



Why Should I Use Block & Associates Property Management?

We have four, full-time professionals dedicated exclusively to Property Management who will serve as your eyes, ears and local representative to ensure your property operates efficiently and effectively. Our goal as your representative is two fold... to protect your investment and to maximize your return on investment.

Rental Contract Compliance

- Correspondence and discussions between you and your tenant are handled by us, on your behalf, *saving you time.*
- Our standard lease requires your tenant to abide by all rules and regulations of the homeowner's association. Through working directly with your HOA, we will enforce rules and regulations to keep your property up to par with the neighborhood standards and thus help you avoid fines.
- At the end of the lease we will complete a move-out inspection, assess damages, charge your tenant where appropriate, and disperse security deposits with itemizations as required by law. *No need for you to worry!* We will complete the transaction in accordance with all North Carolina Real Estate rules & law.



Maintenance Arrangements

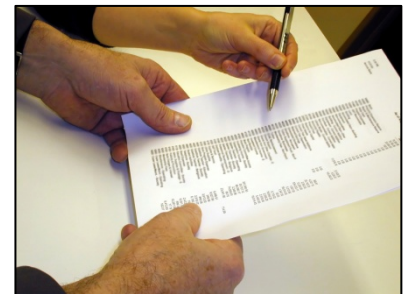


- We will address and follow up on maintenance requests in a timely manner... whether received via phone, through Block & Associates' on-line service request form, or from our after-hours emergency pager.
- Our Preferred Vendors work with us extensively at very competitive rates... *AND*, we do not make a profit off of any vendor charges. In addition, we troubleshoot maintenance issues with your tenant on the phone (*before we call a vendor*), often avoiding the need for a service call. *These things save you money!*
- Interim inspections are conducted to identify needed maintenance and to uncover any lease violations. Our inspections protect and maximize your return

on investment! *It is always easier to find and correct problems early on!*

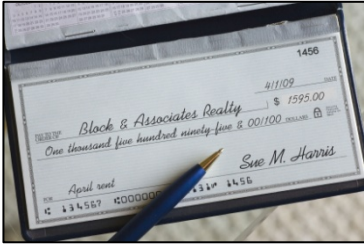
Accounting

- Monthly statements including copies of paid invoices *and* year-end statements are provided to help keep your finances organized. This also will help your tax preparer maximize your tax deductions.
- Certain bills can be paid on behalf of our Landlords at **NO EXTRA CHARGE**, including warranty renewals, repair invoices *and* homeowner association dues.
- Your tenants are invoiced monthly and in timely fashion for any past due rents, late fees and any other outstanding charges. *We track all this so that you do not have to!*



Rent Collections

- We collect the rent due and distribute your net rent through monthly deposits (*or mailings*). We also make every effort to minimize special tenant requests regarding payments or payment dates.



- We are not attorneys, but our years of experience allow us to share our knowledge regarding landlord/tenant law. Eviction proceedings are filed monthly at a secured, negotiated rate through a local real estate attorney who *only* represents landlords.
- If there ever are any unpaid debts, they are reported to credit bureaus in an attempt to further collect any outstanding debt owed to you by your tenant.

We'd love to be of service!

Associated Cost

- We charge 8 % of the monthly rent, or \$80.00 per month, whichever is greater, for Property Management.
- Vacant Management – If after a lease ends your property is vacant, we are happy to continue management at a flat fee of \$80.00 per month! Vacant management includes utility connections made by us in our name, and our handling maintenance arrangements such as lawn care, HOA requests, etc. These services will be paid from your maintenance fund. Additionally, we will perform monthly inspections and notify you of our findings. *All this will save you time and protect your property!*
- Renewals - Leases that are renewed on managed properties are renewed by your rental agent at NO CHARGE... **A \$400 Savings!** *We do our best to help maximize your return on investment!*



Give your Rental Agent a call today! We would love to help you!

Block & Associates Realty & Relocation

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