



Pet Disclosure

27855 US Hwy 50
La Junta Co, 81050



Please see below G&T Real Estate's pet requirements and restricted dog breed list.

Note that these breeds are not on our list because of personal bias, but only because they are commonly found on the aggressive breed lists of most home owner's insurance providers.

- American Pit Bull Terrier
- Staffordshire Terrier
- Staffordshire Bull Terrier
- Bull Terrier
- Rottweiler
- Doberman Pinscher
- Mastiff
- Bull Mastiff
- Chow
- Akita
- Wolf/hybrid
- Dingo/hybrid

None of the above breeds, or any mix of them, are permitted at the properties we manage. Should you have a pet that looks like any one of these, in our sole discretion, we will require a written breed disclosure from a certified veterinarian to confirm otherwise. We also require all prospective tenants to provide photos of their pets, and to prove that they are properly licensed with the county.

Also, as a standard practice we do not permit more than two (2) pets, pets that are more than 100 lbs, or pets under 12 months of age, without first gaining authorization from our property owner/client. This means that an application could still be declined due to pets, even if the property is marked as accepting pets on the listing.

We do require a \$200 nonrefundable initial pet fee per pet, due prior to occupancy, and a monthly Pet Accommodation Fee per pet of \$15.

Please note that we are a dedicated fair housing advocates, and will consider all reasonable accommodation requests. If you have an assistive animal used to help with a medical disability, you may be exempt from the above requirements. However, we will prosecute if fraud or misrepresentation occurs, and will act in accordance with Colorado House Bill 16-1308 signed into law on 03/29/2016 which defines the legal and financial penalties for misrepresenting a pet as an assistive animal in the state of Colorado.

Thank you for considering a home managed by G&T Real Estate.