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Call Us Today!

**Worth Ross
Management Co. Inc.**

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★★★

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THE PITFALLS OF ALLOWING PETS

Many owners are concerned when you mention pets in their property and have difficulty in making decisions in this area. This is a reasonable reaction since there are times when tenants allow their pets to cause considerable damage. However, when facing the issue of pets, investors often need to use a logical approach. Saying "no" to a pet right away can often lead to illegal pets or possibly missing a great tenant.

The Application

Whether or not an owner allows a pet, it is always advisable to have an area for disclosing pets in an application-to-rent. It is important to obtain as much information on the prospective tenant, particularly if you want to determine if they have pets. If another landlord reveals that the applicant has a pet and it was not disclosed, this is solid ground for refusing the applicant.

Pets Negotiable

When the property is on the market for rent, use the term "pets negotiable." The problem in stating a definite "no" is the prospective tenant may be the right person for the property. Well-qualified applicants generally extend the care for their pets to caring for the property. It would be better to have them list their pets, examine the information, and then make an informed decision.

Do Pets Work in The Property?

This is a logical step to consider. Obviously, a townhouse with a postage stamp backyard generally is not suitable for a German

Shepherd, Springer Spaniel, or a Great Dane. Common sense must prevail when renting the property to someone with a pet or pets. Owners should look at the property objectively and discuss the issues with their property manager on what pets are suitable for the property before putting it on the market.

Avoiding Some Pets

There are pets to avoid and mostly this means "dangerous and destructive." Examples of pets many people consider dangerous are Pit Bull, Rottweiler, Doberman, snakes, rats, etc. Any animal that is vicious, poisonous, or dangerous, whether large or small, can cause problems. Good tenant screening often takes care of this problem. It is a good idea to have a list of unwanted pets that are completely unacceptable. Many insurance companies have a "dangerous pet" list and owners should find out what animals they list that could cause claim problems.

Service Animals are NOT Pets

Under Federal Fair Housing, you cannot charge any amount of deposit for a service animal. This is the most common area where property owners find themselves in trouble because they charge handicapped persons a pet deposit.

We have the expertise to advise investors in making good decisions on whether to allow pets in their property. Have your clients contact us for Professional Property Management so they can avoid the pitfalls of pets in their property. 🏠

WORTH ROSS MANAGEMENT CO., INC., PROPERTY MANAGEMENT AT ITS BEST
WE PAY YOU REFERRALS AND YOU KEEP YOUR CLIENT!

Worth Ross specializes in residential property management in the greater Dallas area. We have years of experience in single family homes, duplexes, triplexes, fourplexes and apartments. A full-service Property Management company, we pride ourselves on “*Professional Property Management*” and attention to our clientele. In our commitment to landlords that we constantly update within our company regarding legislation, rental market trends, maintenance issues, and have a commitment to keep our clients “informed.” The Worth Ross staff are proud members of NARPM®, the National Association of Residential Property Managers and NAR®, and the Greater Dallas Association of Realtors. Memberships in these organizations keep us in tune with all markets, which means greater assistance to landlords and real estate agents.

To you, the professional Real Estate Agent, we make a **commitment** to serve your client and guarantee that when they are ready to sell, we will NOT compete for your sales business. You Lease, we Manage, and **send you a referral fee** - or - we Lease, we Manage, and **send you a referral fee for both**. You decide, but when the owner wants sales comps or tells us their thinking about selling, **we will send your client back to you**.

This newsletter is intended to assist you with your client’s needs and to pass on to you important information in the rental industry, and therefore, benefits you and your clients. **Give us a call today and let us know how we can assist YOU!**



4145 Travis St., #204
 Dallas, TX 75204

\$\$ We Pay Referrals \$\$

WORTH ROSS & ASSOCIATES, “THE” PROPERTY MANAGEMENT EXPERTS



This newsletter is intended to be a service to you; if you wish to be removed from our mailing list, please call (214) 522-9100

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