

PET AGREEMENT

This Agreement is made between:

Tenant/s:

Agent: **@home Property Management**

This Agreement is made collateral to any other agreement between the Owner and Tenant in connection with the premises (the 'Tenancy Agreement')

at (Premises):

Pet Name		Pet Name	
Animal Type		Animal Type	
Breed		Breed	
Colour		Colour	
Approx. Age		Approx. Age	
Council Reg. No.		Council Reg. No.	
Proof of Council Registration Provided Y/N		Proof of Council Registration Provided Y/N	
Microchip No. (cats only)		Microchip No. (cats only)	
Proof of Microchipping Provided (cats only) Y/N		Proof of Microchipping Provided (cats only) Y/N	
Approved to reside inside Y/N		Approved to reside inside Y/N	

Terms of agreement:

- a) The Tenant shall ensure that the pets are the only animals kept at or brought onto the premises.
- b) The Tenant shall not permit any other animal (other than the approved pets listed above) to enter the premises, except in the case of a guide dog accompanying a vision-impaired person or an approved assistance animal, with supporting evidence provided.
- c) The Tenant shall, where required by the Local Council, ensure that the pets are registered and remain registered for the duration of this Agreement.
- d) The Tenant shall ensure that the pets do not enter the residence at the premises unless prior written consent has been obtained from the Owner.
- e) The Tenant acknowledges that they have satisfied themselves that the premises are suitable for the pets, including adequate fencing to contain them, and shall not add to, alter, or modify the premises without the prior written consent of the Owner.
- f) The Tenant shall take reasonable steps to ensure that the pets do not cause nuisance or interfere with the peaceful enjoyment of any other person at or near the premises.
- g) The Tenant shall ensure that the pets are adequately restrained or supervised at all times when the Owner or Agent attends the premises, or removed from the premises during such attendance.
- h) The Tenant shall ensure that all pet waste, including faeces, is removed and disposed of daily from the premises.
- i) The Tenant shall ensure that pets are not fed on any carpeted areas within the premises.

- j) The Tenant shall ensure that the premises are regularly and professionally treated, cleaned, and deodorised (at the Tenant's cost) to manage pet odours, fleas, ticks, and other parasites as required.
- k) The Tenant shall ensure that kitty litter is cleaned and changed daily.
- l) The Tenant acknowledges that any prior approval of pets for the premises does not apply to this tenancy, and that approval must be obtained from the Owner or Agent for each pet and each property, with all applications assessed on a case-by-case basis.
- m) The Tenant shall indemnify the Owner and Agent against all liabilities, claims, losses, or damages arising from or in connection with the pets at the premises, including any personal injury or property damage caused by the pets.
- n) The Tenant shall promptly pay for any damage caused by the pets, including damage to internal or external areas of the premises, floor coverings, or any other fixtures, including damage resulting from urine, faeces, odours, fleas, ticks, or other parasites.
- o) At the end of the tenancy, the Tenant shall ensure that the premises are professionally treated, cleaned, and deodorised (at the Tenant's cost) for pet odours, pet hair removal, fleas, ticks, and other parasites.
- p) A breach of this Agreement shall constitute a breach of the Tenancy Agreement.
- q) The Owner may revoke approval for the pets if any condition of this Agreement is breached.

Important terms clarification

End of Tenancy Requirements

At the end of the tenancy, the tenant must ensure the property is returned in the same condition as recorded in the entry condition report, except for fair wear and tear. The tenant must also provide receipts for professional carpet cleaning, dry cleaning of window furnishings (if applicable) and professional cleaning if required.

Repair and Replacement of Pet-Related Damage

The Tenant acknowledges that they are responsible for repairing or restoring any damage caused by the approved pet beyond fair wear and tear. Where reasonable attempts to repair or restore the affected area are unsuccessful, the Agent may arrange for the replacement of the damaged item or surface as reasonably required to restore the property, and the Tenant agrees to pay the reasonable cost of such works.

Bond Claim

The Tenant further acknowledges that the cost of repairing or replacing pet-related damage may exceed the bond held for the tenancy, and the Tenant remains liable for the full cost of any such damage.

Pet Approval Limitations

Approval under this agreement applies only to the specific pet identified in Section 2.

The tenant must not:

- Replace the pet without submitting a new pet application.
- Keep additional pets without written approval from the owner.
- Keep the pet at the property if approval has been withdrawn due to breach of this agreement.

Breach of Agreement

Failure to comply with the conditions of this agreement may constitute a breach of the tenancy agreement, and the owner or agent may take appropriate action in accordance with the Residential Tenancy Act 1997 (Tas).

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Option to Revoke Approval

The Tenant agrees to comply with all conditions outlined in this agreement. If any of these conditions are breached, the Owner or Agent may take appropriate action under the Residential Tenancy Act, including issuing a breach of tenancy notice. Where a breach relates to the pet or the conditions of approval, the Owner may also withdraw or revoke approval for the pet to remain at the property. Continued or serious breaches may result in further action, including termination of the tenancy in accordance with the legislation.

Special Conditions

In addition to the general conditions above, the following special conditions are agreed upon and apply to this pet approval.

(If none, write "N/A").

Remove if not applicable

1. Pets older than 6 months with appropriate training

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Acknowledgement

By signing this agreement, the tenant acknowledges that they:

- Have received approval to keep the specific pet described in this agreement only
- Agree to comply with all conditions outlined above
- Understand they remain fully responsible for any/all damage caused by the pet

I/we are aware that I must provide the above information before the pet is approved to be kept on or at the premises, and I understand that the agreement must be signed by all parties before a pet is kept at or in the premises.

Tenant (1) Signature: _____ Date:

Print Name:

Tenant (2) Signature: _____ Date:

Print Name:

Tenant (3) Signature: _____ Date:

Print Name:

Tenant (4) Signature: _____ Date:

Print Name:

Owner/Agents signature: _____ Date:

Print Name: