did an outstanding job of helping me to find the right house. Eric has a high-energy approach which starts out by showing a lot of homes for a short amount of time. This really helped me understand exactly what I was looking for in a house. I was then able to narrow down my search to homes that my fiancé and I would be happy with and that would be a good investment. I had plenty of time to search for a home, but it was at one of the worst times of the year – over the holidays. After waiting for something to pop up for 3 weeks, I finally found a house I thought was “the one.” I called Eric about it and he did some digging on it. He called me back and strongly warned me against buying the house. The house may have seemed perfect, but was a poor investment. This was not easy to hear. I had been searching for a while, patience was dwindling, and I thought I had found it. Eric truly does have his clients’ best interests in mind. He will guide you to the right house, even if it is not easy for you to hear. A couple weeks later we found the perfect house, in the perfect location, all while being a wise investment. We compared it to other homes we had looked at and it was obvious that we were looking at the home we would buy. Eric and the Ryden team WILL NOT let you make a poor home-buying decision. The Ryden Team’s organized, fast-paced approach works well. Just trust that they will put you in the right home, listen to the knowledge and advice they have to offer, and you won’t be disappointed.

**~Logan Weiss, Moline, IL**

I’ve worked with several real estate agents over the last decades, and none of them can compare to you and your team!

**~Tony Llano, Milan, IL**

I have to tell you Eric (and Chad) have been AWESOME, they have helped us look exhaustively. They wear me out which is highly unusual. I will have less buyer’s remorse buying this home than a big screen TV at Best Buy. They are professional, know the area cold and are genuine good guys. Their commission doesn’t seem to matter to them, just making us happy seems to be their only concern. They are UNBELIEVABLY RESPONSIVE.

 Best realtor I’ve used in a 33 year career encompassing 8 moves.

**~John Mann, Geneseo, IL**

Absolutely excellent team to work with, Eric worked hard with my fiance and I to make sure we saw every option we had on the market so that we could make the right decision. As first time home buyers this was a bit of a daunting process to begin but he made it enjoyable, seamless and his great personality go to attitude helped to keep us calm and level headed during a process we could have easily folded to pressure on. Eric also helped us to learn a lot as the process went along that will be beneficial as we make the journey through being homeowners. I seriously cannot say enough about the team, they all work so flawlessly together in that office that even when Chad had to help us for one day he knew everything about our process and there was no glitch in our step!!

**~ Christopher Britt, Bettendorf, IA**