

PET APPLICATION & AGREEMENT

PROPERTY ADDRESS:

APPLICANT(S) NAME(S):

GENERAL

Use this form only for Properties where the Landlord has indicated that pet/s may be accepted. If unsure, please contact our Agency prior to completing this application form. Body Corporate Approval may be required and may be subject to fee/s.

PET DETAILS

If more than 2 pets, print and complete a separate Pet Application form.

ITEM	PET 1	PET 2
TYPE OF PET/S:		
BREED:		
NAME/S:		
AGE:		
DESEXED?	YES / NO	YES / NO
COUNCIL REG #:		
DESCRIPTION:		
COLOUR:		
PHOTO PROVIDED?	YES (copy for file) / NO	YES (copy for file) / NO

EMERGENCY PET CARER

The Tenant provides the following information for use in the case of an emergency.

Name:

Address:

Phone Number:

Work Number:

Mobile Number:

VETERINARIAN

The Tenant provides the following information for use in the case of an emergency.

Name:

Address:

Phone Number:

Fax Number:

After Hours Number:

TERMS AND CONDITIONS

The Tenant acknowledges and agrees to the following terms:

1. The Landlord has agreed to permit pet(s) at the Premises as specified in the Tenancy Agreement and this Pet Application.
2. No other pet(s) are permitted on the property at any time other than the approved pet(s) in this application. Any pet/s other than the approved pet/s specified in the Tenancy Agreement and this Pet Application must first be requested by the Tenant in writing via a separate Pet Application giving full details and then be approved in writing by the Landlord PRIOR to the pet/s being allowed onto the Premises. Pet approval may be subject to specific criteria and must be complied with. Approval is NOT guaranteed, and Body Corporate approval may be required, and may be subject to fee(s).
3. The Tenant shall be liable for any damage or injury whatsoever caused by the pet/s on the Property, whether they are the Tenant's pet(s) or their guest(s) pet(s) and regardless of their approval status.
4. Pet(s) must not damage or contribute to further maintenance of the yard, gardens & surroundings of the property. Any costs associated with returning to the property to its original condition would be the responsibility of the tenant. Any damages to the property including but not limited to; the yard/gardens, fly screens, carpet and flooring, furniture, walls and any other damage(s), must be repaired at the tenants' expense or an agreed amount of compensation must be paid to the lessor.
5. The Tenant accepts full responsibility and indemnifies the Landlord for any claims by or injuries to third parties or their Property caused by, or as result of actions by their pet/s or their guests pet(s), and regardless of their approval status. The lessor and agent are free from liability for the care, behaviour and/or any subsequent damage, injury, claims, losses or malicious nature of any kind. Any costs as a result of (but not limited to) a breach of this agreement and Tenancy Agreement will be at the tenants' expense.
6. All tenants accept full responsibility and liability for the care, behaviour and/or any subsequent damage, injury, claims, losses or malicious nature of any kind. Any insurance claims as a result of the pet and costs associated would be the responsibility of the tenant e.g. Excess costs for Insurance Claims.
7. The Tenant agrees to arrange for Carpet Cleaning and Pest Fumigation / Treatment (i.e. Flea / Lice / Tick as required) at the end of the Tenancy or at a time during the Tenancy as required or requested by the Landlord / Landlord's Agent to be carried out by a Company complying with Australian Standards. Receipt(s) are to be provided to the agent.
8. Pet(s) are prohibited from entering inside the property at any time without the Lessor/Agents written approval. The pet/s are to be outside at all times, unless specified otherwise in the Tenancy Agreement or this Pet Application. Guide dogs are an exception.
9. If the pet is a dog, the Tenant agrees to restrain or remove the dog from the premises for the duration of inspections arranged by the Agent with the required notice given.
10. Noise and nuisance are to be kept to a minimum.
11. Pet faeces to be cleaned up immediately; and disposed of appropriately.
12. The owner of the property is not liable for the cost or labour involved in erecting any additional fencing, housing or enclosures required for the pet(s) described in your application to be accommodated at the property. Any structure, fencing, rubbish, damage and items left behind as a result from keeping the approved pet(s) at the end of the tenancy will be removed by the agent's preferred tradesperson and all costs will be at the tenant's expense.
13. The premises (internally & externally) must be returned to its original condition as per the Entry Condition Report (Form 1a) at the end of the tenancy (fair wear & tear excepted).
14. The Tenant(s) agree that the information provided in this Application is true at the time of signing the Agreement. Should this description change or be found to be false, you will be in breach of your Tenancy Agreement which may result in further action being taken at the lessors' discretion.
15. By signing below, you are only asking for approval of the above-mentioned pet/s to be accepted at the Property for which you are applying.

ACKNOWLEDGEMENT BY APPLICANT/S

Important information: As per the special conditions of your original Tenancy Agreement, all tenants must sign this form prior to any approved pet(s) entering the premises.

By signing this agreement, all applicants/tenants accept the terms & conditions associated with accommodating a pet at the above property. If pet(s) are approved, you will be bound by the Terms and Conditions of the Tenancy Agreement, and this Pet Application & Agreement.

Applicant Name:

Signature:

Date:

Applicant Name:

Signature:

Date:

APPLICATION RESULT

Application for Pet/s: **APPROVED / DECLINED**

Body Corporate Approval required? **YES / NO**

Body Corporate Application for Pet/s: **APPROVED / DECLINED**

AUTHORISATION ON BEHALF OF LANDLORD:

The above-mentioned pet/s have been approved by the Landlord, and Body Corporate if required, of the Property stated in this Application. This Application now forms part of the Tenancy Agreement which includes additional terms related to the pet/s and the Tenant/s are now bound by the Agreement set out in the Application above as well as the Tenancy Agreement.

To be signed only if pet/s are approved.

Clark Staff Signature:

Date:
