

## Pet Application and Agreement

Tenant (s): \_\_\_\_\_

Property: \_\_\_\_\_

	Pet 1	Pet 2	Pet 3
<b>TYPE</b>			
<b>BREED</b>			
<b>NAME</b>			
<b>AGE</b>			
<b>COLOUR</b>			
<b>SIZE</b>			
<b>DESEXED</b>	YES / NO	YES / NO	YES / NO
<b>REGISTERED</b>	YES / NO	YES / NO	YES / NO
<b>MICROCHIPPED</b>	YES / NO	YES / NO	YES / NO
<b>INSIDE / OUTSIDE</b>			

The tenant understands that failure to comply with the Terms & Conditions as outlined on Page Two (2) of this document shall give the Landlord the right to revoke permission to keep the pet and is also grounds for further action.

<b>TENANT SIGNATURE:</b>	<b>DATE:</b>
<b>APPROVAL BY OWNER / AGENT:</b>	<b>DATE:</b>

This form may be either:

- **Lodged in person** or **mailed** at Tara Kelly Real Estate — 889 Lachlan Street, Forbes NSW 2871
- **Emailed** to pm@tjkrealestate.com

## TERMS AND CONDITIONS

The tenant/s acknowledge and agree to the following terms:

1. The lessor has agreed to permit pet/s at the premises as specified in the general Tenancy Agreement and this Pet Agreement;
2. No pets/s other than the approved pet/s may reside on the premises;
3. The tenant accepts full responsibility and indemnifies the lessor/agent for any claims by or injuries to third parties or their property caused by, or as a result of actions by their pet/s and regardless of the approval status;
4. The tenant has inspected the property and is satisfied that the fencing is adequate for the confining of the pet. The tenant further acknowledges and agrees that should there be any additional work either at the start of the tenancy or during the tenancy to upgrade the fencing for the confining of the pet/s this will be at the complete cost to the tenant. The tenant further acknowledges that the lessor/agent neither expressly or implied warrant the suitability of the fencing for the confining of the pet/s is at the tenants sole discretion;
5. The tenant further agrees to unilaterally indemnify the lessor/agent from any and all liability in relation to the actions of the pet/s including but not limited to the tenants pet escaping the property and causing loss, damage, injury or costs to any other party;
6. The tenant agrees to have the carpet professionally cleaned and to have the residential premises treated by a professional pest control provider/entity if animals have been kept on the residential premises during the tenancy;
7. Pets are to be outside at all times unless otherwise specified in the Tenancy Agreement/Pet Agreement. Should the tenant breach this term the tenant understands that at the lessors discretion they will be required to remove the pet from the property permanently;
8. The tenant acknowledges that this is an application to keep pet/s on the premises and does not guarantee that approval will be given;
9. The tenant agrees that no additional animal/s will be kept on the premises, either short term or temporarily;
10. The tenant agrees that in the event of a complaint being received regarding the pet/s from the local authority, Neighbours or any other body, if the complaint is shown to be justified and correct, the tenant will be required to remove the pet/s immediately from the premises permanently;
11. If the pet is a dog, then 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;
12. The tenant agrees to clean up after their pet/s and to dispose of their waste quickly and properly;

13. The tenant/s agree to not leave food for their pet/s outside their dwelling where it may attract other animals or vermin;
14. The tenant agrees not to breed or allow the pets to reproduce.
15. The tenant/s agree if they keep fish they accept responsibility for any damage due to leakage or spillage of water;
16. The tenant/s understand, agrees and warrants that dogs of a prohibited breed declared dangerous must not be kept or brought onto the premises or common property; The undersigned agree and acknowledge that on approval by the owners, as notes below, the terms of this application become an express term of the tenancy and as such become effective and binding on the undersigned.
17. The tenant agrees that any damage caused to the lawns and or garden caused by the keeping of pets shall be the responsibility of the tenants to rectify the damage.