This template has been prepared by [**The Guild of Letting and Management.**](https://www.guildofletting.com/)

They have developed many other templates including (but not limited to) the below:

* Common law agreements
* Terms and conditions of business
* Smoke Detector and Carbon Monoxide letter
* Fee Schedule (Tenant Fees Act 2019)
* Holding deposit form

If you would like to purchase other templates from their team please contact them directly or take a look on their website here: [**Legal Documents — The Guild of Letting & Management**](https://www.guildofletting.com/legaldocuments)

**Pet Profile**

This document serves as an official agreement between the tenant and the landlord in line with the **Renters' Rights Act**, outlining the terms and conditions of pet ownership within the rental property.

**Tenant's Details**

Full Name:

Address:

Postcode:

Contact Number (Mobile):

Contact Number (Home):

Email Address:

**Pet's Information**

This section recognises the tenant’s responsibility towards the well-being and behaviour of their pet(s) while occupying the rental property.

* Pet’s Name:
* Species (e.g., Dog, Cat, Rabbit, etc.):
* Breed:
* Date of Birth (or approximate age):
* Sex:
  + ☐ Male
  + ☐ Female
* Neutered/Spayed:
  + ☐ Yes
  + ☐ No
* Weight/Size (approx.):
* Microchip Number (if applicable):
* Vaccination Status (up to date?):
  + ☐ Yes
  + ☐ No
  + ☐ Not sure

**Veterinary Information**

The tenant agrees to ensure that all veterinary needs of their pet are met in a timely manner and that the pet is maintained in good health.

* Veterinary Surgery Name:
* Vet's Name (if known):
* Surgery Address:
* Surgery Contact Number:

**Insurance Information**

The tenant certifies that appropriate insurance coverage for their pet has been secured.

* Is your pet insured?
  + ☐ Yes
  + ☐ No
* Insurance Provider (if applicable):
* Insurance Policy Number:

**Pet Behaviour and Additional Information**

The tenant acknowledges their responsibility for any behaviour-related issues of their pet, including but not limited to noise, damage, or disruption to neighbours.

**Does your pet have any behavioural issues?**

* + ☐ Yes
  + ☐ No

If yes, please provide details:-

**Pet Ownership Rules and Responsibilities for Rental Properties**

By accepting this agreement, the tenant commits to the following responsibilities when vacating the rental property, ensuring the property is left in a clean and satisfactory condition:

1. The Tenant will provide the landlord or the landlord’s agent with a valid insurance policy along with this form / before the tenancy start date OR request in writing, that the landlord obtain insurance on behalf of the tenant which the tenant will be charged for as per the Renters Rights Act.
2. Thorough Cleaning:
   * All pet-related areas (e.g., carpets, furniture, walls) must be cleaned to remove any fur, stains, or odours.
   * Industrial carpet cleaning is recommended where pets have lived indoors.
3. Repairs:
   * Any damage caused by the pet, such as scratches, chewing, or stains, must be repaired before vacating.
   * This includes any damage to floors, doors, furniture, or garden areas.
4. Odour Elimination:
   * Ensure that the property is free from any lingering pet smells by airing out rooms and using appropriate cleaning solutions or services.
5. Waste Removal:
   * All pet waste (both indoors and in outdoor areas, including gardens) must be properly disposed of.
6. Flea Treatment:
   * If your pet is prone to fleas or has had a flea infestation, the property must be professionally treated to eliminate any risk of fleas.
7. Garden Maintenance:
   * Ensure any garden damage caused by pets is restored. This includes filling in any holes dug by dogs and reseeding grass if necessary.

**Declaration**

By signing this document, I confirm that I understand and agree to abide by the terms of pet ownership. I further acknowledge that failure to comply with these rules may result in a claim against my security deposit, financial or legal consequences.

I also agree that the information provided in this document may be shared with the landlord, leaseholder, and freeholder for the purposes of managing the property and adhering to the Renters Rights Act.

Tenant's Signature:

Date: