

PET APPLICATION AND AGREEMENT

PROPERTY ADDRESS

TENANT NAME

RESIDENTIAL

Use this form only for Properties where the Lessor has indicated that pet/s may be accepted. Please note: This form is not relevant for Guide, Hearing and Assistance Dogs. If unsure please contact our Agency prior to completing this Pet Application form.

PET DETAILS

If more than 2 pets, print and complete a separate Pet Agreement 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

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

This agreement is subject to and conditional upon the Tenant complying with the following terms such that a breach of these terms shall also constitute a breach of the Residential Tenancy Agreement between the Lessor and the Tenant.

The Tenant acknowledges and agrees to the following terms:

1. The Tenant shall ensure that the pets are the only pets to enter on to and/or to be kept at the premises – No Exceptions
2. The Tenant shall not permit any other pet (other than the pet (s)) to enter the premises, with the exception of a guide dog accompanying a vision-impaired person
3. The Tenant shall, if required by the Local Council, ensure that the pets are and will at all times during the Agreement be registered with the Local Council, proof will need to be provided
4. The Tenant shall ensure that the pets do not enter the residence on the premises unless the Tenant first receives the written permission of the Lessor to do so
5. The Tenant has satisfied itself that the premises are adequate and suitable for the pets (including the adequacy of the fencing to ensure that the pets do not behave in a manner likely to or which does interfere with or impact upon in any manner whatsoever with the peaceful enjoyment of any other person at or near the premises

6. The Tenant Shall ensure that the pets are adequately restrained and supervised at all times while Lessor or the Agent is attending the premises, or alternatively, removed from the premises during the Lessor or Agent's attendance at the premises. This also apply's for the Garden Maintenance person as pets need to be restrained during this period for access to back yards.
7. The Tenant shall ensure that all Pet Waste including faeces is promptly removed from the premises
8. The Tenant shall ensure that the pets including birds are not fed on any carpeted areas within the premises.
9. The Tenant shall ensure that the premises is adequately, regularly and professionally treated, cleaned and deodorised (at the Tenant's Cost) for pet odours, fleas, ticks and all other pet parasites
10. The Tenant shall release and forever hold the Lessor and the Agent harmless from all liabilities, debts, claims and demand connected with either the Agreement or the pets at the premises (including but not limited to any personal injury or property damage caused or contributed to by the pets)
11. The Tenant shall indemnify the Lessor and the Agent from all and any liabilities, debts, claims or demands arising connected with either this Agreement or the pets at the premises (including but not limited to any personal injury or property damage caused or contributed to by the pets)
12. The Tenant shall promptly pay for all and any damage to the premises (including but not limited to any part of the residence, including floor covering, by reason of urine, faeces, pet odours, fleas, ticks and all other pet parasites) contributed to or caused by the pets, or the manner of keeping the pets at the premises by the Tenant.
13. At the end of the Tenancy of the premises, or alternatively this Agreement, the Tenant shall ensure that the premises are properly and professionally treated, cleaned and deodorised (at the Tenants sole cost) for pet odours, fleas, ticks and all other parasites and a receipt must be provided to our company as proof
14. A breach of this Agreement shall constitute a breach of the Tenancy Agreement, and failure to remedy may result in termination of the Tenancy Agreement

ALL APPROVED PETS ARE STRICTLY OUTSIDE ONLY

ACKNOWLEDGEMENT BY APPLICANT & AGREEMENT

Applicant Name

Signature

Date

Applicant Name

Signature

Date

APPLICATION RESULT

- Application for Pet/s – **DECLINED**
- Application for Pet/s – **APPROVED**

The above mentioned pet/s is/are approved by the Lessor of the Property stated in this Agreement. This Agreement now forms part of the General Tenancy Agreement which includes additional terms related to the pet/s and the Tenant are now bound by the Agreement set out in the Application above as well as the General Tenancy Agreement.

AUTHORISATION ON BEHALF OF LESSOR / AGENT

Agency Name

JSF Property Management

Signature

Date