



Evergreen Property Management, Inc. Pet Policy

Evergreen Property Management, Inc. allows pets at **SOME** properties, depending on the type of pet, the type of property and the individual owner preference. Pet information is listed in the property information for each individual property; please refer to the 'Find a Home' section of our website (http://www.ftcrent.com/rental_listings) for more information.

Because of the potential damages caused by pets, all animals must be approved by the landlord and we require an additional security deposit for each pet, as listed below:

- **Cats** - \$300 additional deposit per cat. All cats must be spayed or neutered.
- **Dogs** - \$300 additional deposit per dog. All dogs must be spayed or neutered. **We do not accept dogs under one year of age**. Landlord may determine an additional deposit is required for larger dogs. Some properties require an additional monthly pet rent for dogs. Some breeds of dogs will NOT be allowed at any time.
 - o **Restricted breeds include:**
 - Rottweiler
 - Doberman-Pincher
 - Pit-Bull
 - Bull Mastiff
 - Chow
 - American Bulldog
- **Ferrets** - Sorry, no ferrets!
- **Rabbits** - \$200 additional deposit per rabbit even if box trained.
- **Caged Animals** - These include birds, rats, mice, chinchillas, other small rodents, frogs, snakes, lizards and fish. Currently, Evergreen Property Management, Inc. does not require additional deposit for certain caged animals.

Because of increasingly restrictive insurance policies for landlords, Evergreen Property Management, Inc. reserves the right to decline an application because of the presence of pets.

The additional security deposit required for pets is due when you sign the lease agreement. Please note that this additional deposit is not a pet fee. If there is no damage upon move-out, the additional deposit required for pets will be fully refunded.

If you have additional questions regarding our pet policy, please contact our office at 970-226-5600 or by email at info@evergreenproperty.net.