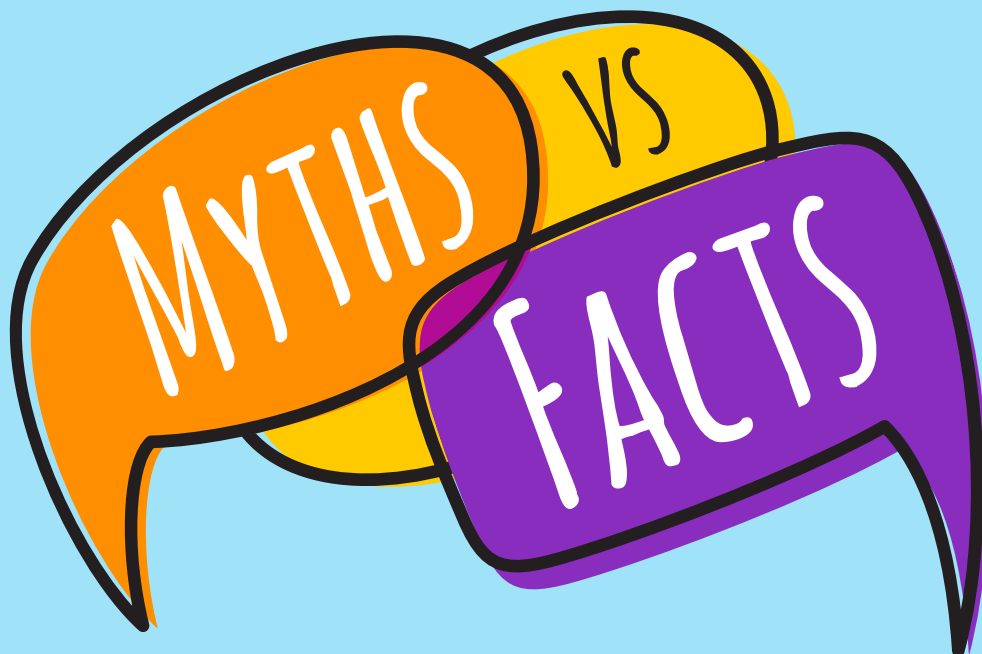


Oakdale

Community Newsletter

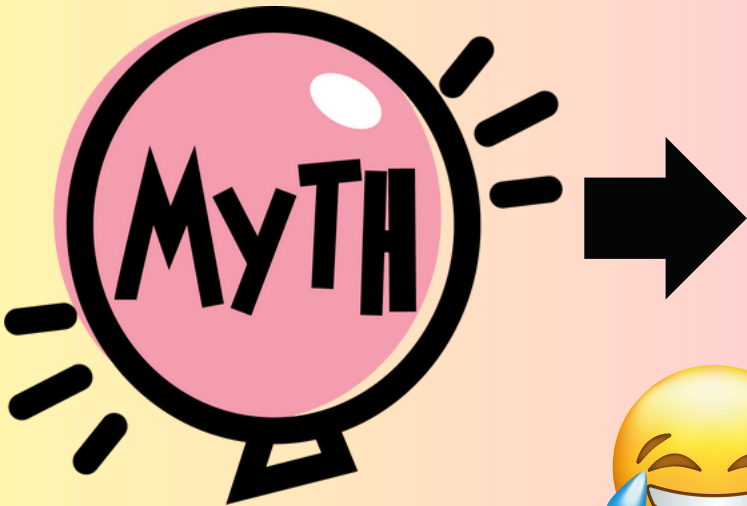
IT'S TIME TO PLAY



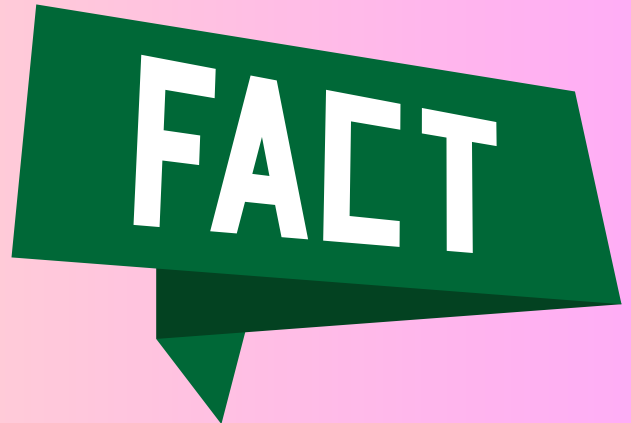
TENANT EDITION



READ ON TO SEE WHICH TENANT MYTHS WE BUST.



JAB PROPERTY MANAGEMENT MAKES ALL THEIR MONEY FROM APPLICATION FEES.



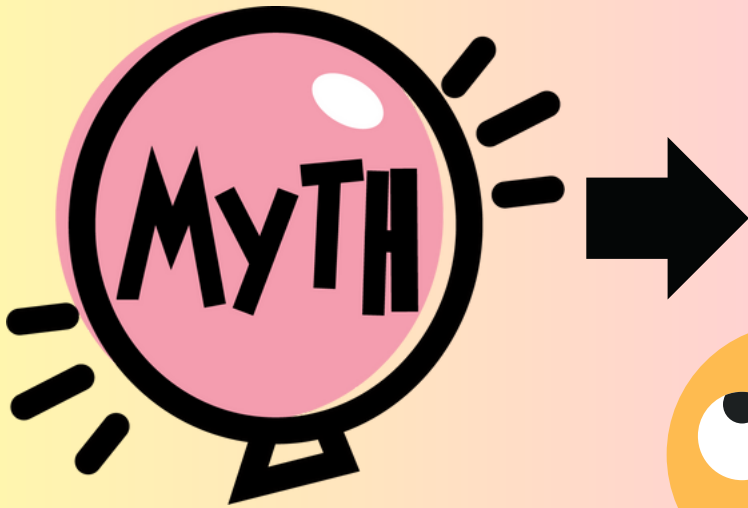
JAB MAKES EXACTLY \$0.00 FROM THE APPLICATION FEE.

JAB Property Management doesn't charge an application fee.

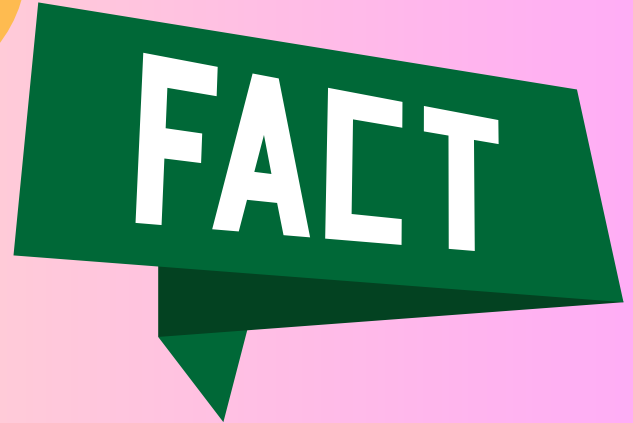
We outsource the credit check portion of your application to a third-party verification service called 'OnSite.' They charge \$46 + tax. They charge the fee, the money goes directly to them. Not one cent is paid to us.

Additionally, we take steps to ensure you meet our rental history and income criteria before we even run your credit! If you do not have two years of verifiable rental history and income that is three times the rent, we won't run a credit check. The funds that were on hold for the credit check will be released back to your account.





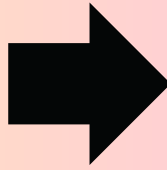
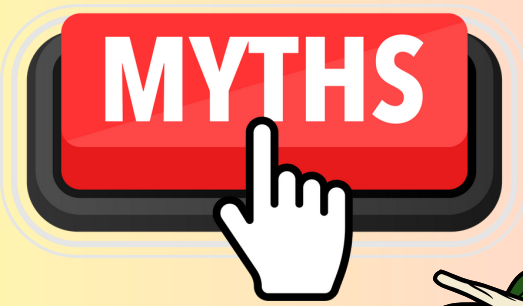
JAB PROPERTY MANAGEMENT REQUIRES AN 800 OR ABOVE CREDIT SCORE



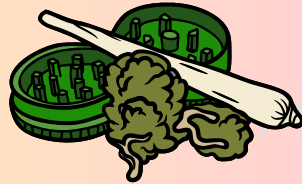
JAB DOESN'T USE A SCORE THRESHOLD. WE LOOK AT YOUR ENTIRE CREDIT PACKAGE.

JAB Property Management looks at your credit in it's entirety. We do not rely on a score or a number. We look for current credit usage, debt-to-income ratio, current lates, bankruptcies, legal judgements, wage garnishments etc.

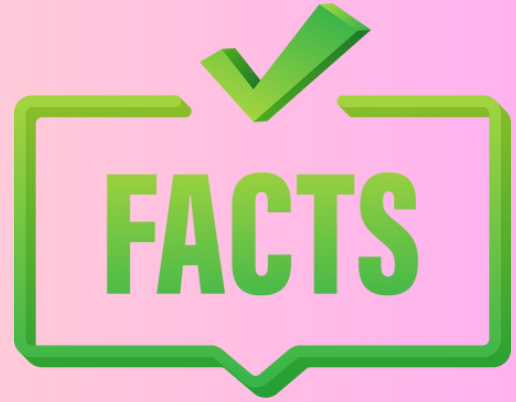
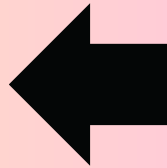




MARIJUANA IS LEGAL IN CALIFORNIA SO IT'S TOTALLY COOL IF I SMOKE IT IN MY HOUSE.



SMOKING ANYTHING IN YOUR HOUSE IS AGAINST JAB'S COMMUNITY POLICIES.



You know, the Community Policies outlined in the 72-page lease you signed? Yeah, those ones.

Check out page 69. SMOKE-FREE ADDENDUM:

“Residents [You] and Owner [JAB] acknowledge that smoking negatively effects the health of the community at large and contributes to an increased risk of fire and maintenance and cleaning costs of the Leased Premises.

Smoking means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, vapor smoking product, or other tobacco product or similar lighted product, INCLUDING MARIJUANA, in any manner or in any form.”

In the event that isn't clear enough, you can also consult page Page 51, MARIJUANA ADDENDUM:

“The possession, use, cultivation, manufacture or sale of any ILLEGAL SUBSTANCE, INCLUDING MARIJUANA, is strictly prohibited.”

Now I know what you're going to say: BUT IT'S LEGAL IN CALIFORNIA!!!! You're not wrong, but you have to remember that it is still a federal crime. As such, JAB prohibits it in, on or around any and all of their properties.

BE A GOOD NEIGHBOR

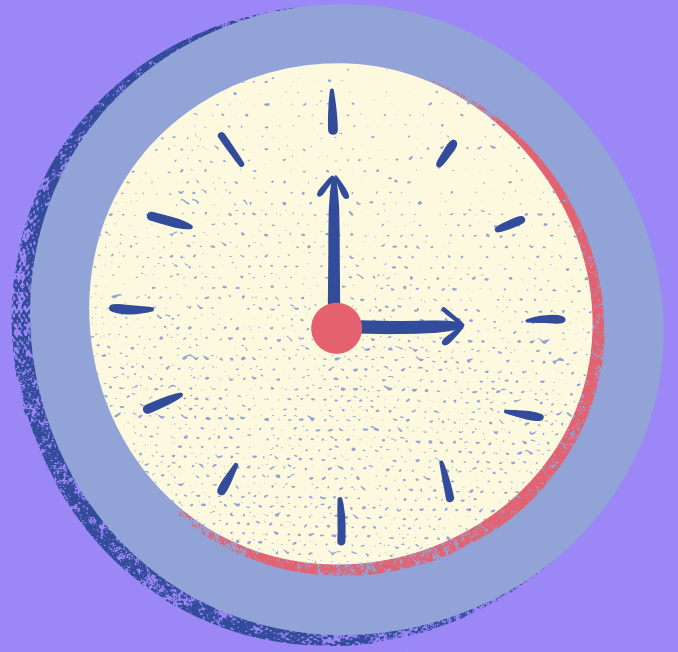
The Oakdale Rodeo

April 13 & 14

For ticket and event info,
[click here](#)



GUESS
WHAT
TIME
IT IS??



THAT'S RIGHT!
IT'S ANNUAL UNIT
INSPECTION TIME!





JAB Property Management Announces Annual Unit Inspections

This Spring, JAB Property Management will begin our process of Annual Unit Inspections. The purpose of the unit inspection is two-fold: to ensure that the structure is sound and in good repair; and to ensure that the resident is maintaining the unit properly. (Note: if your move-in date was less than six months prior, your unit will not be inspected at this time.)

Management will provide notification in advance and in writing of any inspection. Residents are not required to be present for unit inspections. If it is determined by management that needed repairs went unreported by the resident and/or were caused by the resident's household and/or guests, the resident will be financially responsible for such repairs and lease violations may be issued.

If structural issues are found during the inspection, our maintenance team will address them. If the unit inspection results in discovery that the apartment is not maintained in a decent, safe and sanitary manner, the resident will be issued a lease violation. A re-inspection will be conducted to confirm that the resident has complied with the requirement to abate the problem. Failure to abate the problem or allow for a re-inspection is considered a violation of the lease and may result in termination of tenancy.

HOW TO PREPARE FOR YOUR ANNUAL UNIT INSPECTION

When a resident moves into a unit, everything has been inspected, cleaned, and repaired. It is the resident's responsibility to practice good housekeeping skills to keep it that way. Good housekeeping will prevent pest infestation and ensure that all unit inspections will yield passing scores.

The following guidelines will help you keep your unit in good condition:

- Residents should not put grease down the sink.
- Tubs and showers should be clean and free of excessive mildew and mold. The lavatory should be clean. Residents should not flush toys, grease, sanitary napkin products, paper towels, sanitary wipes, diapers or wash cloths down the toilet. Residents will be charged drain clearance fees for these damages and they can be quite costly especially if other units are affected.
- Residents should keep garbage cans covered. Plastic bags inside the can should be utilized to avoid bad odors. Cans should be washed and disinfected weekly.
- Residents should keep their stove and vent hood clean. Stove racks, vent hood filters and ovens should be cleaned/replaced as needed. Grease build up in the stove burner drip pans and the vent hoods should not be allowed to accumulate since this presents a fire risk. Residents are responsible for replacing drip pans and vent filters as needed. These can be found at your local hardware store or online.
- Residents should store all cookies, crackers, cereal, etc, in covered, air tight containers.
- Cabinets should be clean and neat, cabinet surfaces and counter tops should be free of grease and spilled food.
- Residents should sweep floors and mop with appropriate floor cleaners. Please see your lease addenda for floor care instructions. Abrasive cleaners should not be used. Paste wax should not be used. Floors should be clean and dry and free of spills and stains.
- Windows should be clean with blinds and screens intact and not broken in any way.
- Heater/AC and water heater closets shall not be used as storage and should be free of clutter.
- Residents should wipe down any dirty walls with warm water and a cloth. Walls should be free of dirt, grease, holes, cobwebs, and fingerprints.
- Residents should use the proper wall hooks for hanging decorative items or pictures.
- Entire unit should be free of rodent and insect infestation and pet excrement.
- Flammable materials should not be stored inside the unit in closets or utility rooms.
- Residents should keep exterior areas clean at all times. Interior furniture should not be placed on exterior porch areas. Cigarette butts, or trash, scattered outside can result in clean-up damage charges being assessed to the resident. Grease should not be dumped in the grass outside the resident's unit. This also could result in damage charges being assessed to the resident. Exterior walls should be free of graffiti.
- Laundry areas should be clean and neat; lint should be removed from dryers after every use.
- Closets, drawers and cabinets will be inspected to confirm good condition and that items are stored properly and there are no pest infestations or mold issues.



How's It Going? Do you have questions or need assistance with Annual Inspections?



For questions, assistance, extra time, or special accommodations in regards to Annual Unit Inspections, please contact your resident manager or the main office at 209-472-7777.

***JAB Property Management Thanks
You For Your Cooperation!***

TENANTS ARE RESPONSIBLE FOR REPLACING THE FOLLOWING ITEMS AS

NEEDED:

- AC Filters
- Drip Pans
- Oven Hood Filters
- Light Bulbs
- Smoke Detector Batteries
- Thermostat Batteries

FILTER SIZES:

- Raintree Condos: 14x24x1
- Lan Ark: 14x24x1
- Strathaven: 14x24x1
- Arguello Drive: 14x25x1
- Kelley: 14x25x1 **or** 14x20x1
- Montgomery Ave: 14x25x1
- Roanoke: 14x25x1
- Wentworth Drive: 14x25x1
- Don Ave, Upstairs: 14x25x1
- Don Ave, Downstairs: 14x20x1

TENANTS CAN ALSO FIND THE FOLLOWING ITEMS AT YOUR LOCAL HARDWARE STORE:

- VERTICAL BLIND SLATS**
- WALL PLATES**
- SINK STOPPERS**
- SLIDING SCREENS**

LOCAL VENDOR LIST FOR UNIT MAINTENANCE:

- MCA Janitorial - (415) 774-6704
- Big Blue Junk - (209) 808-3454
- Speed Dry Cleaning (carpet)
(209) 475-9900
- Mike's Lawn Care - (209) 471-6469
- Bay Area Squeegee (gutters, power washing, windows)
(925) 989-7052

