

PET AGREEMENT

1. This Agreement is made between:
 - A. Lessor:
 - B. Tenant:
 - C. Agent:
 - D. Property:
2. This Pet Agreement is an addendum to the General Tenancy Agreement (Form 18a).
3. The lease covering the premises provides that no pets are permitted without the owner's prior written consent. The term "pet" includes any animal, whether mammal, reptile, bird, fish, rodent or insect. Tenants are hereby authorised to have the following described pet on the premises, subject to terms and conditions of this Pet Agreement.

Pet Authorisation & Pet Description

Pet Name		Pet Name		Pet Name	
Animal Type		Animal Type		Animal Type	
Breed		Breed		Breed	
Colour		Colour		Colour	
Approx. Age		Approx. Age		Approx. Age	
Approx. Weight		Approx. Weight		Approx. Weight	
Council Reg. No.		Council Reg. No.		Council Reg. No.	

Terms

Pet Regulations

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:

- A. The Tenant shall ensure that the pets are the only pets to enter onto and or to be kept at the premises;
- B. The Tenant shall not permit any other pet (other than the approved pets) to enter the premises except a guide dog accompanying a vision impaired person;
- C. The Tenant shall if required by the Local Council, ensure that the pets are and will at all times during this Agreement be registered with the Local Council;
- D. The pet must be kept up to date with all vaccinations;
- E. The Tenant is satisfied that the premises are adequate and suitable for the pets (including the adequacy of the fencing to ensure the pets can be restrained within the premises) and shall not add, alter or modify the premises without the prior written consent of the Lessor;
- F. The Tenant shall take reasonable steps 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;
- G. The Tenant will immediately and permanently remove the pet from the premises if reasonable complaints from neighbours or other residents determine the pet has disturbed the rights, comforts or convenience of the Tenants neighbours or other residents.
- H. Any animal that causes or appears to be a threat to any person on the premises or any animal with a history of aggressive behaviour will be considered a dangerous animal. The agent retains the right to have the animal removed immediately.

- I. The Tenant shall ensure that the pets are adequately restrained and supervised at all times whilst the Lessor or the Agent is attending the premises or alternatively removed from the premises during the Lessor or Agent's attendance at the premises;
 - J. The Tenant shall ensure that the pet is housebroken. The pet must not be allowed to urinate or defecate on any flooring inside the dwelling. The tenant must remove any pet waste from the property, including garages, storage areas, yards, patios and the like;
 - K. The Tenant shall ensure that the pet does not cause any damage to the property;
 - L. The Tenant shall ensure that the premises is adequately, regularly and professionally treated, cleaned and deodorised (at the Tenant's sole cost) for pet odours, fleas, ticks and all other pet parasites;
 - M. The tenant will promptly remove any offspring of the pet from the premises;
 - N. The pet is prohibited from entering the following areas:
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Liability for Damages

The tenant is responsible and liable for the following:

- O. 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) At the end of the Tenant's 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 Tenant's sole cost) for pet odours, fleas, ticks and all other pet parasites;
- P. Any and all personal injuries to any person caused by the pet eg: bites, doctor's bills, tetanus shots etc;
- Q. Any and all damage to any persons property caused by the pet eg: fencing, holes, decks, clothing etc;
- R. The tenant promises to indemnify the owner and agent for all and any liabilities, debts, claims or demands arising connected with either this agreement or the pets at the premises.

SPECIAL CONDITONS (IF ANY)

This agreement is ONLY for the pets listed, written approval must be gained from the owner for any additional pets and a new agreement MUST be signed.

Tenant/s signature: _____ Date: _____

PRINT NAME: _____

Agents signature: _____ Date: _____