



Registered charity number 1169511/SCO48389

## Sample Pet Agreement

You are welcome to use this sample document to create your own pet contract for use with tenants.

I agree to abide by the following conditions regarding pets for the duration of my assured shorthold tenancy:

- Permission will be sought from the landlord for each individual pet. Subsequent permission will be sought for any future additional pets.
- Dogs and cats must be neutered, microchipped (with microchip details kept up-to-date), dogs must wear a collar and ID tag. We strongly recommend that they are also flea treated, wormed and vaccinated.
- Pets must be well cared for, meeting responsibilities described in the Animal Welfare Act (2006). Housing for small mammals, birds, fish and reptiles must be large enough, well maintained and meet the minimum standards for animal welfare. I understand that any neglect or abandonment may be reported to the authorities and further action may be taken.
- Pets must not cause a nuisance or annoyance to neighbours.
- If pets spend time outside, it is the tenant's responsibility to make sure the outside area is safe and the pet cannot escape.
- Dogs will be kept under control at all times. No banned breeds under the Dangerous Dogs' Act 1991 will be kept. Dogs will not be used for fighting or any other banned act.
- Any pet faeces in the property, tenants' private garden, or surrounding area will be cleared away promptly.
- No breeding or sale of pets will take place from the property.

- Permission will be sought before making any modification to the property, for example fitting a cat flap, and any modifications will be made-good at the end of the tenancy, if required by the landlord.
- Extra inspections may be performed (suggested frequency every 3 months), at the discretion of the landlord. It is the tenants' responsibility to ensure it is safe for an inspector to enter the property at a pre-arranged time.
- Should any carpets, furniture belonging to the landlord, fixtures or fittings become damaged or stained, the landlord may require replacement, at the expense of the tenant.
- I will ensure the property is thoroughly cleaned at the end of the tenancy.

**Tenant**

Signed:

Print name:

Date:

**Landlord**

Signed:

Print name:

Date: