

Chaf Properties

February 2024

Contact Us

Contemporary Housing Alternatives of Florida, Inc.

5345 Laurel Pl,
Clearwater, FL 33760
(727) 522-1504

8:00 a.m.- 6:30 p.m.

www.chafproperties.com

Our Mission

Our Mission is focused on urban revitalization by providing affordable, vibrant, multi-family housing for low and moderate-income individuals and families.

Our Values

Contemporary Housing Alternatives of Florida, Inc. has a commitment to excellent customer service, diversity, integrity, respect, and teamwork.

Follow us on social.

Facebook



Instagram



**YOU CAN SUBMIT
WORK ORDERS
THROUGH YOUR
RESIDENT PORTAL.**

WWW.CHAFPROPERTIES.COM

Select pay rent and register or sign in.

Do not use the "Contact Us" section on the website to submit work orders. Please log in to submit work orders.

**If you are having trouble signing in, please contact us.*



RENT PAYMENTS ARE A PRIORITY MAKE PAYMENTS ON TIME

2



Move-In Special

Russell Street Apartments

\$900.00 a month

First Full Month Free!

2 bedroom/1 bath



Single Family Homes for Rent

3/2 10503 121th Ave Seminole
FL. 33773

3/1 10517 118th Ter Seminole
FL. 33773

2/1 10639 105th St. Seminole,
FL 33773

After the 5th of the month, all payments will be required to be certified funds, which is money orders or cashier check.

Six (6) or more late payments after the 15th during your current lease, could result in a non-renewal of your lease.

Rent is due on the first day of the month.

There is a grace period from the 2nd through the 5th without being penalized with a late charge. Payments after the 5th will incur a late payment fee. We do not accept partial payments.

Credit Builder

If you have enrolled in credit builder, do not forget to add the extra \$5.99. Payments without the fee will be considered partial payments, and they will not be added to your account. In the event that the \$5.99 is not received by the 5th, a late fee will be assessed.

Promise to pay dates.

As a courtesy, we will allow promise to pay dates. These are dates you can pay your rent after the 5th, but must be before the 15th of the month. This only applies to residents that are **current** on their rent. A promise to pay date does not void a late fee. And no date should be made after the 15th of the month.

The full amount stated on the notice must be paid by the end of the three-day late payment period if you owe more than one month's rent. If we do not receive the balance in full by the end of the 3-day notice, an eviction could be filed with the courts as a last resort. Please keep us informed of any late payments as we want to work with you. It is imperative that you be current on rent payments.

FLEX.

Pay Rent On Your Own Time

How do residents contact Flex with questions?

Residents can contact customer support directly within the app or by sending an email to help@getflex.com.

What are the resident qualifications to use Flex?

To be eligible, residents must: • Have no outstanding rent balance. • Have a minimum credit score. • Have a valid debit card that has a history of deposits (no pre-paid cards). • Be a current resident at a property that uses an active resident portal for rent payments. • Must have funds in their account to cover the first installment payment before the 5th of the month.

How late can a resident sign up for Flex and still have their rent covered?

Residents who are approved by 5:00 pm ET on the 3rd of the month will be eligible for Flex rent payment for that month. If a resident signs up after the 3rd, they will be enrolled for the following month. For example, if a resident signs up by 5pm ET on June 3rd, they will be eligible to pay June rent via Flex. If they sign up on June 4th, they will be able to start paying rent through Flex in July.

What happens if a resident doesn't pay Flex back?

Flex takes charge of all customer repayment issues internally, including write-offs. For late repayments, Flex works with residents to develop payment plans to help them get back on track. While Flex does not continue to offer its services to users who have a past due balance when rent is due, users that repay their balance may be eligible to re-enroll. Residents whose repayment is past due more than 60 days will be reported as delinquent to the credit bureau. Flex processes all customer repayments and write-offs internally, never coming back to the property for repayment. However, residents can be put on payment plans to help them get back on track. Once the resident has zeroed out their balance, they will be eligible to reactivate with Flex.



The purpose of renters insurance is to protect your personal property if it is damaged while you are a resident. You are also protected against liability damages, which are damages caused by a third party.

Getting renters insurance is easy since many insurance companies offer it. It is also relatively affordable in most cases.

In order to protect your personal items, CHAF highly recommends you purchase renters' insurance

“ If a pipe breaks, damaging the walls, you'll get new sheet-rock but you won't get a new television. ”

“ A landlord policy usually only covers damage or destruction that happens to the structure itself, but it won't actually cover the cost of replacing or repairing any damage that happens to a tenant's personal belongings. ”



PAYING YOUR RENT ON TIME CAN SAVE YOU \$900.00 A YEAR!

$$75 \times 12 = 900$$

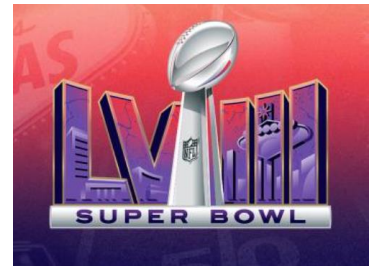


Money Saving Tips



- ✓ **Know where your money is going!**
- ✓ **If you do not tell your money where to go, somebody else will.**
- ✓ **Create a budget.**
- ✓ **Remember your money goals.**
- ✓ **Separate wants from needs.**
- ✓ **Pay a month in advance for rent to prevent late fees.**
- ✓ **Spend less than you earn.**
- ✓ **Review ALL your statements monthly.**
- ✓ **Cancel unused subscriptions.**
- ✓ **Live within your means.**
- ✓ **Lowers your energy bill.**

Delicious as it Looks



AIR FRYER BUFFALO CHICKEN WINGS



INGREDIENTS

- 2 1/2 pounds chicken wing pieces
- 1/2 cup Frank's RedHot® Original Cayenne Pepper Hot Sauce
- 1/3 cup melted butter

DIRECTIONS

1. SPRAY basket of air fryer with no stick cooking spray. Preheat air fryer to 400°F. Pat wings dry with paper towels.
2. PLACE wings in fryer basket, being careful not to over-fill. (Cook in batches, if needed, depending on the size of your air fryer.) Air fry 25 to 30 minutes or until skin is crispy and wings are cooked through, shaking basket or tossing wings with tongs every 5 minutes during cooking.
3. MEANWHILE, mix butter and RedHot Sauce in large bowl. Add cooked wings and toss to coat. Serve immediately with blue cheese and celery sticks, if desired.

MAKES

PREP

COOK

8

5

30

SERV.

MINS.

MINS.



INGREDIENTS

- 2 cups shredded or chopped cooked chicken
- 1/2-cup Frank's RedHot® Buffalo Wings Hot Sauce
- 1 bag (10 ounces) tortilla chips
- 2 cups shredded Cheddar

DIRECTIONS

1. PREHEAT oven to 350F. Toss chicken and FRANK'S RedHot Buffalo Wings Sauce to coat.
2. ARRANGE chips on large shallow baking pan or pizza pan. Layer with chicken mixture and cheese.
3. BAKE 5 to 10 minutes or until heated through and cheese is melted. Serve with desired toppings, such as sour cream, salsa, guacamole, sliced black olives or sliced jalapeños. Drizzle with additional RedHot Sauce, if desired.

MAKES

PREP

COOK

12

5

10

SERV.

MINS.

MINS.

How to pay rent and submit a work order online

HOME WHO WE ARE RENTAL PROCESS PROPERTIES RESOURCES PAY RENT CONTACT

APPLY NOW

Modern Living at a Modest Price

Our mission is to facilitate urban revitalization by providing affordable, vibrant, multi-family housing for low-income and moderate-income individuals and families.

APPLY NOW

Step 1:

Visit www.chafproperties.com

Step 2:

Select the option to Pay Rent and Register.



Property name: Oak Villas
Username: _____
Password: _____
[Forgot Username](#)
[Forgot Password](#)

REGISTER

SIGN IN

Step 3:

Once logged in, pay rent or select work orders

Work Orders



- New
- Scheduled
- In Progress

[View all](#)

Step 4:

For work orders- Complete the questions *****You may add pictures and more details of the repair you need by adding them to the documents.

Maintenance

History

Date range: Last 30 days

| Number | Date | Description | Status |
|--------|-----------|-------------|-----------|
| > 2524 | 9/16/2022 | sink | Cancelled |

New Work Order

If this is a maintenance emergency, please call (727) 497-5250.

Phone number* 727-520-6511
Appointment* Permission to enter given
Areas* Bathroom 1;
Pets
Brief Description*
Other comments

Documents

To help us better serve you, upload a picture of the problem by clicking the Add button below.

| Date attached | Description |
|---------------|-------------|
|---------------|-------------|

*Upload a picture here



Step 5:

Submit your work order



*** If you have a maintenance emergency, call 727-497-5250.

Maintenance emergencies are; flooding, electrical sparks, backed up toilet (if you have one toilet)

Free Lactation Consultants

At the High Point Baby Café

Every Wednesday from 10:00 am to 12:00 pm

High Point Youth Empowerment Center
5345 Laurel Place
Clearwater, FL 33760



Having trouble breastfeeding?
Get the help you need from our
board-certified lactation consultants!

- No appointment necessary
- Free of charge
- Family members welcome



Photo: © 2016 Regina Roig-Romero

Registration required

Call (813) 673-4646 ext 5114 for more information

Visit: <https://cfctb.org/program/pinellas/>
Email: pinellaswarmline@cfctb.org

@TampaBayBabyCafe



Generously funded by Juvenile Welfare Board



What You Do Matters

Parent-Child Educational Playgroups

Free



What we offer:

- Experience play-based learning in our unique parent-child educational playgroups. You'll learn how to support your child's healthy development through play and everyday interactions.
- Activities for children ages 6 months - 5 years that promotes brain development through positive interactions with peers and caregivers.
- Free Ages and Stages Developmental Screenings to monitor your child's milestones.



- All Playgroups are FREE
- Parent-Child Educational Playgroups
 - St. Petersburg - Sanderlin NFC
 - Clearwater - High Point YEC
 - Tarpon Springs - Coming Soon!

Visit our website at cfctb.org/pinellas



Scan to learn more



HIGH POINT NEIGHBORHOOD FAMILY CENTER

Free after school programs, summer camp, and family support services



STOP BY OR CALL

727-533-0730
www.highpointfamilycenter.org
5812 150th Ave N Clearwater FL

OUR PROGRAMS

Elementary Students

Our All Stars program is for children ages 6-11 (elementary school) in our community. We focus on team building, positive reinforcement, and personal enrichment. We offer free after school care. Our summer camp is low cost but high in value, offering stimulating programs and services.

Teen Program

We have expanded our offerings to now include programs and activities for teens (ages 12-17) such as movie nights and video game tournaments, as well as tutoring, mentoring, college and career prep. Our focus is on leadership development and teen-lead programs and events. This is a drop in program, located at 5345 Laurel Place next to the CHAF Offices

Family Support

Family Support program which offers help with utility bill payments, employment assistance, assistance applying for and re-certification for food stamps, and Medicaid. We can connect you to the help you need. Help is available in English and Spanish.



HIGH POINT NEIGHBORHOOD FAMILY CENTER



Units are available at affordable prices.

For more information,

Please call

(727)-522-1504

Locations:

2/1

(1710 20 St. South)

2/1 and 1/1

(1842 13th St. South)

4/2

(1021 10th Ave. South)

Refer a Friend or **Family Member**

Our communities are always looking for fantastic new residents, just like you!

We have apartments ready for move-in. Tell your friends and family about the wonderful space you discovered!

When the person signs a lease and moves in, we'll take \$50.00 off your rent if the person mentions your name.



NEW
CONSTRUCTION
COMING SOON!



As a reminder.

We are not income based.

While income-restricted apartments and income-based apartments are often referred to together as general rental assistance, they differ in how the rent is determined. Income-restricted apartments offer rents based on the median income of the community, while income-based apartments offer rents based on the individual tenant's income.

We accept Section 8