

# Pet Policy

(Schedule 1)



The Landlord, Joanne Serellis, Rhodesville Group Ltd

has given permission for the tenant(s):

to keep the pet(s) listed at:

## Pet Details:

Name: Breed: Age:

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

The following terms outline the conditions under which tenants may keep pets in the above named property.

1. The tenant will be responsible for paying a professional cleaning company to thoroughly clean the property at the end of the tenancy, including sanitation of all carpets and flooring.
2. The landlord retains the right to slightly increase the monthly rent over the advertised price, depending on the pet type. (Example: £100 per month for dogs or £50 per month for cats)
3. Tenants must complete their pets information correctly, including contact details of their veterinary practice and a nominated person who will care for their pets in case of an emergency.
4. 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.
5. 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.
6. 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 organization.
7. 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.
8. Dogs should not be left alone in the property. Tenants must ensure that their dogs will not cause damage to the property if they are left unsupervised.
9. 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.
10. 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.
11. Tenants are responsible for keeping all areas of the property clean and free from parasites, such as fleas.
12. 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.
13. 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.
14. Tenants may not breed or offer for sale any animal in this property.
15. 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.

## Vet Details:

Name:

Phone:

## Emergency Contact

Name:

Phone:

Please Tick

☐

I Confirm I have read and understood all the above points and agree to the Policy Conditions

Date of agreement

Tenant's Signature

1.

2.