

Where we, as landlord, grant you permission to keep a pet at the property, you must ensure that you and the pet comply with all requirements set out in this policy.

These requirements are intended to ensure that pets are properly cared for, do not cause nuisance or disturbance to neighbours, and do not cause damage to the property or any shared areas of the building.

Failure to comply with this policy will be treated as a breach of the tenancy agreement. In such circumstances, we may take action to prevent further breaches, which may include taking steps to regain possession of the property. Inspections will take place throughout the tenancy. If the pet causes damage within the property (including smells), Unipol will look to make repairs immediately and charge you for any costs.

### **Requests for Additional Pets**

1. Consent to keep a pet applies only to the specific pet approved.
2. You must not keep any additional pets at the property without first requesting permission in writing and obtaining our consent.

### **Caring for Your Pet**

3. You must ensure that the pet is properly cared for in accordance with the Animal Welfare Act 2006. This includes providing a suitable environment and diet, regular exercise, and appropriate healthcare to prevent suffering.
4. If you are away from the property, you must arrange suitable care for the pet and must not leave it unattended (for example, by using a kennel or cattery).
5. Pets must be appropriately vaccinated and receive regular flea and worm treatments where applicable.
6. All cats, dogs, and any other suitable pets must be microchipped at the appropriate age.
7. Pets should be neutered or spayed wherever reasonably possible.
8. If we believe a pet is being mistreated or abandoned, we may contact a relevant animal welfare organisation or veterinary practice to ensure the pet's safety.

### **Use of the Property**

9. Pets must be kept within the property you are renting and must not be kept in any communal areas, including stairwells or other shared spaces.
10. Pets must not cause damage to the property or any communal areas. Any damage must be reported to us as soon as possible, and repair costs will be charged to you.
11. You are responsible for any damage caused by the pet to your belongings or those of other tenants.
12. Except for caged animals or pets trained to use a litter tray, pets must not foul within the property, communal areas, or gardens. Any fouling must be cleaned immediately and disposed of hygienically.
13. Breeding pets for commercial purposes is strictly prohibited.
14. You must ensure the property and any shared areas are kept clean and free from parasites.
15. You must not make any alterations to the property, including installing cat flaps, without our prior written consent.

## Dogs

16. Dogs must not be left alone in the property for more than four hours at any one time and must not cause damage when left unsupervised.
17. Dogs must be kept on a lead at all times in communal areas.
18. Dogs must not be allowed outside the property without supervision.

## Preventing Nuisance

19. You must ensure that the pet does not cause nuisance to neighbours, other tenants, the landlord, or anyone attending the property on our behalf.
20. Nuisance includes, but is not limited to:
  - a. Roaming or unattended animals.
  - b. Fouling in neighbours' gardens or communal areas.
  - c. Excessive noise.
  - d. Keeping an excessive number of animals in the household.
  - e. Unpleasant odours.
  - f. Threatening or harmful behaviour, including aggression towards people or other animals. This includes behaviours such as lunging, growling, snarling, snapping, or biting.
21. If nuisance occurs, you will be notified and required to stop the behaviour. Continued nuisance will be treated as a breach of the tenancy agreement and may result in us seeking possession of the property. We may also report the matter to a relevant authority where appropriate.

## End of Tenancy

22. At the end of the tenancy, you must return the property and any shared areas in the same condition as at the start of the tenancy. This includes ensuring that all pet odours, fleas, and animal hair have been removed before you return possession of the property.