
RENTAL PROPERTIES THAT ACCOMMODATE PETS ARE IN HOT DEMAND?



We all love our pets and they can be a great opportunity for the astute landlord when it comes to rental accommodation as long as there are clear rules and boundaries up front.

Quinovic Parnell and the Viaduct office can help you to make the right decisions for tenant and pet selection.

Some important considerations:

1. Review your rental property and make sure what you are offering will be suitable for pets and what type?
2. Do you have a fully fenced property? Do you have pet doors? Will the home suit inside pets only or can you cater for both inside/outside dog/cats etc.?
3. What are the regulations for your apartment/townhouse or investment home — make sure you meet the requirements and know them before you enter into a tenancy agreement.
4. Tenants/Pets — they both need to be reviewed — Yes make sure you check the references of the tenant but also meet the pet (especially dogs) to make sure you are comfortable with how it interacts with the owner. If you don't know the breed of the animal do your homework to make sure they will be suitable for your home.
5. Most tenants with pets tend to be very grateful that you are considering them. But they still need to be checked and you need to have clear rules around what you will and will not agree to recorded clearly in the tenancy agreement and signed by both parties at the start of the tenancy.

6. Ask for a photo of the pet for your records and a reference from someone who knows the pet.

7. It is also very important you have good property condition photos at the beginning of the tenancy and do regular inspections and reports to ensure you have robust records of any damage to the property, gardens, furniture etc. Don't wait to address an issue when the tenant leaves as the bond may not be sufficient to cover some damage (i.e. Carpet or walls for an inside pet).

8. Marketing of the property should include what you see are the selling points such as secure, fully fenced backyard etc. — highlight what would attract a tenant/pet owner making sure you target what they could be looking for in the rental home.

9. Once again make sure you are clear about what you are offering and agreeing to before the tenant moves in and record everything in the tenancy agreement including number of animals, type, name and whether they are to be inside or outside. Do your homework!

10. Get a bond for the property (4 Weeks minimum) At Quinovic we also ask for an additional Pet Surcharge payable at the beginning of the tenancy and recorded in the tenancy agreement to cover deodorizing the carpet/soft furnishings and a commercial clean of the property at the end of the tenancy. Further damage the pet may cause would need to come from the bond if necessary.

Feel free to call us, we are happy to help.

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