

CHAF PROPERTIES

May 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.

Facebook

Instagram



LOOKING FOR
RESIDENTS
JUST LIKE YOU!



Know someone
looking for a home?

REFER A FRIEND

EARN
\$100

Rent Credit

when they move in!



Limited Time
Offer!

DEAL ENDS
8/31



Contact the office
for details!

Celebrating the Season Together

As we head into the warmer months, we look forward to a season filled with meaningful moments, celebrations, and time spent with family and community.

May, June, and July bring several important holidays we recognize and celebrate:

- **Mother's Day (May)** – Honoring the love and dedication of mothers and mother figures
- **Memorial Day (May)** – Remembering and honoring those who served our country
- **Juneteenth (June)** – Celebrating freedom and reflecting on history and progress
- **Father's Day (June)** – Recognizing the strength and support of fathers and father figures
- **Independence Day (July 4th)** – Celebrating our nation with family, friends, and community

** This year, we celebrate America's 250th birthday on July 4th!**

Our office will be closed on Memorial Day (5/25) and Independence Day (7/4).

We hope this season brings you joy, relaxation, and time to connect with the people who matter most.



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.**



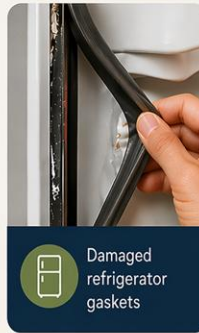
KEEPING YOUR HOME *in Great Condition*



Burned-out or missing light bulbs



Excessively dirty or damaged stove drip pans



Damaged refrigerator gaskets



Damaged or missing window blinds



Holes or damage to walls or doors

During routine inspections, we aim to ensure that each apartment is maintained in the same condition it was at move-in—aside from normal wear and tear.

At move-in, residents are provided with a checklist to document any existing damages or concerns. This step is important because it protects you from being held responsible for pre-existing issues. If something was not working or damaged at move-in, it should be listed on that form and reported to the office.

As part of maintaining your home, residents are responsible for keeping the apartment clean and in good condition throughout their lease.

During inspections, if we find items that require replacement due to condition or lack of upkeep, they may be addressed and charged accordingly. Examples include:

- Burned-out or missing light bulbs
- Excessively dirty or damaged stove drip pans
- Damaged refrigerator gaskets (torn, not sealing properly, or heavily soiled)

We understand there can sometimes be confusion between **normal wear and tear** and **resident-caused damage**.

- **Normal wear and tear** include minor, gradual changes from everyday living (such as slight paint fading or light carpet wear).
- **Resident-caused damage or neglect** includes items that are broken, missing, or not properly maintained.

For example, a refrigerator gasket that is torn, not sealing, or heavily worn due to use and lack of cleaning would be considered a maintenance issue that requires replacement—not standard wear and tear.

Our goal is not to charge residents unnecessarily, but to ensure all homes remain clean, and functional for everyone.

If you ever notice something needing attention, we encourage you to submit a work order early so we can address it before it becomes a larger issue.

Thank you for helping us keep our community in great condition!



• **When is rent due?**

Rent is due on the 1st of each month. Late fees are applied on the 6th.

• **What is changing?**

All payments must bring your account fully current.

• **Can I pay last month's rent in the new month?**

No. Your account must be fully current at the time of payment.

• **What if I am already behind?**

Please contact the office as soon as possible to review your account.

• **What happens if I do not pay the full balance?**

Your account may be subject to further action, including legal notices and possible eviction filing.

• **What is included in my balance?**

Rent and any applicable charges under your lease or third-party subscriptions.

• **What if I leave a partial payment in the drop box?**

It will not be accepted and will be returned.

• **What is Flex?**

Flex allows you to split your rent into smaller payments. Download the Flex app to enroll.

📞 Questions? Contact the office.



IMPORTANT NOTICE

REGARDING

RENT PAYMENTS

We are writing to inform you of an upcoming change to our rent payment policy, which will take effect in 60 days on **July 1, 2026**.

As outlined in your lease agreement, rent is due on the 1st of each month. Late fees are applied on the 6th.

Beginning June 30, 2026, all payments must bring your account fully current.

This means:


- Any past due balance must be paid along with the current month's rent
- Payments toward a prior balance only will not be accepted if not in full
- Partial payments will not be accepted.

Accounts that are not brought fully current may proceed through the legal process in accordance with the lease agreement.

This notice is being provided in advance, so all residents have time to review their account and plan accordingly.

For added convenience, Flex is available as a payment option. Residents may enroll by downloading the Flex app and completing the registration process.

If you have questions regarding your account balance, please contact the office.



flex.

Pay rent on your terms

Get Flex



When you sign up for Flex, they'll pay your monthly rent when it's due and you pay them back in smaller, more manageable payments throughout the month.

Using Flex can help you:

- 📅 Stretch your cash more throughout the month.
- 📈 Get on track with your finances and save for the future.
- 💰 Keep money in your pocket for unexpected expenses.

Get Flex

 Flex is a service provided by Flex (a financial technology company), not your property. Your eligibility is not affected if you do not use Flex. Other terms and conditions may apply.

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: _____

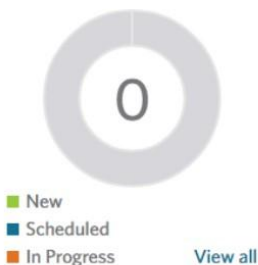
Forgot Username
Forgot Password

REGISTER SIGN IN

Step 3:

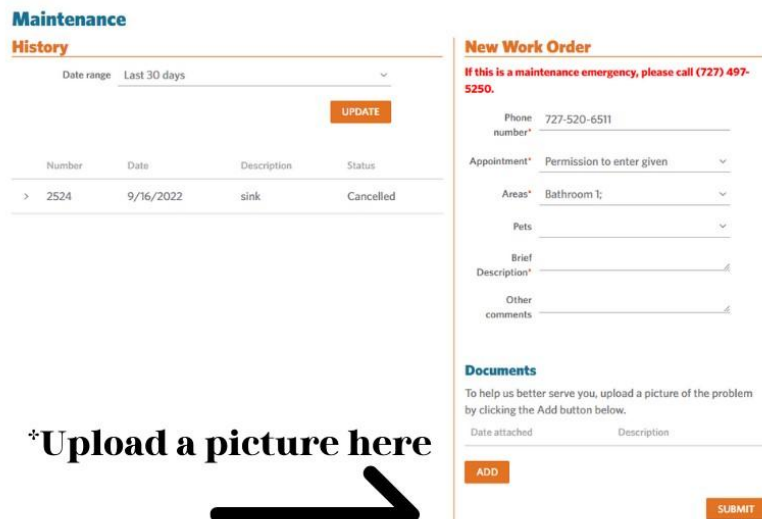
Once logged in, pay rent or select work orders

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

No Bake Banana Pudding

Ingredients

- 2 cups whole milk
- 1/2 cup sugar
- 1/2 tsp. kosher salt
- 1 3/4 cups heavy cream, divided
- 4 large egg yolks
- 3 Tbsp. cornstarch
- 1/2 tsp. pure vanilla extract
- 40 vanilla wafer cookies (we used Nilla Wafers), plus more, crumbled, for topping
- 2 large ripe bananas, sliced 1/4 inch thick



Directions

1. **Step 1**-In large saucepan, whisk together milk, sugar, salt, and 1 cup heavy cream. In large heatproof bowl, whisk egg yolks and cornstarch until combined.
2. **Step 2**- Heat milk mixture on medium-high until just starting to simmer, 3 to 5 minutes. In slow, steady stream, pour hot milk mixture over egg yolk mixture, whisking constantly to prevent eggs from cooking. Pour entire mixture into saucepan, reduce heat to medium-low, and whisk constantly until thickened to consistency of pancake batter and mixture bubbles a few times, 5 to 6 minutes. Strain through fine-mesh sieve into large bowl, then whisk in vanilla.
3. **Step 3** -Spread thin layer of pudding onto bottom of 8- by 8-inch baking dish. Arrange one-third of cookies on top, then top with one-third of bananas. Dollop and spread another one-third of pudding mixture over bananas. Repeat layering process twice more, ending with pudding, smooth top. Place plastic wrap directly onto surface of pudding and refrigerate until chilled and cookies have softened, at least 6 hours.
4. **Step 4** -When ready to serve, in stand mixer fitted with whisk attachment, beat remaining 3/4 cup heavy cream on medium-high just until stiff peaks form, 2 to 3 minutes. Spread over pudding and top with crumbled cookies.