

Chaf Properties

February 2025

Contact Us

**Contemporary
Housing Alternatives
of Florida, Inc.**

5345 Laurel Place

Clearwater, FL 33760

(727) 522-1504

8:00 a.m.- 4:30 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



Highlights

Renewal Applications

We now have boxes outside the leasing office for lease renewal applications. If it's time to renew your lease, please stop by the office to pick up an application. After completing the application and gathering all necessary documents, please email your property manager or text us to schedule an appointment for submission.

Attention Residents of Ashley Place, Cross Bayou, and Boardwalk:

We are pleased to announce that your property manager, Kelly, has a new email address for all your inquiries and concerns. We encourage you to reach out to her directly with any questions regarding maintenance requests, community updates, or other property-related matters.

Please use the following email address to contact Kelly:

apgroup@chafproperties.com



We're thrilled to have you as our resident and are always looking for more fantastic people like you to join our community. If you know someone searching for a new home, please tell them about the wonderful space you've found with us!

When your friend fills out an application, have them list your name as a referral. If they sign a lease and move in, we'll give you \$50.00 off your rent. It's a win-win for everyone involved!



FEBRUARY FUN FACTS

- February is American Heart Month in the United States, dedicated to raising awareness about heart disease and promoting cardiovascular health.
- Sometimes, February can pass without a full moon; this astronomical event is called a “Black Moon” and occurs approximately once every 19 years.
- In the United States, February is also Black History Month, which recognizes the contributions of African Americans to the nation’s history.
- If you were born in February, your birthstone is amethyst, and your flower is a primrose.



After the 5th of the month, all payments will be required to be certified funds, which is a 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 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.

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.



Budgeting is a crucial aspect of personal financial management. It involves creating a plan for how to allocate your income toward various expenses and savings. By developing a budget, you can make informed decisions about your money, prioritize your spending, and avoid unnecessary debt.

To create an adequate budget, start by tracking your income and expenses. List all sources of income, including your salary, bonuses, and any side hustles. Then, categorize your expenses into fixed costs (rent, utilities, and insurance) and variable costs (such as groceries, entertainment, and dining out).

Once you have a comprehensive overview of your finances, set clear financial goals. This could include saving for a vacation, building an emergency fund, or paying off credit card debt. Assign a portion of your income to each goal and adjust your spending accordingly.

It's important to review and adjust your budget as needed regularly. Life circumstances can change, and unforeseen expenses can arise. You can stay on track with your financial objectives by staying flexible and making necessary adjustments.

In summary, budgeting is an essential tool for managing your finances. You can take control of your financial future by tracking your income and expenses, setting clear goals, and regularly reviewing your budget.



We are excited to present our stunning, brand-new single-family home, perfectly located in the vibrant heart of St. Pete.

1021 10th Ave South St. Petersburg, FL 33705

1710 20th Ave South
(2/1)- \$1,500.00

1712 20th Ave South
(2/1)- \$1,500.00

1842 13th St South
(2/1)- 1,500.00

1844 13th St. South
(1/1)- \$1,200.00



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

Income Restrictions Apply





Self-love is the practice of caring for and valuing oneself. It involves recognizing your worth, accepting your flaws, and treating yourself with kindness and compassion. When you embrace self-love, you prioritize your mental and emotional well-being, allowing you to build healthier relationships with others. It's about celebrating your achievements, no matter how small, and giving yourself permission to rest and recharge when needed. Remember, self-love is not selfish; it's a vital foundation for a fulfilling life.

Self-care is essential for maintaining our mental, emotional, and physical well-being. It encompasses a variety of practices that allow us to recharge and rejuvenate. Prioritizing self-care can involve simple activities like taking a walk, reading a book, or enjoying a relaxing bubble bath. It also includes more intentional practices, such as setting boundaries, seeking professional help, or engaging in mindfulness and meditation. By investing time in self-care, we can enhance our resilience, improve our mood, and ultimately lead a more balanced and fulfilling life.



Delicious as it Looks

Ingredients

- 3 chicken breasts, fresh
- 2 pkg. cream cheese
- poultry rub (your favorite brand)
- chipotle seasoning (your favorite brand)
- 1 stick butter
- 2 jalapeños, diced

Food Prep

Add your chicken breasts into a grill-friendly dish. **Generously coat your chicken** breasts with your poultry rub and chipotle powder of choice. Add **2 cups** of chicken stock to the dish, then **cover the dish with foil**.



- Place your grill-safe dish on the grill and braise your chicken breasts until their **internal temperature reaches 165°F**. This should take about **1 hour and 45 minutes**. For longer cooks like this, we recommend using a grill thermometer to monitor the temperature of your grill.
- **Remove your dish** from the grill, **drain the stock** into a bowl and set the bowl aside.
- Then, **shred your chicken** in the dish you used on the grill.
- **Add** your cream cheese, a handful of shredded cheese, some of the drained stock and diced jalapeños to your chicken and **mix together**.
- If you like, you can sprinkle additional rub and cheese on top of your dip once mixed together.
- **Serve your dip** with tortilla chips, carrot sticks or anything else you'd like to dip!

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

UPDATE

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

ADD

SUBMIT

*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)