

MAY 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](http://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



# WE ARE CHAF



We're excited to have you as our resident and we're always looking for more great people like you to join our community. If you know someone who is looking for a new home, please let them know about the wonderful space you found with us!

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

## Highlights

**Our office will be closed on May 27<sup>th</sup> in observance of Memorial Day**

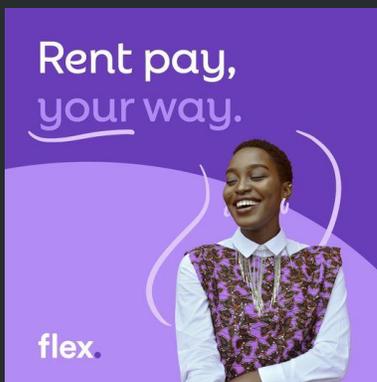
**Stay Grounded**

The next time you're relaxing outdoors, take a moment to connect with the Earth—literally. A type of therapy called grounding is gaining attention for its effects on chronic pain, sleep quality and mental health. The main method is simple: Stand or walk on the grass or sand while barefoot. You can also place your hand on the ground. Some research suggests that the Earth's electricity links to the body to reduce inflammation and improve mood, while other health experts believe the benefits are mostly due to the calming effects of being in nature.

## Happy Father's Day

FATHER'S DAY IN 2024						
16 <sup>TH</sup> JUNE, 2024						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

## If you want to Stay, You got to Pay!!!



### 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](mailto: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.

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

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 5<sup>th</sup>, but must be before the 15<sup>th</sup> 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 15<sup>th</sup> of the month.

**The full amount stated on the 3- day notice must be paid on or before the date specified. 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.**

### MAINTENANCE CHARGES

Please be advised that maintenance charges are due the month following the repair. To avoid any inconvenience, kindly ensure that you are aware of the balance that is due. If you are unsure of the amount, please do not hesitate to contact the leasing office for assistance. Alternatively, you can log in to your resident portal at [www.chafproperties.com](http://www.chafproperties.com), select the "Pay Rent" tab, and either log in or register to view the balance and make the payment.

If you fail to pay the maintenance charge and send in a partial payment of the total amount due, your payment might be returned by mail. Additionally, a late fee will be added if the full payment is not made by the 5th of the month. It is important to note for example that a fee of \$75.00 may be charged if you do not pay for a light bulb fee of \$2.17. This could quickly turn into a total of \$77.17. Therefore, it is strongly advised to keep track of your balance and make necessary payments on time. If you face any difficulty accessing your resident portal, please feel free to email us at [ayoung@chafproperties.com](mailto:ayoung@chafproperties.com).

## **PLEASE CLEAN UP AFTER YOUR PET**

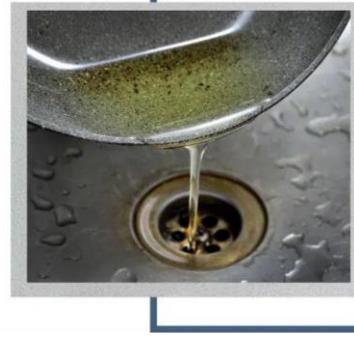
To maintain a clean and healthy environment in our community, we kindly request you to dispose of your pet's waste appropriately. Not only is it unpleasant for others to see, but it can also pose health risks to your neighbors and their visitors. Additionally, it's essential to keep your pets on a leash when taking them for a walk around the community. **PER YOUR LEASE: We do not have a specific area for your animal to defecate or urinate, it is not allowed to do so anywhere on our property. If your animal defecates anywhere on our property, it is your responsibility to remove the waste immediately.**



Please remember that trash bags are not to be left in the breezeway or on the patio. The common areas and breezeways are to be kept clear of trash, or obstruction of any kind. Any Failure to abide by this policy may result in a \$50.00 trash removal fee. All trash bags are to be placed inside the dumpster and not outside of the dumpster.



## Don't Pour Grease or Oil Down The Drain



### What Happens When You Pour Grease Down the Drain?

Pouring grease down the drain may seem like an easy way to dispose of it, but it can cause a lot of problems in your plumbing system and the environment. When grease cools down, it solidifies and can form a clog in your pipes.

This can cause backups and lead to costly plumbing repairs. **If maintenance comes to your apartment and determines that the cause of a clogged pipe is due to pouring grease down the drain, the cost of the repair will be your responsibility and charged to your account.**

When grease goes down the drain, it can also mix with other materials in the pipes and create a sticky, stubborn substance. This is a growing problem in sewer systems and can cause blockages and overflows, which can also result in environmental contamination and public health risks.

### WHAT IS THE BEST WAY TO DISPOSE OF COOKING OIL AND GREASE?

The simple answer is to throw it in the trash. To do so, just follow these steps.

- Allow the oil to cool.
- Pour it into a container and close.
- Toss the container into the trash bin.

Do not pour hot oil into your trash can. It could melt the plastic trash bag and cause a mess. Also, use a container you can seal so that it doesn't spill out and potentially leak. A couple of options include an empty jar or, for larger amounts, an empty laundry soap bottle. And be sure to wipe oil-coated pans with a paper towel before washing.

## It's a Toilet, Not a Trash Can!

Never flush the following items (or put down the garbage disposal or drain). Toss them in the trash instead.

- Baby/Facial/Cleaning Wipes
- Tampons
- Sanitary Napkins
- Medication
- Hair
- Dental Floss
- Cotton Swabs/Balls
- Bandages
- Rags and Towels
- Rubber Items (like latex gloves)
- Fat, Cooking Oil, Grease



- Clothing Labels
- Candy/Food Wrappers
- Syringes
- Cigarette Butts
- Disposable Toilet Brushes
- Kitty Litter
- Aquarium Gravel
- Plastic Items
- Diapers
- Fruit Stickers
- Paper Towels

**Only Flush the 3 P's - Pee, Poop and (toilet) Paper**

## How to Submit a work order?

Visit

[www.chafproperties.com](http://www.chafproperties.com),  
select the pay rent tab and register or log in.

Submitting a work order through our website's contact page will cause delays. Please submit your work order through your portal instead.



**CHAF**  
*Properties*

MODERN LIVING AT A MODEST PRICE

Property name \_\_\_\_\_

Username \_\_\_\_\_

Password \_\_\_\_\_

[Forgot Username](#)  
[Forgot Password](#)

[REGISTER](#) [SIGN IN](#)



As our community continues to grow, we are always thinking about how we can provide the best possible service to our residents. That's why we want to remind you that we will begin contacting you about renewing your lease 120-30 days before the end of your lease term. Complete your renewal at least 60 days prior to the end of your lease to ensure we are compliant with all regulations.

Your Housing Coordinator will be your primary point of contact throughout the renewal process.

After submitting your renewal documents, your application will be sent to a third-party compliance company. They may request additional information from you or clear your file for further processing. If they do request additional information, please respond to our messages promptly so that we can clear your file as soon as possible. Once your file is cleared for compliance, we will get in touch with you to schedule a lease signing appointment. We understand that you may have questions about the status of your application, but we do not have any updates until your file is cleared. We appreciate your patience, and we promise to inform you immediately as soon as we receive any updates on your application.



Although we are sad to see residents go, we understand that residents may choose not to renew their leases for various reasons.

If you have decided not to renew your lease, please note that you will be required to give us a notice of either 30 or 60 days. Please refer to your previous lease agreement for termination details. If your lease specifies a 60-day notice period and you fail to comply, you may be charged an insufficient notice fee, which can be as much as twice your monthly rent. You must provide us with the appropriate notice period to avoid any issues.



 *Delicious as it Looks*



## Shredded, Saucy BBQ Chicken Sammies

Level: Easy  
 Total: 25 min  
 Prep: 5 min  
 Cook: 20 min  
 Yield: 6 servings

### Ingredients:

1 cup chicken stock  
 1 bottle Mexican beer  
 4 pieces, 6 ounces each boneless, skinless chicken breast  
 2 tablespoons extra-virgin olive oil, 2 turns of the pan  
 2 cloves garlic, chopped  
 1 medium onion, peeled and finely chopped  
 2 tablespoons Worcestershire sauce, eyeball it  
 1 tablespoon hot sauce (recommended: Tabasco)  
 2 tablespoons grill seasoning blend (recommended: Montreal Steak Seasoning, by McCormick)  
 3 tablespoons dark brown sugar  
 4 tablespoons tomato paste  
 1 large sour deli pickle, chopped  
 6 to 8 slices sweet bread and butter pickles, chopped  
 6 to 8 slices sweet bread and butter pickles, chopped  
 6 soft sammy buns, such as soft burger rolls, split

### Directions:

- 1 Bring liquids to a simmer in a small to medium skillet and slide in the chicken breast meat. Gently poach the chicken 10 minutes, turning once about after 5 minutes.
- 2 While chicken poaches, heat a second medium skillet over medium low heat. To hot skillet, add extra-virgin olive oil and garlic and onion and gently saute until chicken is ready to come out of poaching liquids. Combine the next 5 ingredients in a medium bowl and reserve.
- 3 When the chicken has cooked through, add 2 ladles of the cooking liquid to the bowl, combining with the sauces, spices, brown sugar and tomato paste. Once the liquids and seasonings are combined, remove chicken, slice it, and transfer to the medium bowl. Using 2 forks, shred the chicken and combine with the liquids. Add the shredded chicken to the onions and garlic and combine well. Simmer together 5 to 10 minutes, using extra cooking liquids to make your chicken as saucy as you like.
- 4 Combine sour and sweet pickles in a small bowl. Split rolls and fill with scoops of shredded chicken. Top with pickle relish and serve.