

# Croys

CRESTWOOD APARTMENTS

HILTON APARTMENTS

1630 FOSTORIA AVE  
FINDLAY, OHIO 45840  
www.croyrentals.com  
Phone: (419) 423-2950

Dear Croy Apartment Residents,

April 17, 2024

We try to keep rental rate increases as small and infrequent as possible. In the past two years we have seen unusually large expense increases, particularly in real estate taxes, and insurance and water bills. This has resulted in rent increases that are larger and closer together than we would prefer. To minimize the impact on you, we have increased the rent only enough to offset these expenses. We remain committed to keeping rent increases at a minimum but find it necessary to increase rental rates again this year.

**For tenants on a month-to-month rental agreement with Croys TC & Son, your rent will increase by \$15.00 per month effective July 1, 2024, or on your rent date in July 2024.**

For those tenants on a year-long lease agreement with Croys TC & Son please be advised that your rent will be increasing by \$15.00 per month at the end of your current lease agreement, should you decide to renew your lease.

**Online Payments** – We are happy to announce that we have partnered with Innago, an Ohio company based in Cincinnati, to accept online payments. Paying online through Innago is optional – we will still accept cash and checks for rental payments. There is a \$2.00 fee per transaction to pay by ACH payment from your checking account, and a percentage-based fee to pay via credit or debit card. Again, this is entirely optional. We will continue to accept cash and checks. If you are interested in paying online, please contact us at the office and we will get you the necessary information to set up an account.

**New Office Location** – We are now located at 1630 Fostoria Ave, Findlay, Ohio 45840. **You cannot enter the lot from Fostoria Ave.** You must enter the lot from the North (from the back side of the building) off an access road that can be entered from the light at the intersection of Plaza Street and Fostoria Ave.

Below are a few reminders about situations that are often confused by our residents. Please take a moment to review them:

**Sanitary Wipes** – Several times this year we have removed a blockage from our sewer lines caused by disposable wipes. Toilet tissue is the only material which should be flushed down your toilet - paper towels, wipes, baby wipes or any other “disposable” material are not allowed as they will clog the sewer lines. While they may claim to be flushable, they are not compatible with our sewer system.

**Additional Residents:** Moving people into your apartment without them applying and being approved is a material violation of your lease agreement and will result in you being evicted! Contact the office and get them approved BEFORE they move in.

**Dumpster Use:** The use of the dumpsters is for residents only - trash from outside the complex may not be put into our dumpsters. Residents are responsible for anything that will not fit into the dumpsters: mattresses, furniture, tires, etc. Large boxes should be broken down to minimize the space they take up. Finally, when moving out it is your responsibility to dispose of your unwanted items – please do not fill the dumpster when vacating an apartment.

As always, if you have any questions or concerns, please feel free to contact the office at 419-423-2950.

Sincerely,  
Croys: T.C. & Son