

Tenant Frequently Asked Questions

Ryntal Property Management manages properties on behalf of its investor owners, offering some of the most attractive and varied property offerings in the area. Often times, tenants have questions about leasing a property professionally managed by a local property manager, such as Ryntal Property Management. This list of Frequently Asked Questions is intended to help answer some of your questions.

What does it mean that the property I am renting in a Condominium or Homeowners Association?

Many people just moving into the area may not be familiar with what it means to live within a Condominium or Homeowner Association. Ryntal Property Management manages property in more than one hundred different Associations. Each Association has its own unique set of governing documents and rules and regulations. When you rent in an Association you will be subject to and must comply with all the standard laws and rules and those related to the specific Association in which you live. Ryntal Property Management will provide you with a copy of the rules and regulations of the Association at the time of your lease signing, however, these rules are subject to change by the Association and are outside the control of the property owner or Ryntal Property Management.

Private unit ownership and Association living can also impact maintenance requests. The responsibility for certain repairs may involve multiple parties, including the Association, which can result in delays.

I am interested in renting one of your available properties, do I qualify?

All person's eighteen (18) years of age or older must complete and sign an application and remit a \$100 non-refundable application fee. All occupants in the unit must be listed, including those under the age of 18. Only those applicants and occupants listed on the approved Application will be permitted to occupy the property. Application fees can be paid by check or money order. Credit card payment is accepted when applying online. Before processing your application, each applicant will be required to supply current proof of income, a copy of a government issued photo ID (driver's license, passport, military ID, etc.) and social security card. If you have a pet a photo of the pet must be supplied. We run a complete background check on each applicant including criminal history, credit

reporting, evictions, and prior landlord verification. While each situation may differ, generally those applicants with felonies or numerous reported criminal matters, evictions, unsatisfactory prior landlord verifications or credit scores of 550 or less should not apply. We reserve the right to evaluate individual circumstances and utilizing risk mitigation techniques to make a final decision.

We strictly adhere to Fair Housing Laws.

Do you accept pets?

Domestic dogs and cats are accepted at many, but not all, of our properties. Each property owner and each Association may differ on the type, size and breed of pet permitted. Dangerous breed dogs, including mixed breeds containing dangerous breed dogs, are never accepted at any of our properties. Fish and exotic pets such as snakes, lizards and birds are not accepted. If pets are accepted at a property our listing will disclose the criteria. If your pet is allowed, they will be listed in the lease agreement, a photo of the pet must be supplied, a non-refundable pet fee will be assessed, and all applicable ordinances, laws, rules and regulations regarding pets will be strictly enforced. The non-refundable pet fee is not for damages to the property caused by your pet. Damages to the property caused by your pet are your responsibility.

I just rented a property managed by Ryntal Property Management, how do I pay rent and request maintenance?

Ryntal Property Management prides itself on being there for you. It starts with our online system, available 24 hours a day, 7 days a week. The only requirement is access to the internet. Our online tenant portal allows you to pay rent online, review your ledger, submit maintenance requests, communicate with your property manager, or review electronic copies of your lease documents.

**If you have any additional questions, please contact us. It is
“Our Pleasure to Serve You”!**