

CHAF PROPERTIES

August 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



Back-to-School Pinellas County Schools

 First Day of School: Tuesday, August 11, 2025, marks the start of the 2025–26 school year for all PreK–12 students in Pinellas County

Reminder & Safety Tips:

- Prepare for earlier routines—set alarms, plan lunches, and get backpacks ready the night before.
- Be mindful of slow-moving school zones and bus stops—mornings will be busier than usual.

Important Tips for Parents & Kids:

- Double-check your child's bus route and pick-up/drop-off location.
- Establish a consistent wake-up and bedtime routine now to ease the transition.
- Label all school supplies and clothing to avoid lost items.
- Encourage kids to hydrate and eat a healthy breakfast before heading out.

Welcome Home from CHAF Properties!

To all our valued residents, thank you for choosing to make our community your home. We truly appreciate your continued residency and the positive energy you bring to our neighborhoods.

We'd also like to extend a warm welcome to all of our new residents! We're excited to have you with us and look forward to helping you feel right at home.

Whether you've been here for years or just moved in, we're glad you're part of the CHAF Properties family.

Stay Focused, Stay Positive

**Embrace
your own pace.**

Even small steps move you forward. Whether you're working toward a goal or just getting through the day, give yourself grace and keep going. You're stronger than you think, and better days are ahead.

Smart Money-Saving Tips for Every Month



1. Create a Budget:

Track your income and expenses to see where your money goes. Use apps to track your money, or even a simple spreadsheet.

2. Cook at Home:

Eating out adds up quickly. Plan meals, make a grocery list, and prep food in advance to save both time and money.

3. Use Automatic Savings:

Set up an automatic transfer to your savings account right after payday—even a small amount adds up over time.

4. Cut Unused Subscriptions:

Review your monthly subscriptions (streaming, magazines, apps) and cancel ones you don't use.

5. Shop Smart:

Buy generic brands, use coupons, and look for sales or bulk deals on essentials.

6. Save on Utilities:

Turn off lights when not in use, unplug devices, and reduce water usage to lower your bills.

7. Avoid Impulse Buys:

Give yourself a 24-hour “cool-off” period before making non-essential purchases.

FLEX.

Need Help Splitting Rent? Try Flex!

We know rent can feel overwhelming when it's due all at once. That's why CHAF Properties has partnered with **Flex**, a rent payment service that lets you split your monthly rent into **two smaller, more manageable payments**.

- ✓ Pay part of your rent upfront
- ✓ Pay the rest later in the month
- ✓ Avoid late fees and stay on track

How to Get Started:

Download the **Flex app**, create an account, and apply. If approved, Flex will pay your rent on the 1st, and you'll pay them back in smaller installments.

Why Paying Rent on Time Matters

(Now More Than Ever)

At CHAF Properties, we know that unexpected challenges can come up, but staying current on your rent is very important. Timely rent payments allow us to keep the property well-maintained, ensure daily operations run efficiently, and provide the reliable services that help make our community a comfortable place to live.

Please note:

If rent is paid after the 5th of the month more than six (6) times during your current lease term, you may be required to apply through our co-signing partner, ONE App, in order to renew your lease. In some cases, consistent late payments may also result in a non-renewal of your lease. We encourage all residents to stay on track to avoid any interruptions in housing.

This means:

- You may need to qualify for One App.
- You will be required to pay an additional deposit — up to one full month's rent — to secure your renewal.

To avoid this, we strongly encourage residents to:

- Pay rent by the 5th of each month
- Use tools like Flex to split payments and avoid late fees
- Communicate with the office early if you anticipate a delay. While this is appreciated as a courtesy, please note that the late payment will still have a negative impact on your account.

Staying current protects your housing and helps you maintain a strong rental record.



Pet Policies & Tips for Happy Homes

We love our furry friends and want to make sure everyone enjoys a safe and comfortable community! Here are some important reminders and helpful tips:

Community Pet Rules:

- All pets must be registered with management and have up-to-date vaccinations.
- Please keep pets on a leash when outside and clean up after them promptly.
- Limit barking and noise to respect your neighbors.
- No aggressive breeds or exotic animals, per community guidelines.

Thinking About Getting a Pet?

Please remember, there is a **\$250 non-refundable pet deposit** and a **\$20 monthly pet rent** for each approved pet. Be sure to notify the office **before** bringing any pet into your home.

Resident Referral Program

Already living with us? We've got something for you!

Refer a friend, coworker, or family member, and when they:

1. Submit their application,
2. Include **your name** as their referral,
3. Get approved and move in,

You'll receive \$50 off your rent!

It's our way of saying thank you for helping grow our community with great people like you.

CHOOSE YOUR NEIGHBOR!

Refer a friend and make
\$50.00



CHAF Properties, LLC.
Contemporary Housing Alternatives of Florida, Inc.



Cockroach Prevention Tips

Help keep your home clean, healthy, and roach-free by following these simple steps:

✔ What You Can Do:

- **Sweep your kitchen floors regularly** to remove crumbs and food bits.
- **Wipe under appliances and over counters** to eliminate food residue.
- **Store food properly** in sealed containers or original packaging.
- **Pick up pet food bowls nightly** to avoid attracting pests.
- **Reduce moisture** with bathroom fans or a dehumidifier.
- **Clean bathroom floors and under sinks regularly.**
- **Declutter** by removing cardboard boxes, paper bags, and unnecessary items where pests can hide.

⚠ Already seeing roaches?

- Don't panic — vacuum any you see and contact the office immediately.
- Only **professional pest control** can fully treat and eliminate an infestation.

We're here to help. Submit a maintenance request as soon as you notice signs of pests — the sooner we know, the sooner we can act!

Lease Renewal Reminders

We're so glad to have you as part of our community, and we want to help make your lease renewal process easy and stress-free!

Here's what to know:

- You'll receive a lease renewal notice via email about **60–120 days** before your lease ends.
- Be sure to submit all your renewal documents & sign your renewal lease before it expires to avoid any additional fees like double rent charges.
- If you have changes to household members, let us know before renewing.

💡 Important: If your rent has been paid late more than 6 times during your current lease term (after the 5th of the month), you may be required to apply with our co-signer partner **ONE App Guarantee** to renew. This could result in an **additional deposit up to one month's rent**.

🔔 This policy goes into effect January 2026. Please begin making on-time payments now to avoid any inconvenience when it's time to renew.

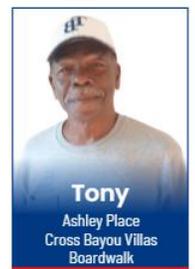
August is Maintenance Appreciation Month!

This August, we take time to recognize and appreciate the backbone of our community—our dedicated maintenance team. These skilled professionals are often the first to respond when something goes wrong, whether it's a broken appliance, a plumbing issue, or a safety concern. Their commitment keeps our systems running smoothly, and our living environment comfortable and well-maintained year-round.

Submitting maintenance requests in a timely manner helps us serve you better. You can submit a work order any time of day through your resident portal. Please be as detailed as possible in your request—include the exact problem, location, and any helpful details. If you're dealing with an emergency after hours—such as flooding, exposed live wires, or a non-working toilet (if it's your only one)—please call our 24-hour emergency maintenance line at 727-497-5250. Please note, in the state of Florida, A/C outages are not considered emergencies but will be addressed during normal business hours.

While we strive to respond quickly and efficiently, we ask that all residents show kindness and patience to our maintenance staff. They may enter multiple units a day, troubleshoot complex issues, and handle urgent situations—all while maintaining a respectful and professional demeanor. A warm greeting, polite conversation, and a “thank you” make a big difference in their day. Let's treat our technicians with the same respect and courtesy we expect in return.

Maintenance Appreciation Month is the perfect time to express gratitude. Whether it's offering a thank-you note, a smile on property, or simply keeping your home tidy before a visit, your appreciation goes a long way. Together, we can continue to create a supportive and respectful environment for everyone at CHAF Properties.



Thank you for all that you do!!

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Delicious as it Looks



Creamy Chicken Florentine

PREP TIME

10 mins

COOK TIME

20 mins

TOTAL TIME

30 mins

SERVINGS

4 servings

Ingredients

- 2 tablespoons all-purpose flour
- 1/2 teaspoon kosher salt, divided, plus more to taste
- 1/4 teaspoon freshly ground pepper, divided, plus more to taste
- 4 chicken cutlets (1 to 1 1/2 pounds total)
- 3 tablespoons olive oil, divided
- 2 medium shallots, chopped
- 8 ounces cremini mushrooms, trimmed and sliced (about 3 cups)
- 3 cloves garlic, minced
- 1/4 cup dry white wine
- 1/2 cup heavy cream
- 1 ounce finely grated Parmesan cheese (about 1/2 cup)
- 12 ounces fresh baby spinach

1. Dredge the chicken:

In a shallow bowl, add the flour, 1/4 teaspoon salt, and 1/8 teaspoon black pepper. Mix well with a fork or a spoon.

Lay a chicken cutlet on top of the flour. Sprinkle some of the flour mixture on top and press with your hands to coat. Flip the chicken to evenly coat both sides, sprinkling flour over any bare spots and shaking off the excess. Transfer it onto a large plate and repeat with the remaining cutlets. Discard any leftover flour.

2. Cook the chicken:

Place a large skillet over medium-high heat and add 2 tablespoons olive oil. Tilt the skillet to evenly coat it with oil. The oil should shimmer but not smoke. Add the dredged chicken cutlets in a single layer. Let them cook, without moving, until the bottoms are golden brown, 3 to 5 minutes.

Use tongs to flip the cutlets and cook the other side is lightly browned and the chicken is cooked through, 2 to 4 minutes. If your skillet isn't big enough, you can cook the chicken in 2 batches.

Transfer the chicken onto a clean plate and tent it with foil. Set it aside while you make the sauce, which will be made in the same skillet.

3. Cook the vegetables:

Turn the heat down to medium and add the remaining 1 tablespoon olive oil. Add the shallots and sauté until they begin to turn translucent, about 1 minute.

Add the mushrooms and garlic, and season with the remaining 1/4 teaspoon salt and 1/8 teaspoon black pepper. Sauté until tender, 2 to 3 minutes.

4. Make the sauce:

Add the white wine and scrape the bottom of the skillet with a wooden spoon, loosening any browned bits. Bring the wine to a simmer and cook until the alcohol smell dissipates, about 1 minute.

Stir in the heavy cream. Bring it to a gentle simmer. Add the spinach in 2 or 3 batches, stirring after each addition until all the leaves are wilted and incorporated into the sauce.

Stir in the Parmesan until it is completely melted.

5. Assemble the dish:

Nestle the chicken cutlets in the sauce and let it simmer for 2 to 3 minutes to reheat. Taste the sauce and adjust the seasoning with more salt and black pepper, if needed. Serve!

Leftovers keeps well since it has a moist sauce. Refrigerate it in an airtight container for up to 3 days and reheat it on the stovetop or in the microwave. Add a splash of heavy cream if it feels dry.

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.

The screenshot shows the CHAF Properties logo with the tagline "MODERN LIVING AT A MODEST PRICE". Below the logo is a registration form for the property "Oak Villas". The form includes fields for "Username" and "Password", with "Forgot Username" and "Forgot Password" links. There are "REGISTER" and "SIGN IN" buttons.

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)