

SPECIAL TERMS – KEEPING OF PET/S

1. These *Special Terms* to the Tenancy Agreement are made between:
 - A. Landlord:
 - B. Tenant:
 - C. Agent:
2. This Agreement is made collateral to any other agreement between the Landlord and the 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 Landlord 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.	

Special 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 Tenancy Agreement between the Landlord and the Tenant:
 - A. The Tenant shall ensure that the pets are the only pets to enter on to 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 Landlord 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 Landlord;
 - 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 while the Landlord or the Agent is attending the premise, or alternatively, removed from the premises during the Landlord 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;

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- 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;
- K. The Tenant shall release and forever hold the Landlord and the Agent harmless from all liabilities, debts, claims and demand connected with either these Additional Terms to the Tenancy 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 Landlord and the Agent for all and any liabilities, debts, claims or demands arising connected with either these Special Terms to the Tenancy 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 the 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 these Special Terms shall constitute a breach of the Tenancy Agreement.
- P. These Special Terms shall be terminated and end on termination of the Tenancy Agreement.

ADDITIONAL TERMS (if app.)

Tenant Signature: _____

Tenant Name: _____ Date: ___/___/___

Tenant Signature: _____

Tenant Name: _____ Date: ___/___/___

Landlord/Agent Signature: _____

Landlord/Agent Name: _____ Date: ___/___/___