



# PET POLICY



**NEW VIC**

MANCHESTER



## Pet Policy

As a flexible landlord, New Vic are delighted to offer pet friendly tenancies (subject to certain conditions). We understand that pets are part of the family and as such we welcome applications from responsible pet owners who can assure us of the following.

1. Their pet's welfare will not be harmed by living in an apartment at New Vic.
2. The safety and welfare of fellow residents and other pets will not be harmed by the keeping of theirs in the development.
3. The apartment and communal areas will be protected from damage.
4. The New Vic pet policy will be adhered to at all times and the owner takes full responsibility for their pet while they reside in the development.

We provide the following information to assist you when applying to rent an apartment at New Vic with your pet. Please do ask us if anything is unclear or we can be of assistance in helping you understand what is required of you.

The New Vic team will also explain how we reflect aspects of the Pet Policy in the tenancy agreement.

- Applications to keep a pet at New Vic will be considered on a case by case basis, and acceptance of any pet is at our discretion. Refusal to accept any pet is without penalty to us. Generally, applications from pet owners that want to bring more than one dog and two cats will not be considered.
- The New Vic pet policy makes provision for dogs and cats, any other pets will be considered at the discretion of the management team. Only dogs up to a medium size will be considered.
- Applications to rent from owners of any animal listed in the schedule of the Dangerous Wild Animals Act 1976 will not be considered.
- 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.
- We recommend bringing your pet to the viewing. This allows your pet to be introduced to the apartment and development and to see if they like their new home!
- Applicants with pets are required to pay 5 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 scratching post to help reduce the risk of damage to furniture in particular.
- Once in occupation, residents must provide New Vic with the contact details of a local veterinary practice and a nominated person who will care for their pets in case of an emergency.
- 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 the appropriate animal welfare organisation.
- Residents must not leave their pets in the property when they are away unless clear arrangements have been made for their care.
- 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.
- All pets at the property must be vaccinated and regularly treated for fleas or worms (if appropriate).
- Residents are responsible for keeping all areas of the property clean and free from parasites such as fleas or ticks.



- Residents must ensure that their pets do not cause a nuisance to their neighbours. This includes excessive noise. Dogs must be kept under control and on a lead in public places, communal hallways and walkways.
- 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.
- Residents may not breed animals or offer for sale any animal in the property.
- Residents who wish to obtain an additional pet after moving into the property must first apply for permission in writing to the site team or landlord.
- Should any pet injure any other pets, residents or onsite staff the landlord reserves the right to ask the resident to remove the pet from the premises immediately.
- Should your pet cause significant damage to any part of the property or development, or cause a nuisance, we reserve the right, to revoke consent.
- 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 their tenancy agreement.
- At the end of a tenancy, residents must professionally clean the property when they move out, ensuring that carpets are thoroughly cleaned and treated for fleas and mites, and to be able to provide a receipt as evidence that this has taken place.

Finally, applicants and 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 the property before the end of the term of the tenancy agreement.

Signed: .....

Name: .....

Date: .....



