

The Fernley Pet Policy

Downing Property Management Ltd sets out below the terms and conditions for allowing Pets to reside in a Downing property. This agreement must be completed before the check in date and any certification / supporting documentation requested must be provided before consent is granted. This policy includes designated assistance pets, welfare animals and guide dogs which we refer to in this document as an 'animal.'*

Terms and Conditions:

The Animal Welfare act of 2006 insists on the provision of a suitable environment and place to live:

As a responsible landlord and experienced accommodation management company we must consider the impact of the accommodation environment and any possible detrimental effects to animals residing. We must also maintain a safe and hygienic environment to minimise potential risks to individuals residing and working in our properties.

Due to the design and function of the property we determine that the accommodation needs to be a minimum room size of **30sqm** size or larger. Therefore, smaller studios and shared clusters are not a suitable environment for animals.

The following types and breeds of animal will **not** be allowed to be kept in Downing Students or Downing Living properties at any time:

- a. Any animal not considered to be a normal domestic pet.
- b. Any animal with a potential full-grown size that exceeds **15kg**.
- c. Rodents, rabbits and reptiles
- d. Any dogs listed on dangerous dog's act 1991.
- e. Any animal listed in the schedule of the Dangerous Wild Animals

Restriction on animals residing include, but not limited to, large breeds, German Shepherds, Rottweilers, Pit Bulls/American Bulldogs, Mastiffs, Boxers, Bull Terriers, Akitas, Huskies, Malamutes, Great Danes, Cane Corso, Staffordshire Terriers, Monkeys, Ferrets, Livestock, Reptiles.

The Tenant agrees to:

- a. provide registration, microchip details (cats and dogs) and up to date vaccination certificates.
- b. ensure animals are vaccinated, insured, trained and regularly treated for fleas and worms (where applicable).
- c. ensure cats and dogs wear a collar with their owner's name and phone number on it when in a public place.
- d. keep all animals under control and on a lead in public places and communal areas.
- e. be responsible for the animal welfare.
- f. not allow their animal to be left alone for more than 3 hours at any time.
- g. ensure that the animal does not cause damage to the accommodation and shared communal areas within the premises.
- h. take all reasonable measures to avoid animal odours and smells within the accommodation.
- i. responsible for any cleaning or damage caused by the animal, both inside and outside (in the grounds) of the property.

- j. be responsible for keeping all areas of the property clean and free from parasites, such as fleas.
- k. reimburse the Landlord or their agent upon demand for the cost of professional cleaning, damage repair or treatment for infestations caused by the animal, both inside and outside (in the grounds) of the property (such damage will not be deemed fair wear and tear)
- l. ensure that their animals do not cause a nuisance to other residents, neighbours or visitors.
- m. not to breed animals or offer for sale any animal whilst living in the property.
- n. always keep the animal inside the tenant's accommodation except for the purposes of regular exercise and toileting, when at all times the pet shall be accompanied on a lead by the tenant.
- o. not bathe or shower animals within the accommodation.
- p. not to allow animals to roam freely throughout the property and only permit have access to designated areas.
- q. not to allow animals in communal areas including, but not limited to, lounges, cinema/media rooms, the gym, fitness rooms and co working/study areas and entertainment spaces.
- r. animals must not be allowed to foul inside the property.
- s. to remove faeces immediately from within the accommodation and from the outside areas of the building and dispose of safely and hygienically in designated bins. **NOT** to flush cat litter or animal bedding down the toilet or sink waste. **NOT** to use the refuse chute to dispose of animal waste
- t. animals must be vaccinated, insured, trained and regularly treated for fleas and worms (where applicable).
- u. to fully reimburse the landlord, upon demand, for the cost of remediation due to damage/cleaning required caused by the animal.
- v. fully indemnify the Landlord or their Agent against any legal claims (including all costs) from third parties for damaged, and injuries directly or indirectly caused by the animal.
- w. remove the animal within 5 days should it be determined (at the discretion of the Landlord or Landlords agent) that the animal has caused unacceptable levels or damage or nuisance / noise.
- x. abide by all local rules and bylaws relating to the keeping of animals and the avoidance of neighbour nuisance shall be fully complied with.
- y. agrees to reimburse the Landlord, acting reasonably, for any costs incurred in connection with the animals' welfare in the absence of the tenant.

PLEASE COMPLETE:

The Property

Accommodation address:

Tenant name:

Tenant email:

Tenancy start date:

About The Animal

Type of animal and breed:

Is this animal an assistance pet or Guide Dog?

YES

NO

If yes, please answer the following:

a. Is the animal classed as an assistance / welfare animal?

YES

NO

b. What is the classification for the animal assistance?

c. Has the animal been trained and certified by a recognized body?

YES

NO

If yes, please provide evidence

d. How will the owner ensure the well-being of the animal?

e. Who will give primary care, such as feeding and keeping clean the animal?

f. Is it ok for others to interact with the animal?

YES

NO

g. Will the owner require further assistance to care for the animal?

YES

NO

If yes, who will provide further assistance?

Please confirm that the animal is:

• trained to behave well in public

YES

NO

• safe and has a reliable temperament

YES

NO

• fully toilet-trained, healthy and does not constitute a hygiene risk

YES

NO

• recognisable by the harness, branded coat, lead slip or ID

YES

NO

I undersigned agree to abide by the terms specified above

Name:

Signed:

Date:

Please be advised the Landlord or Managing Agent or their staff cannot assist with or provide care any animals residing at the property.

Please complete and return to: **info@downingliving.com**