

# welcome

to Underdown, Ball & Associates, LLC – a full service real estate company specializing in appraisals, brokerage and property management in northwest North Carolina. We're committed to providing professional and accurate services that enable our clients to make knowledgeable and informed real estate decisions. Take a closer look at our agents and services...



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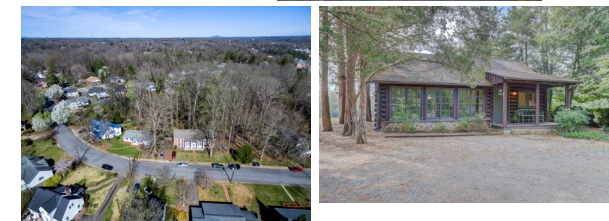
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## ub UNDERDOWNBALL Real Estate Services

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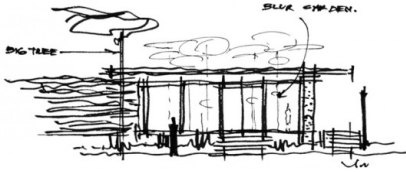


# ub UNDERDOWNBALL Real Estate Services PROPERTY MANAGEMENT Residential | Commercial



## Property Management

managing the operations of a property for its owner.



UnderdownBall offers property management services designed to enhance asset value. These services include leasing, building maintenance, accounts payable and receivable.

We are an established real estate company with over 25 years of experience. Our property management portfolio includes residential and commercial properties located throughout the Yadkin Valley, including Surry, Wilkes and Yadkin counties.

**Renting** | Let us help you find the right property that suits your needs in the Yadkin Valley area.

**Property Management** | UnderdownBall offers two types of property management – **Turn-Key** and **Finder's Fee**.

## For more information

about our property management services or to view rental properties available for lease, visit [underdownball.com](http://underdownball.com).

## Turn-Key Property Management

- UnderdownBall markets the property for lease and takes calls about the property
- We use rental applications which includes background checks and credit reports for each adult occupying the property at a cost of \$50 per person
- UnderdownBall uses VeriScreen to perform background checks and view credit reports
- After tenant is found, UnderdownBall handles all paperwork, including:
  - Lease/Rental Contract
  - Maintenance Addendum
  - Lead-Based Paint Hazard Addendum (if applicable)
  - Pet Addendum (if applicable)
  - Move-In Inspection Form
  - Lease/Rental Contract Renewal and/or Amendment (when applicable)
- After tenant signs lease agreement, UnderdownBall collects monthly rent, which is due on the 1<sup>st</sup> of the month and considered late after the 5<sup>th</sup> of the month
- UnderdownBall provides owner's statement and disburses rent payments (via check or deposit) to the landlord each month
- UnderdownBall takes calls for all repairs and other issues at the leased property
- Fee for Turn-Key Property Management is 10% of monthly rent

## Finder's Fee Property Management

- UnderdownBall markets the property for lease and takes calls about the property
- We use rental applications which includes background checks and credit reports for each adult occupying the property at a cost of \$50 per person
- UnderdownBall uses VeriScreen to perform background checks and view credit reports
- After tenant is found, UnderdownBall handles all paperwork, including:
  - Lease/Rental Contract
  - Maintenance Addendum
  - Lead-Based Paint Hazard Addendum (if applicable)
  - Pet Addendum (if applicable)
- After tenant signs lease agreement, the property owner manages the property, including collecting monthly rents and handling repairs
- Fee for Finder's Fee Property Management is 10% of the first year's rent

