

Pet Policy

The following **Pet Policy** outlines the conditions under which tenants may keep pets in properties.

1. Tenants with pets will pay a slightly higher monthly rent.
2. A clause will be included in the AST that clearly states the type and number of pets being kept in the property.
3. Rent UK require a guarantor for tenants with dogs.
4. Tenants will be required to provide a reference for themselves and their pets from their former landlord if they have rented with their pets previously.
5. Tenants must not leave their pets in the property when they are away unless arrangements have been made for their care.
6. Tenants are responsible for their pets in accordance with the **Animal Welfare Act**. If Rent UK believes that a pet kept in the property has been neglected or abandoned, it will be reported to an appropriate animal welfare organisation.
7. Tenants are responsible for keeping all areas of the property clean and free from parasites, such as fleas.
8. At the end of a tenancy, if damage has been caused to the property or garden by a pet, the cost of repairs will be deducted from the deposit.
9. Tenants must ensure their pets do not cause a nuisance to neighbours. This includes excessive noise.
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. Any animal listed in the schedule of the Dangerous Wild Animals Act 1976 may not be kept at the property.
12. 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.
13. Tenants may not breed animals or offer for sale any animal in the property.

