

Lets with Pets

Here at Driffield Letting Specialists, Rent East Yorkshire, we are often asked about the virtues of renting out a house to Tenants who have pets, indeed many Landlords are averse to this, some through bitter experience, others have simply heard tales of woe. However some Landlords are happy to accept pets and it can be quite lucrative for them.

So is it really such a bad idea to allow pets in to rented Property? Well the clear answer is... it depends!

At Rent East Yorkshire we would advise Landlords to consider both the type of Property that they are renting out and the whole circumstances of the Tenants application.

The type of Property is important, as dogs and cats in a small 2nd floor apartment would never be a good idea. With little space and no outside area as well as using communal entrances there would soon be potential problems inside the Property as well as upsetting the neighbours.



Equally with a family home it is common for families to have pets, so in a suitable size house 1 small dog, cat or rabbit may be sensible (but not all 3 together!). Responsible people are usually responsible pet owners.

Some Landlords take the view that a Tenant with a pet can often turn out to be a longer term Tenant, as moving on is not as easy due to other Landlords not being keen to allow pets. It can also be possible to command a slightly higher rent when allowing pets.

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If a Landlord does allow pets there are steps that can be taken to minimise the risk. A pet agreement can be drawn up if the pet arrives after the Tenant moves in or a pet clause can be inserted in the Tenancy Agreement if the pet is going to be at the Property from day one. The agreement should be specific to a particular pet.

An agreement at the outset that the Tenant will cover the cost of having all carpets cleaned at the end of the Tenancy to avoid any issues with smells or stains.

If possible, visit the prospective Tenants current home to see if the property has been cared for, this will often be all the information you need to make a decision either way.

An increased pet bond could be paid by the Tenant to cover the cost of potential damage – this gives extra incentive to the Tenant to look after the Property appropriately, hopefully the extra bond will never be needed!

As we can see there are some positives to renting to Tenants with pets but it can come with pitfalls so good referencing and safeguards make it possible to have happy Landlords, Tenants and Pets.

If you would like to discuss the lettings market further you can contact Rent East Yorkshire on 01377 250550 or visit www.renteastyorkshire.co.uk



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