

# RF Resident Information

In efforts to serve you better, we ask that you make sure all of your contact information is up to date with the office. This includes your phone number and email address(es). We send out reminders weekly, so we need your most up to date information!

Thank you!



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*A Place to Live, A Price to Love!*

## Resident Referrals

**Free money in the bank!**

If you are a current resident and refer anyone to live here, you will receive **\$50 off your rent!** Your friend must mention your name on their application, sign a lease and move in! **THERE ARE NO LIMITS TO HOW MANY YOU REFER!** You get paid for every single referral! Please see a leasing agent for details!

Contact us at **813-631-0522** or [www.ReflectionsUSF.org](http://www.ReflectionsUSF.org)

### coming soon >>>

### In The Next Issue

- Event Pictures
- Maintenance Corner
- March Event Calendar

# The Reflector

### current topics >>>

## Computer Lab Updates

Over the next two weeks, we will be replacing Open Office with Microsoft Office Standard 2010 on your lab computers. The programs in this suite of tools that will be available to use are Word, Excel, PowerPoint, Publisher, and OneNote. This should make things considerably more convenient for your residents that switch between computers at school and computers in the labs. Enjoy!

If you have any questions or concerns, please contact the leasing office.




## RENEWAL INFORMATION

Here at Reflections Apartments we employ a pricing structure called tiered pricing. Basically, after a set number of rooms are rented of each floor plan, the rate increases. Don't wait until the top of the rate tier to renew! We have currently rented about 40% of the community for fall 2012 already!!! Hurry in before your room is TAKEN!!

Renewal      New      # Left at Rate

4 Bed / 4 Bath	\$464	\$474	11
4 Bed / 4 Bath Upgrade	\$494	\$504	1
3 Bed / 3 Bath	\$464	\$474	3
3 Bed / 3 Bath C	\$474	\$484	2
3 Bed / 3 Bath Upgrade	\$499	\$509	1
3 Bed / 3 Bath C Upgrade	\$539	\$549	6

### February Event Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 RENT DUE 	2 RENT DUE 	3 RENT DUE 	4 RENT IS LATE
5	6	7 Taco Tuesday	8	9	10 Valentines Day Sucks Party 	11
12	13	14 Taco Tuesday	15	16 BINGO NIGHT!!!	17	18
19	20	21 Taco Tuesday	22	23	24	25
26	27	28 Taco Tuesday	29			

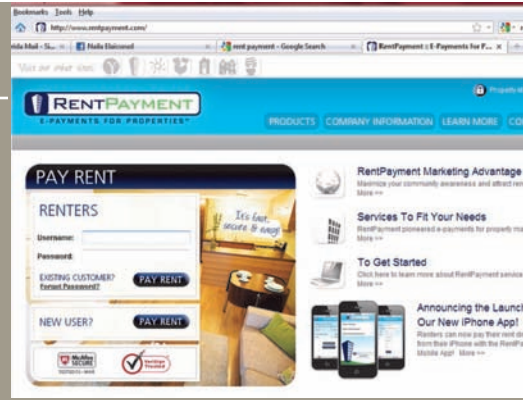
# Some Helpful Reminders!

According to page 1, section 1 of your lease, rent is due on the 1<sup>st</sup> of every month and late after the 3<sup>rd</sup> at midnight. All payments are late on the 4<sup>th</sup> regardless of holidays or weekends. Payment received on the 4th day will receive a \$50 late fee. Payment made after the 4th will accrue an additional \$10 a day until the rent is paid. Payments paid after the 4th of every month need to be made with a cashiers check or money order.



A. Put your check in the mail. It will be recorded and assted late fees as of the date we receive it, not the date you mail it.

B. Use the online payment system: [www.rentpayment.com](http://www.rentpayment.com)



2. All NSF checks will be assessed a \$50 NSF fee and all late fees applicable until payment is made with a money order or cashier's check.

3. If you have received 2 NSF's you can no longer pay with a check or credit card for the rest of your lease term. All future payments have to be made with a Money Order or Cashier's Check.

4. rentpayment.com will be disabled from receiving payments the 4th of every month and re-open on the 25th of every month.

5. We DO NOT ACCEPT Partial Payments. All payments must be for the entire balance owed or it will be rejected or returned. If all balances are not paid in full by the 3rd of every month, it will accrue late fees.

6. All accounts with outstanding balances on the date of expiration of all written notices; which includes but are not limited to 3-Day Notices and 7 day Cureables, will be submitted to the attorney. You will be charged an additional \$680.00 in attorney fees and court costs.

## property advice >>>



# Don't forget to take advantage of the community amenities!

### Clubhouse, Computer Lab &

### Tanning Bed:

M-F 9:30am-6pm

Sat: 10-6pm & Sunday: 12-4pm

### Gym:

Open 24 hours

### Grill/Pool:

Open until 11pm

# Maintenance Corner

Some helpful tips to keep your apartment in top shape!

Remember all work orders can be entered online at [www.ReflectionsUSF.org](http://www.ReflectionsUSF.org). Be sure to be specific when placing work orders. This helps us to better understand what the real issue is and ultimately helps maintenance repair the problem more efficiently.



### Keep your heat and a/c dust free:

Vacuum/Dust the vents in your apartment, then maintain after new dust has accumulated. Change your filter regularly, check to see if it is soiled frequently to make sure your filter is clean. Clean the closet that your a/c unit is in as well to maintain a dust free environment. In addition, don't turn off your heat or a/c when you leave. Instead, turn the heat down a few degrees or a/c up a few. You'll actually save more energy and money by maintaining a steadier temperature.

### Plumbing problems: Keep drains flowing freely.

Avoid pouring oil, coffee grounds, or other solids in the sink. Remove hair from the sink and tub promptly so they're not washed down the drain. Sink and toilet clogs usually can be unstopped with a plunger. Fill with water and then plunge. If your drain is clogged, please do not use a chemical remedies, as these will damage the PVC pipes at Reflections. If a clog occurs, please call and place a maintenance request. Thank you!

If these simple remedies do not work, please call the office to have a maintenance request .

## Please keep our community

- The trash receptacle is located by buildings 3 & 4. Please be sure to throw your trash in the dumpster. Also, be aware that there is a black button that must be pressed once your trash has been thrown in. This helps prevent unwanted pests/animals and keeps our community clean!
- Do not leave your trash outside of your front door or on your patio. If this occurs, you will first receive a warning, the second offense results in a \$10 per bag fine per resident.

## Don't Get Towed!

- Residents need to have the correct parking decal on your driver's side window. (The new decal is blue)
- Visitors must park in the designated VISITOR PARKING spots located on the property.
- Do not park motorcycles or scooters in the breezeways (Fire Marshall Code).
- All expired and inoperable vehicles will be towed at OWNER'S EXPENSE!

## Poker Champions >>>



1st Place—Amrita Patel

2nd Place—Luis Llerna

3rd Place—John Kokkinogoulis

Come Play next month and win BIG!!!!