

## Infestations Indemnity Charge (I.I.C.)

From our experience it has become evident that many landlords have raised objections to dogs and cats occupying properties due to the various potential additional risks they present. These risks include additional wear and tear, noise problems and occasionally flea infestations. In the latter case properties can suffer from infestations up to 6 months after the pet has left the property.

In order to assist pet owning tenants, by making their occupancy less of a risk to landlords, we have been recommended to introduce a nominal blanket charge to assist in the protection of land landlord's properties against future infestations. This charge in effect provides a sinking fund that enables any property within which a flea problem is identified, to be immediately treated irrespective of the time since the pet inhabited the property and without the need to trace a tenant who may have left the dormant problem.

We fully appreciate that most pet owners take adequate measures and precautions with their pets to prevent flea infestation, however we also believe that a responsible pet owner will understand the fact that with such a common problem it is important to protect the property and the landlord in those instances where irrespective of the care taken, an infestation occurs.

Full infestation treatment starts at around £75 per visit by a contractor, but can often require several visits to eradicate the problem completely (sometimes totaling several hundred pounds). The IIC at £25 per tenant is a simple and effective method of protecting the landlord thereby making the prospect of a pet owning tenant less daunting.

Please note that this is a one off charge, it is mandatory and non-refundable. It covers a tenant for the full duration of any tenancy and any subsequent related infestation problem at that property. It covers only infestations and does not offer protection against any other damages that may be attributable to the keeping of a pet in a property.

A receipt for the tenancy will be provided.

We thank you for your co-operation in this matter.

### CONFIRMATION OF INFESTATION INDEMNITY

PROPERTY

TENANT'S NAME

DATE PAID

Payment of £25 received with thanks on behalf of Simply Lets Ltd. \_\_\_\_\_

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