



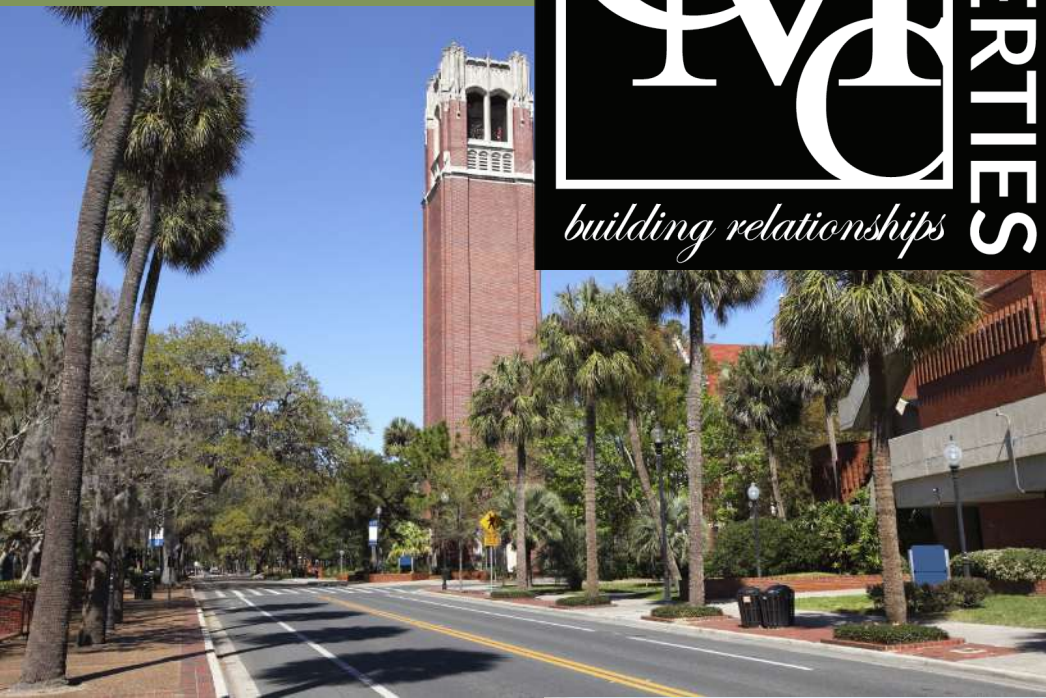
Lyn Court square



W WINDSOR HALL
Luxury Dorms

STUDENT PROPERTIES
CM
building relationships

UPPER WEST SIDE



CONGRATULATIONS



The information in this packet has been compiled to help you transition to your new home. As a resident, you will enjoy our diverse amenities and convenient location. We know you'll love living here, and our team looks forward to making your move smooth and serving your needs as a resident. Welcome home!

CMCalligator.com **LET'S CONNECT** NantucketWalk.com

LynCourtSquare.com     UpperWestside.com

WindsorHallDorms.com

Hours
 Mon - Fri: 9AM - 6PM
 Sat: 10AM - 4PM

CALL or TEXT
(352) 415-2120 

THIS PACKET INCLUDES:

- 3 Community Numbers, Insurance, Fees
- 4 Online Payments & Surveys
- 5 Community Reminders
- 6-8 Maintenance Information & Helpful Home Care Tips
- 9 Community Text Messages & Referrals
- 10 Key Receipt Log



COMMUNITY INFORMATION



✓ OFFICE HOURS:

Monday – Friday 9AM – 6PM

Saturday 10AM – 4PM

✓ OFFICE PHONE NUMBER: (352) 415-2120

✓ OFFICE FAX NUMBER: (352) 559-2955

✓ EMERGENCY MAINTENANCE

After-Hours Emergencies or Lockouts: (352) 505-6966

RESIDENT SURVEYS

We STRIVE for FIVE at CMC. In order to provide excellent and consistent customer service, residents will receive occasional requests to participate in customer-feedback surveys. We thank you for your positive feedback of team members who have provided superior service. Please scan this QR code with your personal device to take a survey at any time.



IMPORTANT REMINDERS

FEES

Rent is due on the FIRST of each month. A late fee equal to TEN PERCENT of your balance is added on the fourth day of the month for all unpaid rent. There is an additional late fee of \$50 assessed on the 11th of the month for any unpaid balance. Checks, money orders and cashier checks are accepted in the office. Please make your payment out to CMC LLLP and include your property's name and apartment number on the payment. If you're using a money order, please print your name on the payment as well.

PAYMENT INSTRUCTIONS

1. Download the **RentCafé Resident App** or go to your community's website,
2. Select "Resident Portal" at the top of the screen.
3. Enter the email and password that you set up when you applied online.
4. Enter payment account information.
5. Once logged in to your account, click "Make a Payment".
6. Enter the amount you would like to pay, and click "Continue".

NOTE: The amount shown on screen may not reflect all rent charges. Call the leasing office at (352) 415-2120 regarding balance inquiries.

7. Enter the desired payment method and select "Continue."
8. Verify the information and select "Pay Now."
9. You may save your preferred method of payment and also create recurring monthly payments by choosing "Set Up Auto Pay." You will receive a confirmation of payment at the email address on file once payment has been successfully submitted.

Insurance

This CMC community requires residents to provide proof of insurance throughout the term of their lease. Prior to move-in or lease renewal, all residents are required to purchase and maintain renter's insurance with minimum liability coverage of at least \$100,000 and personal contents coverage of \$10,000. If your current policy provides at least \$100,000 in liability, you are set. Simply bring your policy declarations page to the leasing office prior to your move-in date. The insurance declaration page should contain the policy effective date, coverage amounts, policy number, and list the property as an additional interested party.

We recommend that you visit our preferred vendor, Resident Shield, to receive a quote and to obtain coverage, or you may purchase a policy with another carrier of your choice. With a Resident Shield policy, you will receive \$100,000 liability insurance with \$10,000 - \$75,000 personal property coverage included, depending on your needs. To get your free quote now, visit Resident Shield or contact customer service at 1-800-566-1186. Coverage will begin immediately and our office will receive an automatic notification of your online policy purchase.



RESIDENT REMINDERS

FACEBOOK

We frequently post on Facebook to inform our residents of community events, resident appreciation parties, current issues and concerns. Please like and follow your property on Facebook to get involved with our community.

CONTACT INFORMATION

Residents are responsible for providing accurate phone numbers and email addresses to office staff at all times during the lease term. In order to receive text messages and emails, all contact information must be up-to-date at all times.

PEST CONTROL

Each community sprays for pests on the first and third Wednesdays of every month. To schedule pest control in your unit, please call the leasing office at (352) 415-2120.

TRASH

Help keep our community clean. We encourage you to take your trash out daily in order to prevent odors and pests in our community. Please use the garbage and recycling receptacles that are conveniently located at each property.



REMINDERS FOR PET OWNERS



- ✓ Pets of any kind are **not** permitted at Alligator Alley, LynCourt Square and Windsor Hall. Upper Westside is dog and cat-friendly, and Nantucket Walk is cat-friendly.

- ✓ Pets are not permitted at Upper Westside or Nantucket Walk unless approved in advance by lessor. Please stop by the office to sign a pet lease and pay the applicable pet deposit and rent. All unauthorized pets discovered will incur double fees.

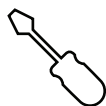
- ✓ Please keep dogs, cats, or similar pets on a leash at all times while outside. Please remember that this is not only a community rule, but is also an Alachua County Ordinance, "A dog owner has a duty to maintain "physical control" of the dog when the dog is off the owner's property. Off the owner's property includes streets, parks, public property, and private property of others."

- ✓ DO NOT leave any pet(s) tied outside or in any common area, such as walkways, stairwells, courtyards, patios and balconies, etc.

- ✓ Please confine walking of any pet(s) to designated areas and do not allow any pet(s) to interfere with any other residents' or guests' use and enjoyment of the premises.

- ✓ It is **MANDATORY** to pick up after your pets each time they go outside. **As a resident and as a pet owner, please be responsible and respectful of your neighbors.**

If you notice a resident being uncompliant with our pet policies, please call, text or email the on-site management team so we may address each issue on an individual basis.



MAINTENANCE INFORMATION

This list of helpful work order tips provides information about the most common repair requests. If you have a service request, please file a maintenance request ticket on the **RentCafé Resident App** or on the resident portal as soon as the concern arises. Our maintenance team is available Monday – Friday until 4:30 PM. Most maintenance requests are taken care of within 24 – 48 hours. **Outside of office hours, please contact (352) 505-6966 for our after-hours call center if an emergency occurs.**

Examples of Emergency Maintenance Requests

- ✓ Floods
- ✓ Water leaks (MUST BE REPORTED IMMEDIATELY)
- ✓ Non-operational toilets when only one toilet is available
- ✓ A/C units not cooling when temperature is 80 degrees or higher
- ✓ Refrigerator not cooling
- ✓ Malfunctioning oven, stove or cooktop



HELPFUL TIPS:

Electrical Issues

- ✓ First, check your fuse box for thrown breakers. If the outlets in the kitchen or the bathroom are out, press the reset button on one of the GFI outlets, which are located in kitchen and in ONE of the bathrooms.

Garbage Disposal

- ✓ Run water while the disposal is operating.
- ✓ If your disposal is not working, press the reset button located under or on the side of the disposal. The reset button is a red square button on the bottom of the disposal unit.
- ✓ DO NOT use Drano or any other chemical drain cleaner in your disposal.
- ✓ Disposals are not industrial strength. The following items are NEVER to be placed in the garbage disposal: egg shells, potato peels, bones, pasta noodles, fruit peelings, cooked rice, coins, utensils, plastic, glass or bottle caps.

Dishwasher

- ✓ Check the garbage disposal for blockage. This may cause issues for the dishwasher, too.

- ✓ If leaking, did you use the correct dishwashing soap?
- ✓ Please DO NOT use liquid dish detergent such as Dawn, Joy, etc.
- ✓ Please DO NOT use the dishwasher until maintenance has made the repairs.

Toilet

- ✓ We recommend purchasing a plunger.
- ✓ If the toilet is overflowing, turn the water off. The handle is located on the wall below the toilet.
- ✓ Please DO NOT flush paper towels, female or male products in the toilet.
- ✓ If the toilet is running constantly, this is an indication that the tank-flapper is not dropping down. Gently shake the toilet handle a few times in order to drop the flapper. If that does not work, please file a maintenance ticket.

Bathtub/Sink

- ✓ If your tub or sink is not draining, please file a maintenance ticket. DO NOT use Drano.

HVAC

- ✓ Set your thermostat to AUTO.
- ✓ Make sure that the air filter is clean. Please note that apartments with pets require more frequent filter changes. Air filters are available in the office, free of charge.
- ✓ If your air conditioner is frozen, turn the system off and turn the fan on. File a maintenance ticket immediately.
- ✓ If you smell smoke when turning on the heat, keep the furnace on to burn off the dust on the heat strips.

Ceiling Fans

- ✓ If the ceiling fan and/or light will not come on, please check to be sure that the pull-chain is turned on and a light bulb is in the fixture.
- ✓ Please DO NOT put stickers on ceiling fan blades, as they can throw the fan off balance.

Washer

- ✓ DO NOT overload your washer with clothes. They will not be cleaned and it will throw the washer off balance.
- ✓ Washing your clothes in cold water will save on energy costs.
- ✓ The units are not big enough for comforters, so please DO NOT wash your bed comforters in the washing machines.

Dryer

- ✓ Empty your dryer's lint-filter after every load. Not only is a full lint-filter a fire hazard, it can also cause the drying time to be as much as three times longer.



TUB, TILE & COUNTERTOP CARE

Due to the non-porous surface of the finish, there is no need to use any type of abrasive cleaners. Any household liquid detergent will provide excellent results. To remove mineral stains, use a mild acid-based solution such as a liquid bowl-cleaner.

All organic coatings such as the applied product must cure. This process starts at application and will continue for several days before cure completion happens. During this time, please refrain from using any products other than general cleaning solutions.

PLEASE DO...

- ✓ Clean thoroughly once a week.
- ✓ Use cleaning products such as Mr. Clean, Windex, 409, dishwashing detergent or Lysol-type products.

PLEASE DO NOT...

- ✓ Place heavy items on countertops.
- ✓ Leave soap or shampoo on the surface for extended periods of time.
- ✓ Use abrasive cleaners such as S-O-S pads, Comet, Soft Scrub or bleach.
- ✓ Use bath mats with suction cups on tubs.
- ✓ Allow faucet to continually leak onto a refinished surface.
- ✓ Cut food on countertop without using a cutting board.





TEXTING SEND & RECEIVE ALERTS

We utilize text messaging at all CMC communities. You may receive information regarding the following:

- ✓ Resident Activities
- ✓ Access Code Changes
- ✓ Property Inspections
- ✓ Scheduled Maintenance Alerts & Updates
- ✓ Rent Payment Alerts
- ✓ Renewal Rate Specials
- ✓ Local & Property Emergencies

OPTING OUT

At any time, you may text STOP to be permanently removed from receiving text messages, but doing so precludes you from receiving emergency messages via text. CMC guarantees that your cell phone number will not be sold or given to any third party for solicitation purposes.



REFER A FRIEND SAVE ON YOUR RENT

Don't keep your new home a secret! We offer a \$50 rent credit when you refer a new resident to sign a lease at any CMC community. When your referral signs their lease, ask them to mention your name. There is no limit to how many friends you can refer.

You will then receive \$50 off your next month's rent after your referral moves in. It's our way of saying thank you for spreading the word about CMC communities.

