



HAPPY BIRTHDAY AMERICA!



Gainesville's Own 4th of July Celebration.

Head to the UF Bandshell for the annual Fanfare & Fireworks Display. The show is July 3rd and starts as soon as the sky is dark enough to show off the beautiful fireworks.

A great little picnic dinner would make the night complete. Pack cold fried chicken, potato salad, coleslaw and biscuits.

Enjoy the show and don't forget your mosquito repellent!

FAQ's About Move Out Day!



1. When do I have to be out of the apartment?

Building B leases expire on Saturday August 4th at noon.

Building A leases expire on Wednesday August 8th at noon.

2. What do I have to do before I move out?

There are several things you need to remember before you move out. Remember to turn in your keys, including the mail box keys. Place them in a small envelope and write your name and apartment number on the outside. Turn them into the leasing office along with your forwarding address. If we do not have your correct forwarding address we can't send your security deposit refund to where you may want it. Remove all your personal belongings and trash from the apartment and clean, clean, clean!

3. Do I need to be present for the move out inspection?

No. We have less than 2 weeks before new move-ins to prepare the entire complex. Trimark Properties does not schedule appointments with residents for move out inspections. To do so for almost 400 residents in a period of less than 2 weeks is impossible and would cause an extreme back up in getting the new residents moved in. You will receive a full accounting of any and all damages within 30 days of your lease end as required by Florida State Law. If there is anything you disagree with you may contest the charge as per Florida State Law.

4. What if I do not agree with the damage charges? Won't it be too late to get my money back?

No. If there is anything you do not agree with you can write to the address provided on your Settlement of Deposit letter. Due to Florida Statutes regarding the refund of deposits, any discussion of charges must be conducted in writing. No phone calls will be accepted to discuss anything regarding a deposit refund.

5. When will I receive my refund?

If there are no charges assessed for damage, cleaning etc. for your bedroom or the common areas and if you do not have an outstanding balance, we will mail the full amount of your deposit within 15 days of your lease end as required by Florida Law. If there are charges assessed for damage, cleaning or if you have an outstanding balance, we will mail a Final Account Statement outlining the deductions taken and an adjusted security deposit check within 30 days of your lease end as required by Florida State Law.

6. What exactly will I be charged for?

Damages, including any necessary painting or cleaning in your bedroom are your complete responsibility. Damages, including any necessary painting or cleaning in the common area are shared on a pro-rata basis divided equally among all residents of the apartment. For example, if you leave trash behind you will be charged for the removal of that trash. If you leave the bathroom in an unclean manner you will be charged for cleaning. If you have broken a closet shelf, or leave stickers behind on the wall or ceiling you will be charged for damages as per your lease agreement.

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IT'S THAT TIME OF THE YEAR AGAIN!

Some of you may not be remaining with us this coming fall. Although we are sad to see you go, we sincerely wish you all the best of luck and success in your future endeavors!

The Official Move Out Day is approaching very fast! Building B move out is Saturday August 4th and building A is Wednesday August 8th and the deadline for both is NOON. So for those of you who will not be staying with us we would just like to remind you of a few things to help make your move and getting your security deposit a little easier.



HOT ITEMS TO REMEMBER!

Before you turn in your keys, please make sure you check the following:

- Is my balance cleared?
- Are my room and the common areas in order? (stop by office for a checklist)
- Did I leave the office and the post office my forwarding address?
- Did I turn in my keys to the office?

Your redecoration fee only covers the following: touch up paint, normal steam cleaning of the carpets and common area furniture, stripping and waxing of tile floors, light cleaning, and a normal cleaning of all windows. The redecoration fee does not cover cleaning of the: refrigerator, stove (including the pans under the burners), oven, bathtubs, cupboards, and closets.

Please remember to remove drawer liners and clothing from the dresser drawers. Check under the desk, most of us don't realize how easy or quickly black spots grow there from shoes, feet or other things being against the wall. If it's dirty, try a little warm water and a sponge or spray cleaner w/bleach (make sure not to get it on the carpet). Usually, a little wiping can take care of those nasty stains and spots on walls. Oh, and don't forget to check under the bed for any forgotten items or trash! Also, if you had things taped to the wall, please remove the tape before you leave or any other adhesive item which might have been used!

For those of you who are staying with us, we will be entering your apartment August 4th-18th to "redecorate" your apartment. Please remember that you are also responsible for making sure your common areas are in order so we can quickly make-ready your apartment for your new roommates. If all residents in your apartment are renewing and you wish to "waive" the redecoration, please stop by the office for a form. Forms must be returned by July 31, 2007!

Again if you have any questions please stop by the office, we want to make sure you fully understand our process so you can get your security deposit back.

Have a great summer!

***Sincerely,
Karen, Wade, Whitney and the rest of The Courtyards' Staff***

Rent Raffle

Pay rent on or before the 1st of the month and you could win a \$50 rent credit! Fill out a raffle entry form in the office when you pay rent. We'll hold a drawing in the office and notify the winner in next month's newsletter.



June's Lucky

Winner: Omar Abdel-Aziz

Congratulations Omar! You can take \$50 off of your next month's rent!

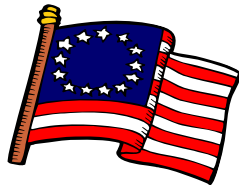
Newsletter Contest

Remember, you can bring your answers by the office starting at 9am, Monday, July 2nd.

Good Luck! This month's question:

Who was asked to make the first US flag?

- A. Betty Crocker
- B. Eleanor Roosevelt
- C. Betsy Ross
- D. Martha Washington



Decals still available!

Remember to tell your friends decals for summer and fall are still available at: www.ParkNearUF.com

There is a limited amount of parking available so tell your friends to contact them today!



Fireworks



The 4th of July is the Nation's Birthday. What would a celebration for such a wonderful nation be without fireworks? At Trimark, we know how important fireworks are to the annual 4th of July parties, but unfortunately, they are not allowed on any of our properties. Please refer to your lease in The Rules and Regulations section under "Prohibited Items, Usage." We want to keep our residents safe and out of the emergency room this 4th of July! Not only are fireworks dangerous to humans, they are very dangerous to our extremely dry Florida land. Did you know that fireworks cause thousands of injuries every year? According to Professional Apartment Management's monthly newsletter, Emergency room staffs treated approximately 8,500 fireworks related injuries in 1999 alone. Approximately 55% of the injuries were burns, and most were to hands, arms and eyes. Even sparklers can cause severe injuries. Did you know that a sparkler burns as hot as 2000 degrees Fahrenheit? In one recent year, sparklers were responsible for more than 900 emergency room visits and even the death of a San Diego boy! Fireworks can cause injuries in several ways:



- By exploding earlier or later than expected.
- Incorrect or unexpected flight paths for rockets.
- Inappropriate use of fireworks, such as cutting them open, using near flammable liquids or using them inside. Most importantly of all, fireworks are a leading cause of fires. The National Fire Protection Association estimates that fires caused by fireworks are responsible for a minimum of \$20 Million in property loss and damage every year. For your safety, we at Trimark would like to remind you that fireworks in the hands of amateurs can be very dangerous!

Please remember that it's a violation of your lease to use or store fireworks at any one of Trimark's properties! Please feel free to report anyone using fireworks on any Trimark Property to the office! Happy 4th of July!



July 2007

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 RENT IS DUE	2 <u>Summer B Classes Begin</u>	3 Fanfares & Fireworks UF Bandshell	4 4th of July Office Closed	5 Last Day to Pay Rent on time!	6 RENT IS LATE \$50.00 late rent charge	7 Add \$5.00 per day late rent
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25 Don't Forget Your Sunscreen!	26	27	28
29	30	31	1	2	3	4

-John's Tips-

Hurricane Safety Awareness

While Gainesville resides in the heart of North Central Florida, we are not immune to the occasional Hurricane threat. Keep in mind that it is a good idea to keep the essentials on hand, just in case! Below is a brief list of things to keep on hand in your Hurricane Survival Kit. If you have any questions, check the National Hurricane Center website at <http://www.nhc.noaa.gov/>. Stop by the office to pick up a hurricane tracking sheet!

- 2 week supply of essential medicines & prescriptions
- First Aid Supplies
- Portable radio and flashlight with extra batteries
- Toiletries
- Pillows, blankets, sleeping bags
- Important papers
- Trash bags, water storage containers
- Fire Extinguisher
- Plenty of cash (ATMs may not work during storm)