

## Schedule 13 – Pet Policy



Capture Housing has given permission for the Tenant(s)

.....

to keep the pet(s) listed below at Property address

.....

Names & breeds of pets

.....

The following pet policy outlines the conditions under which tenants may keep pets in the above-named property.

1. If applicable, Tenants are required to provide a reference for their pets from a previous Landlord, Letting Agent or veterinary surgeon.
2. Tenants are responsible for the health and welfare of their pets. In accordance with the Animal Welfare Act 2006 and the Animal Health and Welfare (Scotland) Act 2006, all tenants have a duty of care to provide their pets with a suitable place to live, a suitable diet, proper exercise and adequate health care.
3. If the Landlord or Landlord's Agent believes that a pet kept in their property has been neglected or abandoned, they will report the case to an appropriate animal welfare organisation.
4. Tenants must not leave their pets in the property when they are away unless clear arrangements have been made for their care. Pets should be boarded elsewhere but close supervision by a neighbour may be acceptable for some animals.
5. Dogs should not be left alone in the property for more than 4 hours at a time. Tenants must ensure that their dogs will not cause damage to the property if they are left unsupervised.
6. All pets must be vaccinated and regularly treated for fleas and worms (if appropriate). Tenants may be required to provide evidence of this from their veterinary surgeon.
7. Tenants will be required to arrange and pay for a full professional clean of the property at the end of their tenancy. The property is also to be treated for fleas.
8. Tenants must ensure that their pets do not cause a nuisance to neighbours or visitors. This includes excessive noise and damage to other people's property. Dogs must be kept under control and on a lead in all public places, communal areas and walkways.
9. Pets must not be allowed to foul inside the property, except for caged pets and pets trained to use a litter tray. Any pet faeces must be removed immediately from the garden or outside areas and disposed of safely and hygienically.

10. Tenants are responsible for keeping all areas of the property clean and free from parasites, such as fleas.
11. Dogs must by law wear a collar with their owner's name and address on it when in a public place. Cats should also wear a 'snap apart' collar to enable them to be identified. Both dogs and cats should be micro chipped.
12. Dogs listed under the Dangerous Dogs Act 1991 and any animal listed in the schedule of the Dangerous Wild Animals Act 1976 may not be kept in this property.
13. Tenants may not breed or offer for sale any animal in this property.
14. Tenants who wish to obtain an additional pet after moving into the property must apply for permission in writing to the Landlord or Landlord's Agent.

Signed \_\_\_\_\_ Tenant/s

Dated \_\_\_\_\_

Signed \_\_\_\_\_ Landlord/Agent

Dated \_\_\_\_\_