RESIDENT NEWS

About Neighborhood Renaissance:
Established in 1992, Neighborhood Renaissance, Inc. is a nonprofit community based organization dedicated to building and supporting strong economies and diverse communities in Palm Beach County. We do this by providing quality affordable rental homes for low and moderate-income residents of Palm Beach County. Currently we own and manage 78 single-family and apartment homes.

Pay Your Rent Online!
Check out our brand new website! You can now make your rent payment conveniently online, using our safe and secure server. You also now have the option to make on-line service requests.

Log on to: www.neighborhoodrenaissance.org and go to the Tenant page.
Welcome New Residents

Mathis Place

We are pleased to welcome the Cherizard, Collins, Kirkwood, Burgos, Laughlin, and Madoo families to our newly renovated Mathis apartments! We are also looking forward to a new family moving in this month, which leaves only two homes available. The families of Mathis Place got together recently to celebrate Labor Day, and learned that they all get along great. The playground is a big hit with the children, and the courtyard with grills makes for a fun gathering place for all. We are so proud of this community and the wonderful tenants we have living here. If you know someone looking for a 2-bedroom apartment in a family oriented community call Mark at (561) 832-6776 ext.104 or Stefania at ext. 107.

Judy Madoo & son Zachery moving in to their new home.

Gulfstream

At our Gulfstream apartment community we are happy to welcome: Ms. May & Ms. Shackleford, Ms. Brice & Mr. Lugo! We expect two new families to move-in later on this month. This leaves only one apartment available so if you know someone looking for a newly renovated 2BR with a private patio area - contact our staff. A big thank you goes out to Ms. May & Ms. Shackleford - our very first residents for their patience, and for being so helpful in handling the many inquiries over the past few months.

Ms. Shackleford & Ms. May pictured in front of their new apartment home.
Welcome New Residents (cont’d.)

Caroline Drive
We send a warm welcome to the Villar, Nova, and Bedoya families – the new residents of the lovely 2 BR triplex building on Caroline Drive. We hope you all are enjoying your new homes!

Single-Family Homes
We wish to welcome the following new tenants to their homes:

• Ms. Miller - Kirk Lane
• The Biller Family - Wynnewood Dr.
• Ms. Aime - Seminole Rd.
• The Johnson’s - Bresee Rd.
• The Bulte/Barreras - Wisconsin St.
• The Cannon Family - Souchak Ave.
• The Bell Family - Florida St.
• The Stumpe Family - Carandis Rd.
• The Ortiz Family - Florida Mango Rd.
• The Jenkins Family - Dorchester Mews
• The Alvin Family - Palo Alto Dr.

We have only 11 single-family homes still available for lease and they are going fast! Check out our website for currently available properties, and call Mark at (561) 832-6776 ext.104 or Stefania at ext. 107 with your referrals.

Financial & Budget Counseling
For those that are having a hard time financially we can help you get back on your feet with financial & budgeting counseling. For more information contact Mark at 832-6776 ext. 104 or Lashea at ext. 103. Remember, this is one aspect of our services that greatly separates us from other landlords – we care and are willing to go that extra mile in providing solid fiscal counseling to you. We want to see our residents in comfortable and successful financial positions.
Welcome New Residents (cont’d.)

The Jenkins family all smiles on move-in day! Their Haverhill home nestled in a sweet corner lot of a friendly neighborhood.

Beryl Mason showing off her new computerized key and her Heat Championship T-shirt. “Neighborhood Renaissance & Heat are both champions!”

The Stumpe’s and son have been enjoying their lovely yard and their newly redone home.

Liz Ortiz and her wonderful children outside their new home, “My children love having their own rooms. Thank you Lashea, Mark and the entire Neighborhood Renaissance team.”

Rosa Velazquez coming home. “Mark I don’t know why you didn’t take the pictures poolside.” That’s right Rosa’s home has a great swimming pool and her kids love it too.

Jillian Mason & son in front of their new home. “Hey mom these computer keys are cool!”
Thank you to our wonderful Residents for their cooperation in the recent interior pest control treatment and quarterly inspections. Two times a year we do interior pest control treatment to prevent ants, roaches, and other insects from seeking residence in your home. Mark consults with the pest control professional and also does the required quarterly inspection. This was conducted over a four day period and all went well. You guys rock! Thank you.

Referrals

Referrals can mean $$ for you!

Some of our residents are referring their family, friends, co-workers and acquaintances - which we greatly appreciate. We appreciate it so much that we will give you a check for $50.00 after your referral has moved in. Make yourself some easy money by referring someone you know to one of our lovely rental homes. Have them contact either:

Mark at (561) 832-6776 ext. 104 or mkarageorge@neighborhoodrenaissance.org

Stefania at (561) 832-6776 ext. 107 or spalacios@neighborhoodrenaissance.org

Air Conditioning Maintenance

In South Florida’s hot climate it is vital that you do right by your air conditioner, and it will do right by you. First and foremost change the AC filter every month. This will give you fresh air and make sure your system is running efficiently. Next, do not adjust the temperature dramatically – a 20 degree differential is the maximum recommended. So if it is 90 degrees outside the lowest you should set your AC is 70 degrees. To have an energy efficient and constant comfortable temperature, set the thermostat at 78 degrees. This is a great way to stay cool and save on electric bills. If you have an AC problem contact Mark at (561) 832-6776 ext. 104 mkarageorge@neighborhoodrenaissance.org and we will respond in a timely manner. You can also visit our website and make your service request online via the Tenants page.

Lease Renewals

More than sixty days prior to your lease expiration you will be given notice from Lashea Brooks, Housing Manager, to complete a lease renewal application. You will be asked to submit copies of your pay stubs for the last 30 days, and all other income documentation - which is required for your lease renewal. Once Lashea has completed verification of your income along with reviewing current market data, you will then be notified of the proposed renewal rental rate. If you decide not to renew you are required to give a written notice that you are vacating 30 day prior to lease expiration. Also, you must provide your new address so we can process your deposit. Your prompt response to Lashea’s request makes for a smooth renewal. Thank you.
**Pet Policy**

For a tenant household to qualify to keep pet(s) in the home, it must comply with the following stipulations:

1. The household must rent a single-family detached home that is not within a Planned Unit Development that prohibits renter households from owning pets. Pets are not allowed in our multi-family homes.

2. Maximum of 2 animals (cats, dogs meeting size & breed restrictions) per single-family home.

3. If at anytime during the residency the status of pet ownership changes - the fees and requirements associated with having the animal are immediately due.

4. Households that own pets must maintain a renter’s insurance policy with pet liability coverage in the amount of $100,000 per incident/occurrence involving the animal and include the agency as an additional insured.

5. Prohibited breeds of dogs:
   - American Pit Bull Terrier, aka Pit Bull, American Staffordshire, and Staffordshire Bull Terrier
   - Chow-Chow
   - Doberman
   - Akita
   - Alaskan Malamute
   - Siberian Husky
   - Great Dane
   - Shar Pei
   - Rottweiler
   - German Sheppard
   - Doberman Pincher
   - Saint Bernard
   - Dalmatian
   - Any mix of the above breed

This list does not reflect Neighborhood Renaissance’s view on the aforementioned breeds. We would love to accept all of your furry friends into our rental homes; however, we are obligated to comply with restrictions put in place by our Insurance Policy.

6. At the tenant’s expense, documentation from a Florida board certified veterinarian is required that an animal is not in full or a portion of a breed on the prohibited list.

7. Exotic animals are not allowed (This includes but is not limited to snakes, reptiles, and others)

8. A non-refundable pet fee is required for each pet:
   - Cat-$500
   - Dog-$500
EMERGENCY NUMBER

WHEN TO USE IT:

If you have a fire, health, safety matter, or if you are a victim of a crime - CALL 911 immediately. Gas leaks are a major safety hazard and must be reported immediately - call Florida Public Utilities at (800) 427-7712 to report the issue. If you have a landlord emergency please call Neighborhood Renaissance. What is a landlord emergency? Examples include the following:

• Plumbing emergency - flooding water or sewage from a leaking or burst pipe that cannot be contained in a bucket, by mopping, or with rags.

• Electrical emergencies are defined as tripped electrical breaker switches that will not reset after one attempt, shocking from an appliance, or sparking outlets.

• Roof leaks that cannot wait. Move your belongings out of the way, if possible, set up a container to catch water.

• Lockouts: If it’s outside business hours and due to a malfunctioning key, we will come out and give you access to your home. If you lost your key the cost will be $135.00. Payment must be made at time of access. If it is during normal business hours the cost for a lost key is $35.00. We recommend that you leave a spare key with a trusted person.

For the above type of landlord emergencies contact Mark at (561) 832-6776 ext. 104 or Stefania at ext. 107 during business hours, which are 9 AM to 5 PM Monday thru Friday. Call the emergency number at: (754) 235-7479 if it is after our business hours.

All other maintenance issues can be handled by calling Mark at (561) 832 - 6776 ext. 104 (mkarageorge@neighborhoodrenaissance.org)

In the event that you are a victim of a crime call the police first, if there is any damage take pictures, and then call Mark at (561) 832-6776 ext. 104.
Your Neighborhood Renaissance Team:

- Lashea Brooks - Housing Manager, contact for: lease renewal, financial & budgeting counseling (561) 832-6776 ext. 103 lbrooks@neighborhoodrenaissance.org
- Mark Karageorge - Property Manager, contact for: maintenance, pest control, landscaping and lease concerns (561) 832-6776 ext 104 mkarageorge@neighborhoodrenaissance.org
- Jenny Bretz - Office Manager/Bookkeeper, contact for: rent payments, late payment or other fees, and accounting (561) 832-6776 ext 101 jbretz@neighborhoodrenaissance.org
- Stefania Palacios - Program Assistant, contact for: assistance in Spanish, program inquiries, or additional keys (561) 832-6776 ext 107 spalacios@neighborhoodrenaissance.org