

Pet Owner & Property Details

Residents Name		Date	
Building Name		Apartment Number	
Residents Contact Number		Residents Email Address	
Tenancy Agreement Ref:		Tenancy Agreement End Date	

Pet Details

Name of Pet		Age of Animal	
Type of Animal		Microchip Number	
Breed			

Emergency Contact

Name of Emergency Contact	
Emergency Contact Address	
Emergency Contact Number	

Veterinary Practice

Name of Veterinary Practice	
Veterinary Practice Address	
Veterinary Practice Contact Number	
Out of Hours Contact Number	

Terms and Conditions

This licence is granted by uhaus (Manchester Charles Street Residential - English Limited Partnership) ("The Landlord") in accordance with the provisions of clause 2.11 of your Assured Shorthold tenancy agreement. The Landlord hereby authorises the aforementioned Pet owner and tenant to keep, on the premises, the type of animal(s) detailed above subject to the terms and conditions overleaf. By signing below all parties are confirming that they have read and agree to the terms and rules of the licence stated overleaf.

Signatures

Pet Owner Signature		uhaus Managers Signature	
Pet Owner Name Printed		uhaus Managers Name Printed	
Date		Date	

Signature

Additional Resident Signatures (if applicable)

Resident 2 Signature		Name Printed		Date	
Resident 3 Signature		Name Printed		Date	
Resident 4		Name Printed		Date	

Terms of the Licence

It is hereby accepted that the Pet Licence is at will, revocable by "The Landlord" at any time. The licence will be revoked if the pet(s) cause a nuisance or injury, or in any way fouls, damages or contaminates the common areas of the buildings (including any external pathways and communal areas), or if the pet is aggressive to people or other pets, or there are grounds for reasonable apprehension that the pet will injure any person or other pet.

uhaus reserves the right to review, revise, amend or replace content within the licence and introduce new terms from time to time. Any changes will be communicated to Licence holders.

In addition to the terms of this addendum, you must comply with local and national regulations with the care of your pet in accordance with the Animal Welfare Act. If the Landlord believes that a pet kept in the property has been neglected or abandoned, they will report it to an appropriate animal welfare organisation.

This Licence will take effect when it has been signed by the Tenant(s) to confirm acceptance of the terms and conditions and countersigned by Manchester Charles Street Partnership. No pet is permitted to be kept in the property until this pet licence has been granted. Only once permission has been given can a tenant(s) bring a pet onto the premises.

This licence is only granted for the specific pet noted on the licence. A separate licence is required for each individual pet.

The Licence will run until the expiry of your Tenancy Agreement. Should you enter into or extend your current Tenancy Agreement, then provided you or your Pet have not in any way breached the terms of this Licence and no changes to the names, contact details or apartment details herein have been made, then this Pet Licence shall be deemed to be extended until the expiry of your new Tenancy Agreement or your extended Tenancy Agreement.

Responsibility for Pet(s)

As Tenant under this licence, you are strictly liable for the entire amount of any injury, damage, or loss that your pet causes to another person or to anyone's property. You agree to indemnify us for all costs of litigation and legal fees resulting from any such injury or damage.

All residents on the pet licence are considered jointly and severally liable for all obligations herein. The Tenants listed hereby accept responsibility for any loss, injury or damage caused by the pet(s).

Guests of tenants are not permitted to bring pets into the building.

Accepted Pets

A maximum of two pets are allowed per apartment. Only the following pets are accepted at uhaus:

- House Cats
- Dogs (providing the dog breed is classified as medium or smaller*)
- Fish (50 Litre tank maximum)

Any dog listed under the Dangerous Dogs Act 1991 may not be kept at the property, except for dogs registered on the Index of Exempted Dogs.

*Medium dog breeds weigh between 20-60 pounds and are shorter than 27 inches.

Exceptions will be made regarding dog breeds when the dog is acting as a guide dog or service animal. Only ADUK service dogs that have been trained by accredited member organisations of Assistance Dogs International (ADI) and the International Guide Dog Federation (IGDF) are permitted.

General Permitted Behaviour

Pets must not disturb the neighbours or other residents, regardless of whether the pet is inside or outside the property. Examples include excessive barking, whining, or howling. "Excessive" is defined as longer in duration of 10 minutes, or 5 minutes of continuous barking more than 3 times a day. If your pet is deemed to be causing a disturbance the Landlord reserves the right to revoke your pet licence

Pets may not be tied to any fixed object anywhere outside your apartment.

Permitted Behaviour in the Communal Spaces

Pets are only allowed in the following communal areas: the ground floor, and the mezzanine level (excluding dining rooms). The outdoor terraces, Level 15 and Level 35 of uhaus North are not accessible to pets unless there is a pet friendly event occurring where this is highlighted to residents.

No pet may be allowed to pass through the internal common areas of the building unless on a short leash and is under control or is carried. Specifically, Pet Owners must ensure when in lifts and lift lobbies that their pets are kept under tight control and do not do anything which may cause nuisance to other people or pets. No pet must be left unattended whilst in internal common areas.

Where pets are permitted in communal areas, they must not cause a nuisance or injury to any resident of the building, or foul, damage or contaminate the common areas of the buildings. This includes but is not limited to: pets barking, pets jumping on other residents; and pets running around communal areas causing disturbance to other residents.

Permitted Behaviour in the Apartment

Your pet must be fed and given water inside your apartment. You may not leave food or water outside your apartment for your pet at any time.

Dogs or cats should not be left alone in the apartment for long periods. In any event you are required to comply in all respects with the Animal Welfare Act of 2006 in caring for your pet.

Health & Well-being

It is your responsibility to ensure that your pet is looked after, and receives veterinary care when required and is up to date with all required inoculations.

You are responsible for reporting to the uhaus operational team any illnesses or notifiable animal diseases contracted by your pet that could spread to other animals in the building. If it is deemed by a vet that your pet is required to be quarantined, you must either remove the pet from the building to be quarantined elsewhere, or you may quarantine within your apartment but must not allow your pet to come into contact with any other pet in the building or in the surrounding external areas, until you have received confirmation from a vet that the quarantine period has come to an end.

Waste & Defecation

Pet defecation and urination is prohibited anywhere within the uhaus property, on surroundings pathways and external communal facilities. Tenants must not allow their pets to foul/urinate within 50 meters of the building. Owners must dispose of dog defecation via external bins and cat owners must ensure that they dispose of waste from litter trays swiftly.

If the pet defecates anywhere on our property, you must immediately remove the waste and clean any damage. If professional cleaning is required to restore the area to its original condition prior to the incident, you agree to bear the cost of this.

Pet Owners must also notify the residents' team any time their pet accidentally defecates or urinates within the common areas of the property. Failure to do so or failure to clear pet waste could result in the licence being revoked.

Violation of Rules

If you, your guest, or any occupant violates any rules or provision of this license (in our judgement), and we give you written notice of violation you must remove the pet immediately and permanently from the premises.

If we receive a reasonable complaint from a neighbor or if we, in our sole discretion, determine that the pet has disturbed other residents, we will give you written notice and you must immediately and permanently remove the pet from the property.

If your pet is not removed after we have provided you with written notice you will be considered in breach of your tenancy.

Pet Licence Updates

In the event that we deem it necessary to update the terms of this Pet Licence, we may do so at any time. By signing this Licence, you agree to be bound by its terms and any updates that we may make. This is viewable at anytime by visiting our website at <https://uhaus.com/living-at-uhaus/> and navigating to our FAQ's, and to the first question on if Pets are permitted. If we make any changes we will email you with an updated copy of our Pet Licence for your records.