



RENTING WITH PETS

Tips on obtaining consent from a property Landlord/Agent

- * Put together a 'pet resume' detailing information about your pet, their medical status including up-to-date vaccination information, flea treatments, behavioural assessments, desexing certificate, microchip details (including local council registration certificate), plus any obedience training certificates they may have received.
- * Supply references. No we're not kidding! References from your vet and/or obedience trainer will help a Landlord/Agent/agent see that your pet is well-behaved and obedient. If you have lived in a previous pet-friendly property, obtain a reference from your previous Landlord/Agent to demonstrate that your pet was an 'ideal tenant'.
- * If you're negotiating for birds, pocket pets, pigs etc. supplying an image of their enclosure can also assist.
- * Introduce your pet to your potential Landlord/Agent, again, so that they can assess your pet's behaviour and obedience.
- * Supply a written declaration to your Landlord/Agent that you will pay for any and all damages that may be caused to the property by your pet (note: by law in NSW, Landlords/Agents are not permitted to charge you a 'pet bond').
- * Negotiate an agreement with your Landlord/Agent so that they may come and visit the property to ensure that no damage has been caused by your pet (when doing so, make sure you negotiate a date and time that is fair to both parties. Ensure that you fulfil these inspection appointments!)

If you are successful in your application to gain consent (congratulations!) here are some useful tips for keeping that consent:

- * Introduce your pet to your neighbours. Forming a bond between you, your neighbours and your pet may help smooth over any restless nights or incidents in the future.
- * Be honest with your Landlord/Agent. If an incident occurs (stain, damage, hole, tear etc), report it to your Landlord/Agent immediately and let them know what steps you have taken to rectify the situation. If needs be, invite them over to see what's happened and to discuss options of rectifying the problem. Your desire to be open, honest and responsible will help maintain a good relationship. Additionally, if you don't report an incident and the Landlord/Agent discovers it later, they may decide to terminate your lease or not renew it.
- * If you intend on adding an additional pet family member make sure that you discuss this with your Landlord/Agent.
- * Ensure that you have a good pet waste plan! Nothing is more off-putting to Landlords/Agents and neighbours than a dwelling that smells of animal waste. Make sure that you clean up after your pet on a regular basis (immediately, if not daily) and dispose of the waste properly. Airing and deodorising the dwelling will certainly help.
- * Noise: if your pet becomes noisy, takes steps to try and reduce this. Regularly exercising your pets will reduce their tendency to be noisy or be destructive. Alternatively, seek behavioural training as this can assist.

**NOTE: IT IS THE POLICY OF ELITE INVEST PROPERTY MANAGEMENT
THAT ALL PETS ARE TO REMAIN OUTDOORS AT ALL TIMES**