

# WARWICK ESTATES

## Terms and Conditions for keeping of animals.

Please read carefully the terms and conditions for issuing consent to keep an animal at your property.

The lease clearly states that no animals shall be kept at your property. It is known that some pets do already exist and it would be extremely difficult to expect people to get rid of their pet.

As such, the Directors will allow an **existing** pet to be kept, but only under certain conditions, as below.

Keeping a pet is not a right; it is a privilege and, as such, can be withdrawn if owners do not act considerately towards everyone living here. Nobody wants that to happen.

1. An animal must be kept on a lead and/or under control at all times when entering or leaving any part of the development, including the car parks.
2. The animal shall not cause any annoyance or inconvenience to another resident. This includes for example, excessive barking. Bear in mind some residents have a fear of certain animals.
3. The animal must wear contact details of the owners
4. Any animal must be considered as an "indoor" pet only i.e. you must not allow your animal to roam around the development. For example, windows or doors should not be left open for animals to go in and out at will. This is for several reasons:
  - The directors cannot guarantee the safety of any animal. These communal spaces are not like your own home garden where you can make decisions for your animals' welfare.
  - There may be machinery or chemicals used in the cleaning and planting of communal parts of this Development. Even we aim not to use anything poisonous to animals or children; certain chemical treatments used may not be good for animals, and certain plants may make your animal ill if licked or eaten. In any such unhappy event, the Directors will not be held responsible
  - Your animal must not be allowed to exercise nor defecate on any part of the communal areas of the development.  
A lot of gardening is done with the hands, and it is not safe nor pleasant for the gardeners if they come into contact with your animal's faeces.  
If any animal is identified as having defecated in the gardens, then the owner shall be expected to clear it up and clean the soiled area.
  - There have also been reports of animals entering open windows of other flats.
  - The directors try to provide pleasant outside spaces with planting of shrubs and flowers. Plants, especially young plants and seedlings, can be seriously damaged or killed by animals treading or lying on them as is particularly common with cats.
5. Consent shall be immediately revoked if it is found that the animal's owners have not taken reasonable measures to follow these conditions.
6. Any permission relates only to one existing animal. It does not allow you to obtain an additional animal. Similarly, if your animal should die, it cannot be replaced without additional consent; which may not be automatically given.

**APPLICATION TO KEEP AN ANIMAL - BERWICK COURT DEVELOPMENT**

Name (Print)							
Address							
Occupation status (tick box)	Owner	<input type="checkbox"/>	Tenant	<input type="checkbox"/>			
I am not the property's owner and I have attached a letter/email consent signed by the owner(s)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	(your application will not be considered without owner consent)		
Type of animal, sex and breed:							
Age (e.g. kitten, adult cat, puppy, 10 yr old dog, etc)							
Is someone usually at home all day?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>			
If no, how many hours on what days will the pet be left alone in the property?	Sun	Mon	Tue	Weds	Thu	Fri	Sat
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hours per day (average) _____							
Other information _____							
Where do you propose to keep the animal when you are not at home?							

If you already have the pet and are applying for retrospective permission, please continue below

I have ascertained that my neighbours have no objection to the pet.

1. Neighbour Name  
Address

Signature of neighbour

2. Neighbour Name  
Address

Signature of neighbour

3 Neighbour Name  
Address

Signature of Neighbour

Please make a payment of £90 (£75 +VAT)  
Payment to: Warwick Estates Property Management  
Sort Code: 20-41-15  
Account Number: 40677221  
Reference Number: **PC - *Tenant Ref***

I have read, accept, and understand the Pets Policy and I undertake to abide by the conditions of the policy and any specific conditions which may be attached to my specific request,

I specifically note the conditions 2 and 4 regarding:

- a) nuisance
- b) the need for the pet to be kept indoors

Signature

Name (print)

Date: