

Your ReSI Home understand that pets can be an important source of companionship. Shared Owners must also comply with any additional rules set out by any block manager in relation to pets.

1. Dogs listed under the Dangerous Dogs Act 1991 and any animal listed in the schedule of the Dangerous Wild Animals Act 1976 may not be kept in this property.
2. Shared Owners are fully responsible and liable for the actions of their pet. You could be financially liable if your pet causes injury or damage. Shared Owners are recommended to have third party insurance in place for their dogs in case of accident or injury.
3. Pets must not be allowed to foul inside the property, except for caged pets and pets trained to use a litter tray. Any faeces or other waste must be removed promptly from the property and disposed of safely and hygienically. Cat litter must not be flushed down the toilet.
4. Shared Owners are responsible for the health and welfare of their pets and have a legal duty of care to provide their pets with a suitable place to live, a suitable diet, proper exercise and adequate health care. If the landlord believes that a pet kept in their property has been neglected or abandoned, they will report the case to an appropriate animal welfare organisation.
5. Shared Owners are responsible for ensuring the property is free from parasites, such as fleas. All pets must be vaccinated and regularly treated for fleas and worms (if appropriate).
6. If we receive a complaint about a Shared Owner's pet we will speak to both the complainant and the Shared Owner. If we feel there is a genuine complaint the Shared Owner will be asked to remedy the problem. If we decide that the initial complaint is of serious nature, or if we receive further complaints, the landlord's permission will be withdrawn and the Shared Owner will be asked to remove the pet.
7. Should the Shared Owner dispose of their share of the Property, the Shared Owner is responsible for removing all evidence of the pet. Where appropriate professional cleaning may be required.

## Shared Owners in Houses or Bungalows

1. Dogs must be kept under control and on a short lead at all times in any communal areas and development grounds. Should your dog foul the development grounds, footpaths or roadways you must clear up after them and either dispose of the waste in a designated bin or take the waste home with you.
2. Dogs should not be left alone in the property for more than 3-4 hours at a time. Shared Owners must ensure that their dogs will not cause damage to the property or nuisance to other residents if they are left unsupervised.

## Shared Owners in Flats

It must be recognised that most developments of flats involve some form of communal living so it is necessary to set out some rules of ownership.

1. Shared Owners are required to obtain pet permission from the block management company and pay any costs involved in obtaining such permission.
2. Cats must live wholly within the dwelling and should not be allowed outside or within any communal areas.
3. Dogs (excluding service dogs) are generally not suitable for the majority of developments.
4. Pet bedding/blankets should not be laundered in any communal facilities (if applicable).