

# Cherry Grove

## WHY RENT WITH UDC...?

UDC has a number of incentive programs to help our residents and their housing needs

## Refer a Friend Program...!

Save even more on your rent by referring a friend. For each referral that qualifies and leases a home at any UDC's community, we will give you a \$100.00 credit on your next month's rent.

## UDC Equity Building Program...!

Are you considering a home purchase in the future? UDC's management will work with you in purchasing land, selecting a floor plan and building your dream house. We will also give you a credit for your flawless rental history. Earn as much as 25% of the rent you paid for up to two years as a credit...! We also have a selection of homes that can be purchased with this credit...! Another great reason to choose UDC...!



[www.universaldevelopment.biz](http://www.universaldevelopment.biz)

3204 Hanover Drive Johnson City, TN 37604

423-282-0304 office 423-282-8236 fax

POSTAGE  
STAMP



## Cherry Grove TOWNHOMES



**NOW LEASING**

Call: 423-946-0084



# UDC

UNIVERSAL DEVELOPMENT & CONSTRUCTION

[www.universaldevelopment.biz](http://www.universaldevelopment.biz)

# Now Pre-Leasing!

## Cherry Grove

6694 Pickens Bridge Road Piney Flats, TN

**Enjoy a new distinctive lifestyle, at Cherry Grove.**

Cherry Grove offers beautifully constructed townhomes, in the country-side of Johnson City. Relax from the hustle and bustle of the city in your new, spacious 2 or 3 bedroom homes just 3 miles from Boone Lake. Modern features such as brushed nickel accents, stainless steel appliances, laminate wood flooring and breakfast bars set Cherry Grove apart from other communities. Although only minutes from shopping dining and all that Johnson City has to offer, Cherry Grove offers a peaceful retreat from the noise of the city.

Quality, sophistication, and style awaits you, call us today!



### How does the "PRE-LEASE SPECIAL" work?

UDC's PRE-LEASE SPECIAL is a great opportunity for you to get the new townhouse home of your choice at a discount. During the final months of construction, we begin taking applications for homes. If your application is approved AND you submit a holding deposit, you will get your FIRST MONTH FREE...!

### How can I lease a townhouse at Cherry Grove?

Follow these easy steps...

1. Fill out an application. This is available at our office or online at [www.universaldevelopment.biz](http://www.universaldevelopment.biz)
2. Bring your application along with a \$40.00 application fee to our office at 3204 Hanover Drive Johnson City, TN 37604. (We require a \$40.00 application fee for each adult or a \$60.00 application fee for married couples).

3. We will process your application and give you a call. If your application is approved, we will match your needs to one of our available or upcoming homes. Once we have a match, we will require your security deposit (equal to 1 months rent) to reserve the unit. We will then have you come to the office to sign your lease, pay your pro-rated rent and any pet deposits. You will then get your keys and can move into your new home...!

### You mentioned pets, what is your pet policy...?

Our communities do accept family pet members, we just ask that they are non-aggressive breeds under 30 lbs and up to date on vaccinations. We allow up to 2 pets per apartment home. The non-refundable pet fee is \$300 for the first pet and \$150 for the second.

### What if I have a problem or emergency repair?

We have a full time staff to address any problems you may encounter during your time at Cherry Grove. Our maintenance staff is always on call for any emergencies.



### Rental Rates:

2 Bedroom/2.5 Bath Unit w/Garage	Starting at: \$850.00
3 Bedroom/2.5 Bath Unit	\$895.00

### End Units \$25 More

*(Rent includes: Water and Trash pick-up. Resident pays electricity.)*

