

Clive Anthony Lettings Pet Policy

The following pet policy outlines the conditions under which tenants with pets may be considered where an advertisement has indicated that applications will be considered subject to our pet policy.

1. Tenants applying for a property may be required to provide a reference for their pets from their former landlord if they have rented with their pets previously.
2. Tenants must provide information relating to their pets, including contact details for their veterinary practice and a nominated person who will care for their pets in case of an emergency.
3. Tenants agree that they are responsible for their pets in accordance with the Animal Welfare Act and that 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. If accepted tenants must not leave their pets in the property when they are on holiday unless clear arrangements have been made for their care.
5. If accepted 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. If accepted all pets kept at the property must be vaccinated and regularly treated for fleas and worms (if appropriate).
7. If accepted tenants with pets will be asked to pay a higher rent amount equating to an additional of up to £50 per calendar month per dog or cat. The specific amount to be agreed on the holding deposit form in writing.
8. If accepted tenants must professionally clean the property when they move out, ensuring that the carpets are thoroughly cleaned and treated for fleas and mites.
9. If accepted tenants are responsible for keeping all areas of the property clean and free from parasites, such as fleas.
10. If accepted 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. All tenants agree that pets must not be allowed to foul inside the property, except from 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.