

POLICY ON PERMITTING PETS IN RENTED ACCOMMODATION

Tenant name:

Property:

Pet Details:           Type: Cat/dog/other

Name:                    Age:                    Breed:                    Description

The following Pet Policy outlines the conditions under which tenants may keep pets in the above property subject to the Landlord's consent;

1. Tenants may be required to provide a reference for their pets from a previous landlord, letting agent or veterinary surgeon.
2. Tenants who wish to obtain any additional pet after moving in to the property must apply for permission, in writing, to TLC.
3. Tenants must advise TLC of the contact details of their veterinary practice together with contact details of a nominated person who will care for their pet in the event of an emergency.
4. Tenants are responsible for the health and welfare of their pets in accordance with the Animal Welfare Act 2006. If TLC or the Landlord has reason to believe that a pet kept in the property is being neglected the case will be reported to an appropriate animal welfare organisation.
5. Tenants must not leave their pets in the property when they are away unless clear arrangements have been made for their care.
6. Dogs should not be left alone in the property for more than 3-4 hours at a time. Tenants must ensure that their dogs will not cause damage to the property if they are left unsupervised.
7. All pets must be vaccinated and regularly treated for fleas and worms as necessary. Tenants may be required to provide evidence of this.
8. Tenants with pets will be asked to put down a higher deposit of an additional £           to cover any damage to the property, garden or furnishings caused by their pets.
9. Tenants are responsible for keeping all areas of the property clean and free from parasites such as fleas.
10. Tenants, when vacating the property, will be required to arrange for all carpets to be professionally cleaned, including a flea treatment, when they move out. TLC will require a receipted invoice clearly showing what work has been carried out to which rooms.
11. Tenants must ensure that their pets do not cause a nuisance to neighbours or visitors. This includes excessive noise and damage to other people's property. Dogs must be kept under control and on a lead in all public and communal areas and walkways.
12. Pets must not be allowed to foul inside the property, except for caged pets and pets trained to use a litter tray. Any pet faeces must be removed immediately from the garden or outside areas and disposed of safely and hygienically.
13. Dogs must, by law, wear a collar with their owner's name and address on it when in a public place. Both dogs and cats should be microchipped.
14. Dogs listed under the Dangerous Dogs Act 1991 and any animal listed in the schedule of the Dangerous Wild Animals Act 1976 may not be kept in any property managed by TLC.
15. Tenants may not breed or offer for sale any animal in this property.