

Welcome Home!



Thank you for choosing

AMBRA
Real Estate

Company Information

41690 Ivy Street, Suite B
Murrieta, CA 92562

27186 Newport Rd.
Menifee, CA 92584

951-492-8790

www.AmbraRealEstate.com

www.AmbraPropertyManagement.com

Residential Sales and Property Management

DRE# 01876024



My Agent: _____

Phone: _____

Email: _____

Website: _____

DRE#: _____

Business Hours: _____



AMBRA
Real Estate

Local Contacts

Cities

Temecula - www.cityoftemecula.org

Murrieta - www.murrieta.org

Menifee - www.cityofmenifee.us

Lake Elsinore - www.lake-elsinore.org

Wildomar - www.cityofwildomar.org

Canyon Lake - www.cityofcanyonlake.com

Hemet - www.cityofhemet.org

San Jacinto - www.ci.san-jacinto.ca.us

Perris - www.cityofperris.com

County of Riverside - www.countyofriverside.us

Riv. Co. Superior Court - www.riverside.courts.ca.gov

Police Departments

Riverside County Sheriff - www.riversidesheriff.org

951-696-3000

951-776-1099

Murrieta Police

951-696-3615

Hemet Police

951-765-2400

* any city without Police Dept., contact Sheriff

Fire Departments

Riverside County Fire Department - www.rvcfire.org

951-955-4777

Murrieta Fire Department

951-304-3473

Hemet Fire Department

951-765-2400

Hospitals

Loma Linda Medical Center - www.llumcmurrieta.org

951-290-4000

Rancho Springs Medical Ctr - swhealthcaresystem.com

951-696-6000

Inland Valley Medical Ctr - swhealthcaresystem.com

951-677-1111

Menifee VMC- www.menifeevalleymedicalcenter.com

951-679-8888

Hemet Valley Medical Center - www.hemettvmc.com

951-652-2811

* In the event of an emergency dial 911

Utilities

Southern California Edison - www.sce.com

800-655-4555

Southern California Gas Co. - www.socalgas.com

877-238-0092

Western Municipal Water District - www.wmwd.com

951-677-7667

Eastern Municipal Water District - www.emwd.org

800-426-3693

Rancho California Water - www.ranchowater.com

951-296-6900

Elsinore Valley Municipal Water - www.evmwd.com

951-674-3146

CR&R Trash Disposal - www.crrwasteservices.com

800-755-8112

Waste Management - www.wm.com

School Districts

Temecula - www.tvusd.k12.ca.us

Murrieta - www.murrieta.k12.ca.us

Menifee - www.menifeeusd.org

Lake Elsinore - www.leusd.k12.ca.us

Hemet - www.hemetusd.k12.ca.us

San Jacinto - www.sanjacinto.k12.ca.us

Perris - www.puhisd.org

Dept. of Motor Vehicles - www.dmv.ca.gov

800-777-0133

27851 Diaz Rd., Temecula

1200 S. State St., Hemet

Chambers of Commerce

Temecula - www.temecula.org

Murrieta - www.murrietachamber.org

Menifee - www.menifeevalleychamber.com

Lake Elsinore - www.lakeelsinorechamber.com

Wildomar - www.wildomarchamber.org

Hemet - www.hemetsanjacintochamber.com

San Jacinto - www.sanjacintochamber.org

Perris - www.perrischamber.org

Post Offices - www.usps.com

800-ASK-USPS

After Hours Pet Emergencies

Emergency Pet Clinic

951-695-5044

For quick access, keep this page with your important numbers!

This information is deemed correct at the time of printing, however, phone numbers and websites are subject to change. Ambra Real Estate and its associates make no guarantees for the accuracy of this information and shall not be held responsible for incorrect information. We advise you to verify all information as correct and continually update your records.

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Information For Our Tenants

Whether this is your first time renting through a property management company or you have before, you probably have questions. While our company has been hired by the owner of this property, we take pride in offering outstanding service and help to our tenants, as well. This page aims to answer most of your questions and should guide you to a great renting experience.

Making Your Rent Payment

Please refer to your lease agreement for your rent's due date. Rent can be paid by the following methods: cashiers check, money order, or online (preferred method). **All forms of payment should be made out to Ambra Real Estate.** If paying online, it is highly encouraged to start your payment 3-5 business days in advance of your due date to allow for processing time. Rent received late is subject to late fees.

Paying Online - visit www.ambrapm.com and click the "Pay Rent Online" icon. You will be directed to a secure third-party login page where you can create an account to pay rent each month.

Paying by Cashiers Check or Money Order - rent paid by these forms can be mailed to our corporate address or personally delivered to our drop safe in the main lobby (between the desk and copy machine) at the Murrieta office location.

Mail rent to:
Ambra Real Estate
P.O. Box 2169
Temecula, CA 92593

Drop off rent at:
41690 Ivy Street, Suite B
Murrieta, CA 92562

Maintenance

To place a maintenance request for non-emergency repairs, contact your property manager directly. For after hours emergencies, try first contacting your property manager. If the situation is a matter of health and safety and you cannot reach your manager, you have the option to take the necessary action to correct the emergency. Please report the situation and its resolution to your property manager as soon as possible in writing (via email). Your manager will then take the proper course of action to further resolve (if necessary) and close the matter.

Emergency maintenance number if different than manager's: _____

Contact with owner

The owner of the property has contracted Ambra Real Estate to work on behalf of them. Going forward, all contact with the property owner should cease and any questions or concerns should be directed to your property manager.

Security Deposit

Return of your security deposit depends largely on the condition of the home when you move out. To ensure the most return, you should leave the property in the same condition as which you left it. It is important to complete the move-in, move-out form. **Security deposit is not intended to be used as last month's rent.**

Purchasing a home

Most tenants have previously been or hope to some day be homeowners. If this is true for you, we can help. Each of our property managers is fully licensed and able to assist you in purchasing a home after your lease is up. With the relationship already forming, you won't have to stress about finding someone to trust during the biggest purchase of your life.

Manager:

Phone:

Email:

Web:

OAK MOUNTAIN WINERY

\$2.00 OFF a wine tasting for two

951-699-9102
www.oakmountainwinery.com



Save 15% off all services!

951-314-6002
www.precisioncarpetandtilecleaning.com



2 for 1 Green Fee
\$40 valid Monday - Friday

Good for 1st time customers new to the area
951-677-7446
www.thegolfclubatranchocalifornia.com

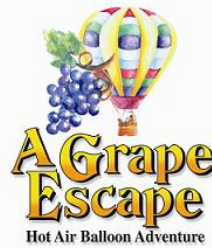


NEWCOMER SPECIAL

Three (3) classes for only \$20
Living Yoga Center

(1st Timers. Expires 14 days from 1st class)

LIVING YOGA CENTER ~ 28544 OLD TOWN FRONT STREET, SUITE 300,
TEMECULA, CA 92590 ~ 951.676.2206
WWW.LIVING-YOGA.COM



www.hotairtours.com

Temecula's Leader in
Experienced, Safe, and Professional
Balloon rides!

Daily flights offered at sunrise.
After flight celebration is included!
10% off regular retail rate

(951) 699-9987



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Buy any two regularly priced lunch or dinner entrees & two beverages to receive 25% off your guest check.

Not valid with other offers or discounts.
Offer expires 5-31-12

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www.skyboxfun.com



\$10 OFF
First Session

Tutoring and Academic Support
Services for all levels and disciplines

951-505-2044
www.parker-center.com



McCabe's Nursery &
Landscape Construction

\$500 OFF your landscape project
valued at \$5,000 or more

- or -
20% OFF your first month's
maintenance with a three month
signed contract

951-694-5384
www.mccabesnursery.com



Referral Rewards

Who's the next person you know that is looking to buy a home?

Introduce your family, friends, co-workers, or neighbors to us and when they purchase a new home, you'll receive a "thank you" gift for the introduction and closing!

Check with your representative to see if they offer this reward.



Here are some special offers to celebrate your new residence!
Simply cut out each offer and redeem!

Also recommended by Ambra Real Estate:

Togos Sandwiches
26580 Ynez Rd. Unit C
Temecula

French Valley Café
37552 Winchester Rd.
Murrieta

Fresh and Easy
39530 Murr. Hot Springs Rd.
Murrieta

Valley Vet Clinic
25095 Jefferson Ave
Murrieta
valleyvetclinic.com

Country Kennels
25817 Washington Ave.
Murrieta
countrykennelsca.com

Southwest Nursery
36705 Briggs Rd.
Murrieta

Find more great local businesses and attractions at www.AmbraRealEstate.com

The Golf Club at Rancho California
39500 Robert Trent Jones Parkway
Murrieta, CA 92563

Precision Carpet and Tile Cleaning

Oak Mountain Winery
36522 Via Verde
Temecula, CA 92592

Offered with Ambra Real Estate's client
welcome packet.

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A Grape Escape Balloon Adventure
40335 Winchester Road Suite E PMB#226
Temecula, CA 92591

Living Yoga Center
28544 Old Town Front Street
Temecula, CA 92590

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McCabe's Nursery and Landscape Construction
45700 Adler Lane
Temecula, CA 92590

The Parker Center

Skybox Grill and Tavern
30724 Benton Rd. Suite C-308
Winchester, CA 92596

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