

# Tenant Agreement

## Living with Pets

**RayWhite**

## Requirements

### Approval and records with your property manager

If you have or are thinking about getting a pet, your very first step needs to be consulting your Property Manager. Most Properties can be pet friendly, however pet approval is at the discretion of the individual property owner. Approval from the property owner will need to be granted. Your property manager can assist with this. Please contact via email or phone if you would like to discuss the process. Once approval has been granted, records will be kept with your Property Manager in the form of this completed paperwork. We promote a healthy pet environment only – so we will also require a copy of your pet's last vaccination records and for you to sign this form once reading and filling out the below information.

<b>Pet name:</b>	<b>Age:</b>
<b>Pet type and breed:</b>	
<b>Current vet:</b>	
<b>Vet phone:</b>	
<b>Vet address:</b>	
<b>Property address:</b>	

### Registration with Council

Queensland Government legislation requires dogs to be registered with the Brisbane City Council. This enables your pet to be easily identified and reunited with you should he/she go missing. A registration tag will need to be worn on the collar. Please visit the Brisbane City Council website for registration forms and current pricing.

**Pet's Council Registration #:**

### Micro-chipping

Both cats and dogs must be microchipped when sold (responsibility of the seller), or before reaching the age of 12 weeks. This is another measure used to be able to reunite your pet with you should he/she go missing. The main benefit of microchipping being that it is a permanent identifier for your pet that is recognised Australia-wide. Microchipping should be done by your local Vet, please contact your Vet for current pricing.

**Pet's Microchip #:**

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## Pet Wellbeing

### Vaccinations

To ensure a healthy pet environment and to lessen the chance of disease outbreaks, we require all pets to be up-to-date with recommended vaccinations. Vaccinations will generally cover your pet for the period of one year.

**Dogs:** Parvovirus, Distemper, Hepatitis and Canine Cough.

**Cats:** Feline Leukaemia Virus, Feline Enteritis, Chlamydomphila, Feline Respiratory Disease and Feline Immunodeficiency Virus.

Pet vaccination certificate provided:  Y  N Date:

### Registration with Council

To ensure a healthy pet environment, we require all pets to be on flea-control maintenance and regularly wormed.

**Cats and Dogs:** Puppies and kittens need to be wormed monthly until 6 months of age. From 6 months onwards – worming every 3 months for effective protection. For fleas, topical treatments such as ‘Frontline’ or ‘Advantage’ pipettes can be applied, or oral tablets given such as “Comfortis”. Dosage will depend on your pet’s weight and regularity will depend on the product. Please note that flea treatments will be different for cats and dogs; dog treatments can be toxic to cats and vice versa. Please consult your vet or local pet store for more advice on worming and flea treatments.

I understand & will adhere to regular worming & flea control practices with my pet throughout my tenancy:

Y  N

## Pets Indoors

### Micro-chipping

Please ensure all pet bedding is washed regularly to promote a healthy living space for yourself and your pet. Having a specific bed for your dog or cat is good for his/her wellbeing, allowing them a safe place ‘of their own’ to retreat to. Having a Scratching Pole for your cat is highly recommended to lessen the chance of damage to furniture and blinds. Please provide appropriate facilities for your pet to go to the toilet whilst being indoors. Various products are available for dogs from pet stores such as ‘fake grass mats’. Please ensure these areas are cleaned and sanitized daily.

I understand & will adhere to regular cleaning & sanitizing of pet toilet areas:

Y  N

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### **Mental stimulation**

We promote a healthy pet environment, an important part of this being your pet's mental as well as physical health. Mental stimulation is important as it reduces the chance of your pet causing damage within your property and also causing excess noise due to boredom.


**Dogs:** Ensure your dog receives daily adequate exercise. The length and intensity will depend largely on your dog's age and activity level, however a daily outing is recommended for mental wellbeing. It is advised to provide rawhide chews or toys (especially interactive ones such as those that dispense treats) when being left alone. Some dogs can also respond well to a radio or TV left on at low volumes during the day.

**Cats:** Less work than dogs, cats are generally happy to be left on their own for longer periods of time. It is recommended to have a Cat Scratching Pole and hanging string or toys to entertain your cat during the day, though a warm blanket or place to sleep may be just as well utilized.

**I understand & will provide my pet with regular exercise and stimulation to minimise excess noise:**

 Y N


### **Cleaning**

 Routine inspections will check the cleanliness of the property; however for you and your pet's wellbeing it is advisable to practice regular cleaning habits. Tiles are quite easy to maintain with vacuuming and mopping, however carpets can be easily marked by pets. We recommend a spot cleaner is used as soon as small marks are noticed. If these are left, the assistance of a professional carpet cleaner will be required and in very bad cases, the carpet may need to be replaced (at your expense). Regular checking and cleaning of carpets is your best option to prevent any extra costs at the time of inspections or vacating the property.

**I understand my extra responsibilities for the regular care & cleaning of tiles & caret whilst keeping a pet in my home:**

 Y N

### **Damage**

 Having a pet can increase the chance of damage being caused to your home. We hope some of the tips within this agreement will lessen the chance however as the tenant, you must accept full responsibility for any damages caused to the property during your tenancy. If damage does occur, please speak to your Property Manager sooner rather than later. You will find we have a number of recommended tradespeople who will be able to assist to repair the damage. Please understand that any repairs required would be fully at your expense.

**I understand I am fully responsible for damages caused by my pet to my property:**

 Y N

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## Living with Pets

The RayWhite logo is located in the top right corner of the page. It consists of the word "RayWhite" in a bold, black, sans-serif font, with a registered trademark symbol (®) to the right. The logo is set against a solid yellow rectangular background.

I/We, \_\_\_\_\_ of property \_\_\_\_\_ understand my/our responsibilities as a pet owner/s will ensure I/We abide by all provisions outlined in this agreement and any other instructions given by Ray White staff throughout my/our tenancy.

Signed:	Date:
Signed:	Date: