

CHAF PROPERTIES

February 2026

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.

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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.

♥ Self-Love Tips This Valentine's Season

Valentine's Day isn't just about romantic love — it's also a great reminder to care for *yourself*. Here are a few simple ways to practice self-love this season:

1. Create a calm space at home.

Open your windows, let in fresh air, keep your space tidy, and light a candle or play music that helps you relax. A peaceful home supports a peaceful mind.

2. Give yourself grace.

Life gets busy, and no one is perfect. Take breaks when you need them, celebrate small wins, and don't be too hard on yourself.

3. Prioritize rest and routine.

Getting enough sleep, eating regular meals, and keeping a routine can make a big difference in how you feel day to day.

4. Check in with yourself.

Ask yourself what you need — whether it's quiet time, movement, connection, or simply a moment to breathe.

5. Invest in your future.

Taking care of responsibilities now — like staying organized, paying bills on time, or planning ahead — is also an act of self-love.

Remember, self-care doesn't have to be expensive or complicated. Sometimes the simplest habits make the biggest impact.



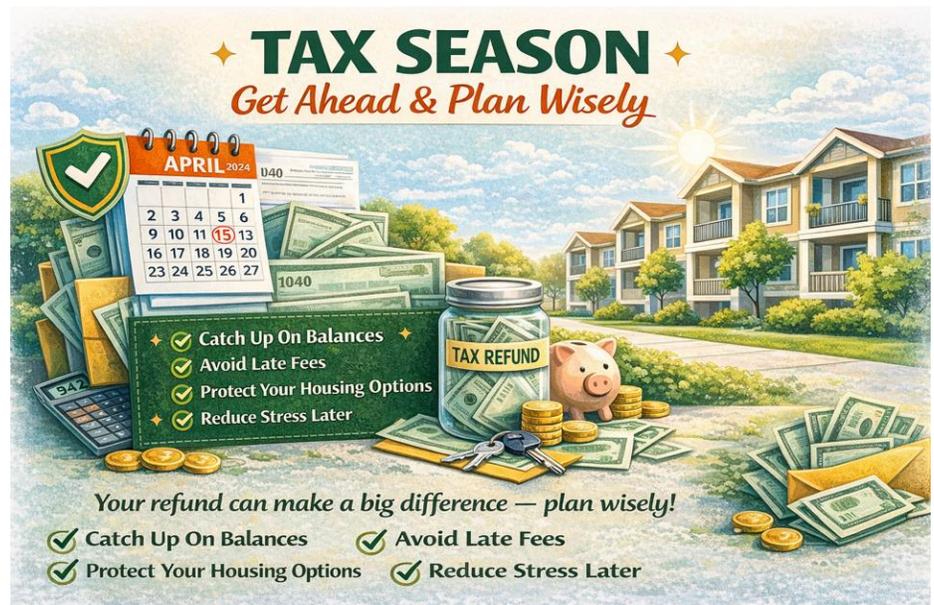
Lease Renewal Reminders

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 15th 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.**



Tax season is here, and for many residents, it presents a great opportunity to get ahead and start the year on stronger financial footing. Whether you receive a refund or are simply reviewing your budget for the year, this is an ideal time to catch up on rent, reduce outstanding balances, and plan ahead. Even small steps taken now can help prevent added stress later and support long-term housing stability.

Paying rent on time is one of the most important ways to protect your housing and avoid additional costs. Late payments can quickly add up and may affect your lease renewal. Residents who experience six or more late payments during their lease term may be required to go through the OneApp cosigning program at renewal. This process may include additional deposits, processing fees, or coverage requirements. Staying current helps keep your renewal process simple and avoids unnecessary expenses.

OneApp is a third-party cosigning program used when an applicant does not meet standard screening criteria or when a resident has a pattern of late payments during their lease. While OneApp can provide continued housing options, it may come with added costs that can often be avoided by maintaining on-time payments. Paying rent on time not only saves money but also keeps more options available when it is time to renew.

For residents looking for added flexibility, Flex is available as a budgeting tool that allows rent to be split into two payments during the month. Enrollment requires a zero balance and must be completed by the 3rd of the month. Flex does not replace the requirement to pay rent in full, and late repayments may affect eligibility. Used correctly, it can be a helpful way to manage monthly expenses while staying current.

Tax season is a smart time to plan ahead, catch up, and set yourself up for success throughout the year. If you have questions about your account, payment options, or available tools to help you stay on track, please contact the office. We are here to support you, and planning ahead now can make the months ahead much easier.



Dishwasher Care Tip

Did you know that discarding heavy food scraps off dishes before loading the dishwasher helps keep it running properly? Large food particles can clog filters and drain lines over time. Also, avoid overloading—giving dishes space allows water and detergent to circulate effectively, resulting in cleaner dishes and fewer maintenance issues. Running the dishwasher regularly and using it as intended helps prevent odors and buildup.

Garbage Disposal Care Tip

Garbage disposals are designed for small food scraps—not grease, rice, pasta, coffee grounds, or fibrous foods. These items can swell or stick inside the pipes, leading to clogs. Always run **cold water** while using the disposal and for a few seconds after.



Bathroom Ventilation & Moisture Control

Proper ventilation in your bathroom plays an important role in keeping your home healthy and comfortable. To help prevent **moisture-related issues**, please be sure to run the bathroom exhaust fan during your shower and for at least **20 minutes afterward**. This allows steam and humidity to fully clear from the space.

Whenever possible, keeping showers under 15 minutes and using cooler water can also help reduce excess moisture. After showering, leaving the bathroom door open helps improve air circulation and allows remaining humidity to escape.

We also encourage residents to periodically check their bathroom for signs of moisture buildup, such as condensation or damp areas. Addressing these early helps prevent larger maintenance concerns.

Please do not unplug or disable your bathroom fan, even if it makes noise. These fans are designed to protect the apartment from humidity-related damage. If your fan is not working properly or is unusually loud, please submit a work order so our maintenance team can assist.

Did you know? Moisture left in enclosed spaces for extended periods can lead to indoor air quality concerns. Proper ventilation is one of the simplest ways to prevent this.

Friendly Reminder

Proper appliance care helps prevent backups, reduces the need for repairs, and keeps your kitchen working smoothly. If you ever experience issues, please submit a maintenance request through the resident portal.

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.



CHAF Properties
MODERN LIVING AT A MODEST PRICE

Property name: Oak Villas

Username: _____

Password: _____

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

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

Step 3:

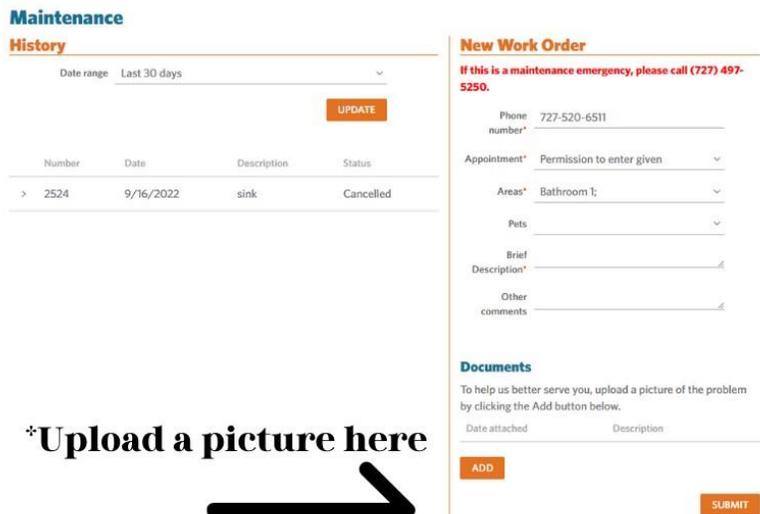
Once logged in, pay rent or select work orders

Work Orders



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



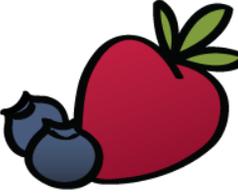
Step 5:

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)



Delicious as it Looks



INGREDIENTS

- 3 tablespoons unsalted butter
- 4 cups mini marshmallows
- 6 cups Kellogg's Rice Krispies Cereal
- ½ cup pink candy melts
- Valentine's sprinkles and candy hearts for decoration

INSTRUCTIONS

1. Grease a 9x13-inch baking pan with non-stick cooking spray or line with parchment paper, or wax paper and set it aside.
2. Heat a 5qt dutch oven or large pot on low heat. Melt the butter and marshmallows in the pot. Stir often to avoid burning.
3. Once the marshmallows are completely melted remove the dutch oven from the heat.
4. Stir in the Rice Krispies cereal and mix it well with the melted marshmallows.
5. Transfer the Rice Krispie treat mixture to the prepared baking pan. Press the mixture tightly using the spatula to form an even layer.
6. Let the Rice Krispies treats cool down at room temperature for at least 10 minutes
7. Use a heart-shaped cookie cutter (3-inch size) and cut the Rice Krispies
8. Melt the pink candy melts in a microwave-safe bowl for 30 seconds. Stir. Keep microwaving in 30 second intervals until completely melted.
9. Transfer the melted chocolate to a piping bag or Ziploc bag. Cut the tip off the bag and drizzle the melted chocolate over the Rice Krispie hearts. Decorate them with Valentine's day sprinkles.

NOTES

1. You can melt the candy melts in using the microwave method or the double boiler method.
2. You can either use cooking spray, parchment paper, or aluminum foil to cover the baking pan to avoid sticking to the treats.
3. The Rice Krispie hearts stay good for a week if it is stored in an airtight container.
4. You can reshape the rice Krispie mixture again that is left out from the cuts and make mini hearts with it.

NUTRITION

Calories: 79kcal
 Polyunsaturated Fat: 0.1g
 Potassium: 12mg
 Calcium: 1mg

Carbohydrates: 15g
 Monounsaturated Fat: 0.5g
 Fiber: 0.04g
 Iron: 3mg

Protein: 1g
 Trans Fat: 0.1g
 Sugar: 7g

Fat: 2g
 Cholesterol: 5mg
 Vitamin A: 611IU

Saturated Fat: 1g
 Sodium: 52mg
 Vitamin C: 5mg

