

Pet Policy

Applicants that want to have an animal on the premises must submit a pet/animal application.

Restrictions

- See listing for possible cat or dog restrictions.
- No animals above 25 lbs. will be accepted in multi-unit buildings that accept pets.
- Maximum of 2 pets within city limits.
- Pet application will not be reviewed until application for tenancy is accepted.
- Incomplete applications may be denied.

Pet Acceptance

- Pet deposit is based on a rating scale collected from application for tenancy and pet application.
- Standard pet deposits are between \$300-\$800 depending on factors below.
- Each pet will be accompanied by an application.
- The security deposit for 2 pets will be higher than 1 pet.
- All Tenants with approved pets will pay a pet inspection fee of \$40/month.

Miscellaneous Pets

- Fish tanks that are less than 10 gallons do not require additional deposit.
- Fish tanks between 11 and 55 gallons require a \$100 deposit. Fish tanks greater than 55 gallons are not allowed.
- Gerbils, hamsters and birds may be approved with a written request without additional deposit.
- Small reptiles may be approved with written request without additional deposit.
- Reptiles greater than 10 pounds may be allowed in single family homes with written request and \$100 additional security deposit

Pet Factors

1. Size of pet

- a. Though not a rule, typically larger animals present more risk to damage the property.

2. Carpet in the property

- a. Though not a rule, carpet is typically most at risk in properties with pets.
- b. Age of the carpet.
- c. Square footage of the carpet.
- d. Type of carpet (cost of replacement).

3. Experian credit score

- a. Experian credit score is rated.
- b. Payment history is rated.
- c. Number of non-medical delinquencies is rated.
- d. *Negative reports may result in denial of application.*
- e. *Co-signers must have a credit score of at least 700.*

4. Automatic Denial

- a. Because of liability insurance restrictions, Jacob Grant Property Management does not allow the following types of pets in any properties: Pit Bull, Rottweiler, Chow Chow, Doberman Pincher, German Shepherd, American Staffordshire Terrier, Coyotes, Wolves, Dingo, Mastiff, Akita, Bullmastiff, Huskies, Presa Canario, Malamute, Boxer, and any animal that has any of the above breeds in their lineage.

Do you have a disability that requires an accommodation or a building modification? If so, please email support@jacobgrant.com to request the Intermountain Fair Housing Council request form.

If you need an accommodation for the lease signing appointment, please call 208-522-3138 so we can make appropriate arrangements.

Jacob Grant Property Management believes in equal opportunity and fair housing and will not take race, color, national origin, religion, sex, familial status or disability into account when considering an application.

