

PET APPLICATION AND AGREEMENT



PROPERTY ADDRESS

TENANT NAME/S

SUBMISSION DATE

RESIDENTIAL

Use this form only for Properties where the Lessor has indicated that pet/s may be accepted. If you are unsure please contact our Agency prior to completing this Pet Application form.

PET DETAILS

If you are applying for more than 2 pets, print and complete a separate Pet Agreement form.

**** All animals must be disclosed. This includes cats, dogs, reptiles, birds, guinea pigs, fish & any other animals****

ITEM	PET 1	PET 2
TYPE OF PET/S		
BREED NAME/S		
AGE		
DESEXED	YES / NO	YES / NO
COUNCIL REG #		
DESCRIPTION e.g COLOUR		
PHOTO PROVIDED	YES (copy for file) / NO	YES (copy for file) / NO

TERMS AND CONDITIONS

The Tenant acknowledges and agrees 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. Any pet/s other than the approved pet/s specified in the General Tenancy Agreement and this Pet Agreement must first be requested by the Tenant in writing via a separate Pet Application giving full details and then be approved in writing by the Lessor PRIOR to the pet/s being allowed onto the Premises. Pet approval may be subject to specific criteria and must be complied with. Approval is NOT guaranteed.
3. If the property for which the pet is kept has a Body Corporate committee, the pet must be formally approved by the committee in writing before allowing pet on property.
4. The tenant must ensure the pet has the appropriate licenses as required by Charters Towers City Council or any other authority.
5. The Tenant shall be liable for any damage or injury whatsoever caused by the pet/s on the Property, whether they are the Tenant's pets or their guests pets and regardless of their approval status. The tenant must repair any damage caused by the pet immediately. This may include re-turfing the lawn if there are track marks caused by the pet, damage to lawns, make good any holes and/or worn out lawn, ground levels, walls, doors, carpet, flyscreens, fences or woodwork.
6. Tenants must remove any faecal matter from the lawns and gardens immediately and the faeces are to be disposed of in the proper manner.
7. Any animal hair especially cat and dog hair must be removed from the property and disposed of appropriately.

8. Tenants agree to conduct professional carpet cleaning upon vacating the property and provide proof receipt to the agency.
9. The tenant/s agree/s, that should there be evidence of pet urine smells in the property, it will be professionally treated (cleaned and deodorised) or in extreme cases the carpet and/or carpet underlay will be replaced in affected areas at the tenant's expense.
10. The Tenant accepts full responsibility and indemnifies the Lessor for any claims by or injuries to third parties or their Property caused by, or as result of actions by their pet/s or their guests pet/s, and regardless of their approval status.
11. The Tenant agrees to arrange for Flea Fumigation at the end of tenancy and/or at any time during the Tenancy as required or requested by the Lessor / Lessor's Agent and is to be carried out by a Company complying with Australian Standards. The fumigation must occur internally and externally and a proof receipt must be provided to the agency.
12. That the pet/s shall not become an annoyance or source of discomfort to other Tenant/s or neighbours.
13. The pet/s are to be outside at all times, unless specified otherwise in the General Tenancy Agreement or this Pet Agreement.
14. 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.
15. By signing below you are only asking for approval of the above-mentioned pet/s to be accepted at the Property for which you are applying.

ACKNOWLEDGEMENT BY APPLICANT

Applicant Name _____

Signature _____

Date _____

Applicant Name _____

Signature _____

Date _____

APPLICATION RESULT (office use only)

Application for Pet/s – DECLINED

Application for Pet/s – APPROVED

Approved for pet to be INSIDE & OUTSIDE

Approved for pet to be OUTSIDE ONLY

If formally 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 **GOLD CITY REALTY**

Signature Approval _____

Date _____

TENANT AGREEMENT – To be signed only if pet/s are officially approved through the agent.

Tenant Name _____ Signature _____ Date _____

Tenant Name _____ Signature _____ Date _____

Tenant Name _____ Signature _____ Date _____