

Introducing a Pet Clause & Pet Policy



Once you have decided to rent your property to a tenant with a pet you should include a pet clause in your tenancy agreement. An example of a pet clause would be:

It is further agreed between the Landlord and Tenant that the Landlord grants permission for the Tenant to keep a pet {insert animal type and breed} named {insert animal name} ("The Pet") in The Property for the duration of the Tenancy. The Tenant agrees not to keep or permit to be kept on the Property any further pets or animals of any description without the previous consent in writing of the Landlord.

You may also want to include a clause related to damage and cleaning of the property at the end of the tenancy:

The Tenant hereby undertakes and agrees to remedy and pay for any damage caused to The Property and/or contents of The Property which shall have been caused by The Pet residing in The Property. For the avoidance of doubt any such damage shall not be deemed to be fair wear and tear.

The Tenant agrees to pay for the professional cleaning of the property at the end of The Tenancy including the cleaning of all carpets and treating the property for fleas and mites.

You may also wish to introduce a **pet policy** which sets out what is expected of tenants with pets while they are living in your property. See page 2 for an example pet policy.

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



Pet Policy



LetswithPets®

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

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 their former landlord if they have rented with their pets previously.
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 their pets in accordance with the Animal Welfare Act. If the landlord believes that a pet kept in the property has been neglected or abandoned, they will report it to an appropriate animal welfare organisation.
4. Tenants must not leave their pets in the property when they are away unless clear arrangements have been made for their care.
5. Dogs should not be left alone in the property for more than 4 hours at a time. Tenants must ensure that their dogs will not cause damage to the property if they are left unsupervised.
6. All pets kept at the property must be vaccinated and regularly treated for fleas and worms (if appropriate).
7. Tenants with pets will be asked to put down a higher than average deposit to cover any damage to the property, garden or furnishings caused by their pets.
8. Tenants must professionally clean the property when they move out, ensuring that the carpets are thoroughly cleaned and treated for fleas and mites.
9. Tenants are responsible for keeping all areas of the property clean and free from parasites, such as fleas.
10. Tenants must ensure their pets do not cause a nuisance to neighbours. This includes excessive noise. Dogs must be kept under control and on a lead in any 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. Any animal listed in the schedule of the Dangerous Wild Animals Act 1976 may not be kept at the property.
13. Any dog listed under the Dangerous Dogs Act 1991 may not be kept at the property with the exception of dogs registered on the Index of Exempted Dogs.
14. Tenants may not breed animals or offer for sale any animal in the property.
15. Tenants who wish to obtain an additional pet after moving into the property must first apply for permission in writing to the landlord or letting agent.

