

Introducing a Pet Policy



Once you have decided to rent your property to a tenant with a pet you should consider including a pet clause in the tenancy agreement covering the conditions they must abide by. This clause should refer to a comprehensive pet policy which can be incorporated as a schedule to the tenancy agreement. An example of such a clause would be:

The tenant agrees that they will abide by the pet policy as shown in Schedule 1 attached to this tenancy agreement.

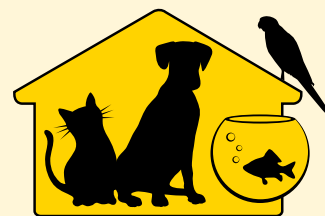
On signing this tenancy agreement, the tenant will pay a deposit to cover any damage caused by their pet to the property or furnishings during the tenancy.

See page 2 for an example of a pet policy. If you would like the pet policy as a word document, please email letswithpets@dogstrust.org.uk

For advice on tenancy agreements, please contact a solicitor for independent legal advice.



Pet Policy



LetswithPets

Schedule 1

The landlord

has given permission for the tenant(s)

insert name

insert name(s)

to keep the pet(s) listed below at

insert property address

Pet details

insert names & breeds of pets

The following pet policy outlines the conditions under which tenants may keep pets in the above named property.

1. Tenants are required to provide a reference for their pets from a previous landlord, letting agent or veterinary surgeon.
2. Tenants must fill in a separate information form for their pets, including contact details of their veterinary practice and a nominated person who will care for their pets in case of an emergency.
3. Tenants are responsible for the health and welfare of their pets. In accordance with the Animal Welfare Act 2006 and the Animal Health and Welfare (Scotland) Act 2006, all tenants have a duty of care to provide their pets with a suitable place to live, a suitable diet, proper exercise and adequate health care.
4. If the landlord believes that a pet kept in their property has been neglected or abandoned, they will report the case 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. Pets should be boarded elsewhere but close supervision by a neighbour may be acceptable for some animals.
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 (if appropriate). Tenants may be required to provide evidence of this from their veterinary surgeon.
8. Tenants with pets will be asked to put down a higher deposit of xxx to cover any damage to the property, garden or furnishings caused by their pets.
9. Tenants will be asked for a pet payment to cover the cost of professionally cleaning the property once they have moved out. This payment will be taken at the start of the tenancy and is non-refundable.
10. 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 places, communal areas and walkways.
11. 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.
12. Tenants are responsible for keeping all areas of the property clean and free from parasites, such as fleas.
13. Dogs must by law wear a collar with their owner's name and address on it when in a public place. Cats should also wear a 'snap apart' collar to enable them to be identified. 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 this property.
15. Tenants may not breed or offer for sale any animal in this property.
16. Tenants who wish to obtain an additional pet after moving into the property must apply for permission in writing to the landlord or letting agent.

