

## **Welcome back!**

We hope you all had a great Holiday Season and a wonderful New Year.

We wanted to remind you of a few things that a lot of you seem to forget throughout the year and we also want to share with you some of the new things we have for this year.

Don't forget to renew your lease before January 10<sup>th</sup>, 2010 to ensure your current rates and to avoid your house being shown to other prospective residents. If you are looking for different housing options please let us know as well and we will be happy to assist you. We have anywhere from 1-5 bedroom houses, apartments, townhomes, garden homes and duplexes available for you. Keep in mind, if you transfer to another one of our properties you will NOT be required to pay an additional deposit nor any other fees and you will not be left homeless during the move-in period.

Our rental season officially begins January 15<sup>th</sup>. We will show houses between the hours of 12-5pm daily the same way we showed your current house to you while you were searching. We will give a courtesy call to the house coordinator and let them know we are on our way. If the house coordinator does not answer the phone we will leave a message. If you prefer we call another resident in the house please make sure to let us know. Please make sure we have your correct telephone numbers also.

### **Don't forget:**

- No pets are allowed in any of our properties. If a pet is seen or heard inside the house or in the premises you will be fined and evicted if the pet is not removed from the premises.
- Open fire pits are NOT allowed and are also against City Ordinance. Please make sure you have an outside fireplace.
- NO climbing on the roof is allowed. You will be fined if anyone is seen or objects such as chairs umbrellas, etc are located in your roof.
- Please report ANY maintenance problems to our office. Do not let any maintenance issue become a problem, as you can be held financially liable for any damages caused as a result of your negligence.
- Do not park on the grass at any time. You will be fined \$25 for every car that is seen on the grass.
- Do not place couches in your front porch. Only outside patio furniture is allowed
- ONLY flush toilet paper in the toilet. You will be responsible for any items found in the lines if a plumber has to fix it. Those items include and are not limited to: female sanitary products, paper towels, q-tips, cleaning wipes (even if they say they are flushable)

Inspections were done to most houses while you were gone for the Holidays. Our maintenance men will stop by to fix anything that we saw during our inspections. For those of you who had damages, violations, and/or had dirty place you will receive a letter letting you know if any charges will apply. Your parents will also receive a copy of this letter. Please know we took pictures of all houses that were inspected as well as any damages/violations/ dirty living conditions in your part.

### **Mildew Issues**

As most of you know mildew can be an ongoing issue in Florida but especially in Tallahassee, voted the 3<sup>rd</sup> most humid place in America by MSNBC.

Here are a few tips to avoid mildew in your home.

- Make sure there is proper ventilation. Open windows; turn on fans especially in the bathrooms. If you do neither the moisture of your “nice and hot shower” will remain in the air and eventually create mildew in the walls, which you will be responsible for the cleaning of it and possibly charged for it.
- Wipe down the window seals around our house at least every other week. Condensation builds especially during this time of the year when it is cold outside and you have a heater inside. If you do not clean it, once again condensation will stay in the seal and create mildew.
- Do not place your mattress right against a wall especially if there is a window nearby. If you do, make sure you let the wall air every now and then and push the bed from the wall to avoid mildew.

### **Space heaters**

You will be financially responsible for any damages caused by fires as a result of a space heater. Please do not forget to turn them off and do not place them near cloth items including your bed.

### **What's New for 2010!!!**

#### **PAY YOUR RENT ONLINE!**

You are now able to pay your rent online with a credit card or a bank draft deduction from your checking or savings account. We have attached a flyer for your review. You can also go to our website under the Residents tab and find out more about it.

#### **WE HAVE A NEW LOOK FOR OUR WEBSITE!**

We have been working hard to come out with a new look for our website and we finally got it. You will be able to see our properties with pictures and floor plans, download documents, pay your rent online, send us maintenance request, refer your

friends to us, download all correspondence sent to residents and much more. Check it out at [www.jacksonpropertiesinc.com](http://www.jacksonpropertiesinc.com)

**OUR SPRING HOURS HAVE CHANGED!**

Starting January 6<sup>th</sup>, 2010 our office hours will be Monday- Friday 10am-6pm and Saturday and Sunday 12-5pm. We will show houses between the hours of 12-5pm daily.

**NEW OFFICE STAFF**

We have added a few more people to our office.

Chelsea Bogdan

Chelsea Germani

Gianeli Mestre

Nina Peters

They will all be glad to assist you if you need anything!

**YOUR LANDLORD IS RUNNING FOR CITY COMMISSIONER SEAT 5.**

After being in Tallahassee for over 30 years and seeing the corruption and “shady deals” that go on with our city politics, Dr. Jackson has decided to do something about it. He has decided to run for city commissioner seat 5 and he would like to focus on the **reduction of utility rates** as Tallahassee is in the top 10 lists for most expensive utilities in America and 2<sup>nd</sup> in Florida. He wants to **reduce property taxes**. Our property taxes have more than doubled and sometimes tripled the last few years making it harder for every landlord in town to provide affordable housing.

Thank you for taking the time to read this and we hope you all have a great New Years!

Sincerely,

Jackson Properties