



Renting with pets-

BENEFITS FOR LANDLORDS

Approximately 60% of South Australian households own a pet such as a dog, cat, fish, bird or rabbit. Many pet owners care for their pets as a special part of their family. But sadly, around 30% of dog and cats that are surrendered to animal shelters are by owners who aren't able to find accommodation that allows pets.

Responsible pet owners can make very good tenants; the kind that sign long term leases and take good care of their homes.

Benefits of a pet-friendly rental:

- The property may be able to be rented out faster, potentially reducing vacancy times.
- May find long term renters.
- The presence of a dog can help to prevent vandalism and break-ins that cause damage to the property.
- Allowing a tenant to keep a much loved pet for companionship can give them a sense of comfort.
- Reducing the number of animals that are euthanised in South Australia.

CLEAR POLICIES AND SOUND GUIDELINES

The decision to allow pets will always be the owners choice but a pet lease agreements can assist with the process of renting a property to a pet owner. These can be included and used in conjunction with the usual lease agreement. At Adelaide Hills Property Management we use a pet lease agreement for any approved pets. This is signed for every pet on the property (yes, including birds and guinea pigs). The agreement outlines that the only pets allowed on the premises are the ones associated with the agreement, that is the pet becomes a nuisance in any way the tenant will need to remove the pet and that any damages caused by the pet will be made good by the tenant prior to vacating.