

PET AGREEMENT

1. This Agreement is made between:
 - A. Lessor:
 - B. Tenant:
 - C. Agent:
2. This Agreement is made collateral to any other agreement between the Lessor and Tenant in connection with the premises (the 'Tenancy Agreement') at:
3. In consideration of the tenant agreeing to comply with and thereafter complying with the following terms, the Lessor gives approval to the Tenant to keep only the particular pets (the 'pets') listed below on or at the premises:

Pets

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

4. 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 pets) to enter the premises save and 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 Tenant shall ensure that the pets do not enter the residence on the premises unless the Tenant first receives the written permission of the Lessor to do so;
 - E. The Tenant has satisfied itself that the premises are adequate and suitable for the pets (including the adequacy of the fencing to ensure the pets can be restrained inside 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 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;
 - H. The Tenant shall ensure that all pet waste including faeces is promptly removed from the premises;
 - I. The Tenant shall ensure that the pets are not fed on any carpeted area within the premises;
 - J. 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;

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- K. The Tenant shall release and forever hold the Lessor and the Agent harmless from all liabilities, debts, claims and demand connected with either this Agreement or the pets at the premises (including but not limited to any personal injury or property damage caused or contributed to by the pets);
- L. The Tenant shall indemnify the Lessor and the Agent for all and any liabilities, debts, claims or demands arising connected with either this Agreement or the pets at the premises (including but not limited to any personal injury or property damage caused or contributed to by the pets);
- M. 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) contributed to or caused by the pets, or the manner of keeping the pets at the premises by the Tenant;
- N. 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;
- O. A breach of this Agreement shall constitute a breach of the Tenancy Agreement.
- P. This agreement shall be terminated and end on termination of the Tenancy Agreement.

SPECIAL CONDITONS (IF ANY)

Tenant/s signature: _____ Date: _____

PRINT NAME/S: _____

Lessor/Agents signature: _____ Date: _____