

Frequently Asked Questions for Future Residents

How do I view available properties?

The best way to view a property is to set up an appointment with our Management Company. You may call our office to schedule an appointment at **717-781-6360**. You will be required to provide a working number where you can be reached to confirm your appointment. If for any reason you are unable to keep your appointment please call our office to reschedule. You can also schedule an appointment through email at **info@distinctrentals.com**

What do I do if I am interested in renting a property?

Each adult (anyone 18 and older) who will be occupying the property must submit a complete application and pay an application fee of \$25. To hold the property you must also submit the full security deposit. The application fee is non-refundable. The hold fee is also non-fundable if you decide not to occupy the property.

What is the term of the Lease?

Our leases are generally for one year. We may permit shorter term leases if allowed by the property owner, a premium may be added to the rent for any leases less than one year.

How long does it take to process my application?

We process applications as quickly as possible; it generally averages one to two business days for an application to be completed. Please provide accurate contact information and documentation as requested by Management to make sure each application is processed efficiently.

How quickly can I move in?

You can discuss your exact move in date with one of our Associates, you can generally move in immediately if the property is ready and vacant. If any work needs to be completed or if it is still occupied we will schedule a future date for you.

After my application is approved, what do I do?

We will contact you as soon as possible to let you know that you have been approved. Then you will have 3 business days to sign the lease and pay the security deposit to secure your new home.

Do you allow pets at your rental properties?

Pets are allowed based on the Property Owner's preference. Pet policies may vary from property to property. A pet deposit of \$250 per pet or an extra \$20 per pet added to the monthly rent. We generally limit two pets per property.

How do I turn on utilities?

Our office will provide you with a list of the utility companies along with their phone numbers. You will be responsible for beginning service to all utilities which you are responsible for effective on your move in date.

What do I have to pay prior to moving in?

You are responsible for paying the security deposit within three days of application acceptance. You will pay the first month's rent at the time you pick up the keys prior to occupancy. Should you move in before the 1st of the month your owed amount will be pro-rated and paid up-front.

What happens if I submit an application if there is already an application pending on the property?

All applications are accepted and processed on a first come-first served basis.

What if my application is denied?

In the event your application is denied, we make every effort to contact you promptly regarding the denial and we will explain to you the reason we were unable to accept your application. We will also send you a copy of the application report at the applicants request.