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ABN 62 023 797 552 - RET Investment Trust T/A Elaine Mills Property Management

Licensed Real Estate Agent & member of REINT

## Pet Application

Agency Details: Elaine Mills Property Management - Are you a current tenant of EMPM? YES / NO

Applicant/s – Tenant/s name: \_\_\_\_\_

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

General: This form is used only where the Owner has indicated that pets may be accepted.

Photo of pet attached                      YES / NO      PLEASE STATE INSIDE PET OR OUTSIDE PET

Pet details:

Description	Pet 1	Pet 2
Breed		
Type / Description	(Male / Female / Unknown)	(Male / Female / Unknown)
Name		
Age		
Desexed	YES / NO	YES / NO
Vaccinations up to date?	YES / NO	YES / NO
Council Registered	YES / NO	YES / NO
Microchipped	YES / NO	YES / NO
Colour		
Size	Small / Medium / Large	Small / Medium / Large
Other: Breed / Type (Male / Female / Unknown)		

### Terms & Conditions

The applicant/s acknowledge and agree to the follow terms:

1. The applicant acknowledges that this is an application to keep pet/s on the premises and does not guarantee that approval will be given;
2. No pet/s other than the above mentioned pet/s may reside on the premises. No additional animal/s will be kept on the premises, either short-term or temporarily without the Owners written approval;
3. The applicant has inspected the property and is satisfied that the fencing is adequate for the confining of the pet/s. The applicant 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 a tenant. Any additional work must first be approved in writing by the Owner/Agent. The applicant further acknowledges that the Owner/Agent neither expressly or implied warrant the suitability of the fencing for the confining of the pet this is at a tenants sole discretion;

4. The applicant/tenant understands, agrees and warrants that dogs of a prohibited breed declared dangerous must not be kept or brought onto the premises or common property.
5. The applicant/tenants agree that if they keep fish they accept responsibility for any damage caused by leakage or spillage of water.

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The applicant/s also agree that by submitting this application and or by tenants having animals on the property, the following conditions apply:

6. If approved, a Pet Clause relating to the approved pet/s, will be required to be signed by all tenants.
7. The applicant/s agrees to unilaterally indemnify the Owner/ 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 third party.
8. Agrees to have the premises and the grounds treated for fleas at the end of the tenancy or at any time during the tenancy as required or requested by the Owner/Agent. This treatment is to be carried out by a suitably licensed pest control agent.
9. Pets are to be outside at all time unless otherwise specified in the tenancy agreement;
10. Should the tenant breach this term the tenant understands that at the Owners discretion, they will be required to remove the pet from the property permanently.
11. The applicant/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;
12. 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;
13. The tenant agrees to clean up after their pet and to dispose of their pets waste quickly and properly;
14. Applicant/tenant acknowledges any food or water left out for their pet/s, (outside the dwelling) are responsible to remove any other animals or vermin it attracts;
15. In the event of the death of a pet, the pet’s remains must not be buried on the property without the express approval in writing of the Lessor/Agent. If buried without approval, the tenant shall be responsible for the full cost of repatriation of the property.

The undersigned agree and acknowledge that on approval by the owners, as noted below, the terms of this application become an express term of the tenancy and as such become effective and binding on the undersigned.

Applicant / Tenant 1 Name \_\_\_\_\_ Signature:

Applicant / Tenant 2 Name \_\_\_\_\_ Signature:

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OFFICE ONLY

Date received: \_\_/\_\_/\_\_

Approved by Owner: Yes / No Date \_\_/\_\_/\_\_ - Agent: \_\_\_\_\_ Date \_\_/\_\_/\_\_