

# THE CARGO BUILDING

## Pet Policy

### Thank you for enquiring about keeping a pet at The Cargo Building.

As a responsible Landlord we consider applications to rent from pet owners who can assure us of the following:

- i) Their pet's welfare will not be harmed by living in an apartment at The Cargo Building
- ii) The safety and welfare of fellow Residents will not be harmed by the keeping of pets
- iii) The apartment and communal areas will be protected from damage

To safeguard these interests, we require all pet owning Applicants to carefully study this Pet Policy.

The Cargo Building Move Managers will also explain how we reflect aspects of the policy in the Tenancy Agreement.

1. Applications to keep a pet at The Cargo Building will be considered on a case by case basis. Generally, applications from pet owners that want to bring more than one dog and two cats will not be considered.
2. Applications to rent from owners of any animal listed in the schedule of the Dangerous Wild Animals Act 1976 will not be considered.
3. Applications to rent from owners of any dog listed under the Dangerous Dogs Act 1991 will not be considered with the exception of dogs registered on the Index of Exempted Dogs.
4. Applications from dog owners are encouraged to bring their dog on a viewing (if practically possible).
5. Applicants are required to provide a reference for their pets from their current or last previous Landlord if they rent with their pets at present.
6. Applicants with pets are required to pay eight weeks deposit due to the increased risk of damage to the property, garden or furnishings caused by their pets. Cat owners are encouraged to provide a scratch stick to help reduce the risk of damage to furniture in particular.



7. Once in occupation, Residents must provide The Cargo Building Team with contact details of a local veterinary practice and a nominated person who will care for their pets in case of an emergency.
8. Residents are responsible for their pets in accordance with the Animal Welfare Act 2006. If we believe that a pet kept in the property has been neglected or abandoned, we will report it to an appropriate animal welfare organisation.
9. Residents must not leave their pets in the property when they are away unless clear arrangements have been made for their care.
10. Dogs should not be left alone in the property for more than 4 hours at a time. Residents must ensure that their dogs will not cause damage to the property if they are left unsupervised.
11. All pets kept at the property must be vaccinated and regularly treated for fleas and worms (if appropriate).
12. Residents are responsible for keeping all areas of the property clean and free from parasites, such as fleas.
13. Residents must ensure their pets do not cause a nuisance to neighbours. This includes excessive noise. Dogs must be kept under control and on a lead in any public places, communal areas and walkways.
14. Pets must not be allowed to foul inside the property, except for caged pets and pets trained to use a litter tray. Any pet faeces must be removed immediately from the garden or outside areas and disposed of safely and hygienically.
15. Residents may not breed animals or offer for sale any animal in the property.
16. Residents who wish to obtain an additional pet after moving into the property must first apply for permission in writing to the Landlord or letting agent.
17. Should any pet injure any other pets, Residents, or on-site staff, the Landlord reserves the right to ask the resident to remove the pet from the premises immediately.
18. The Landlord retains the right, in its sole discretion, to revoke consent to keep a pet at the premises at any time. Where consent is revoked, the Landlord will give the Tenant 28 days' notice to remove the pet from the premises. If this is not complied with, the Tenant will be in breach of the AST.
19. At the end of a Tenancy, Residents must professionally clean the property when they move out, ensuring that the carpets are thoroughly cleaned and treated for fleas and mites and be able to provide a receipt to evidence that this has taken place.

Finally, Applicants/Residents should be aware that if they persistently fail to comply with this Policy, the Landlord has the right to serve notice on the Resident to vacate their property before the end of the 12 month term of the Tenancy Agreement.