
Pet Policy

This Pet Policy forms part of the tenancy agreement and sets out the conditions under which pets are permitted at the property.

1. Permission

Permission to keep a pet is granted on the basis that the Tenant complies fully with this policy and all associated tenancy obligations.

2. End of Tenancy Cleaning Standard

At the end of the tenancy, the Tenant is required to return the property to the same standard of cleanliness, condition and hygiene as recorded in the check in report and inventory, allowing for fair wear and tear. Where a pet has been kept at the property, this includes ensuring that any pet related contamination, odour, hair, staining or parasites are fully removed.

3. Professional Cleaning (Where Required)

Professional cleaning will be required only where it is reasonably necessary to return the property to the same standard as at the start of the tenancy. This may include but no limited to :

- Carpets, rugs and soft furnishings
- Flea or parasite treatment (where evidence or risk is present)
- Removal of pet odours or staining

4. Evidence Requirement

Where professional cleaning is carried out, the Tenant must provide a receipted invoice confirming the work completed. Where the Tenant does not arrange appropriate cleaning, the Landlord or Agent may arrange this and recover the reasonable and evidenced cost from the deposit.

5. Deposit Deductions (Fair and Evidenced)

Any deduction from the deposit will be:

- Based on evidence from the check in and check out reports
- Limited to the reasonable cost required to return the property to its original condition
- Subject to the principles of fair wear and tear and no betterment

6. Damage and Additional Cleaning

The Tenant remains responsible for any **damage or deterioration caused by the pet**, including but not limited to:

- Staining or damage to flooring
- Scratching to doors, woodwork or furnishings
- Persistent odour requiring specialist treatment
- Infestation requiring treatment

7. Ongoing Responsibilities

The Tenant must:

- Keep the property clean and free from pet related hygiene issues throughout the tenancy
- Ensure pets are regularly treated for fleas and parasites where appropriate
- Prevent nuisance, noise or disturbance to neighbours
- Ensure pets are properly supervised and controlled at all times

8. Breach of Policy

Failure to comply with this policy may result in:

- Withdrawal of permission to keep the pet
- Action being taken under the tenancy agreement