ADAM TIMOTHY Group

2715 Zaragosa St Pet Policy

Effective September 15, 2026

General Terms and Conditions

1. Pet-Friendly: We love pets and understand how much joy and comfort they bring to our tenants. The Landlord allows one pet (dog or cat only) with restrictions on size, type, and breed. Additional pets may be considered on a case-by-case basis with approval from the landlord.

2. Pet Profile Required: Applicants wishing to have a pet must include a detailed pet profile with their application. This step is mandatory and should include information on breed, age, color, weight, vaccinations, any behavioral or health issues, and at least two clear photos of the pet. This should be uploaded to Rentspree with the application.

3. Service and Assistance Animals: The Landlord complies with the federal Fair Housing Act, the Texas Fair Housing Act (Texas Property Code Chapter 301), Chapter 121 of the Texas Human Resources Code, and Chapter 5-1 of the Austin City Code, and will make reasonable accommodations for persons with disabilities as those laws require.

(a) Definition. A service or assistance animal is an animal that has been individually trained to do work or perform tasks for the benefit of a person with a disability, where the work or tasks are directly related to that person's disability. Consistent with the U.S. Department of Housing and Urban Development's enforcement guidance issued May 22, 2026, providing emotional support, well-being, comfort, or companionship does not constitute work or tasks.

(b) Not a pet. An animal that meets this definition is not a pet. It is exempt from the one-pet limit and from the breed, weight, age, and species restrictions in this policy, and no pet security deposit, pet fee, or pet rent will be charged for it.

(c) Requests. Requests may be made in writing to the contacts below and will be reviewed promptly and individually. When the disability or the animal's trained work or task is not readily apparent, the Landlord may ask (1) whether the animal is required because of a disability and (2) what work or task the animal has been individually trained to perform. The Landlord will not ask about the nature or severity of a disability, will not require medical records, and does not require any certification, registration, identification card, or vest. A basic animal profile (species, breed, photos, and current vaccinations) is still requested for all animals.

(d) Emotional support animals. An animal that provides emotional support, comfort, or companionship but has not been individually trained to perform disability-related work or tasks is treated as a pet under this policy. It is subject to the same pet profile, approval, restrictions, pet security deposit, and fees as any other pet. A tenant who believes a disability requires a further accommodation may submit a written request, and the Landlord will consider it individually.

(e) Responsibilities. Tenants are responsible for any damage a service or assistance animal causes beyond normal wear and tear, and all animals are subject to the cleanliness, control, and behavior requirements of this policy. The Landlord may deny or require removal of a specific animal that poses a direct threat to the health or safety of others, or that would cause substantial physical damage to the property, based on that animal's actual conduct.

(f) Texas law. Under Texas Human Resources Code Section 121.006, knowingly representing that an animal is an assistance animal when it has not been specially trained or equipped to help a person with a disability is a misdemeanor punishable by a fine of up to $1,000 and 30 hours of community service.

4. Pet Security Deposit: If approved, an additional $500 security deposit per pet is required.

Sections 5, 6, and 7 apply to all animals. The cleanliness, control, and damage requirements below apply to every animal in the home, whether it is a pet, an emotional support animal, or a trained service or assistance animal.

5. Cleanliness and Maintenance Requirements: All animals must meet the following standards:

- Professional cleaning service must be used at least once per quarter and at the end of the lease term.
- Air filters of MERV 13 or higher must be replaced at least quarterly.
- Animal waste must be promptly removed from both indoor and outdoor areas and disposed of in outdoor trash receptacles.
- Property must be kept clean and free of animal odors. Landlord may require additional cleaning if issues are identified during inspections.

6. Animal Control and Behavior: Tenants must maintain proper control of all animals:

- Animals must be under control at all times and may not be left unattended outside.
- Excessive barking, howling, or other disruptive noises are prohibited.
- Animals must be secured during landlord visits, maintenance appointments, and property showings.
- Any aggressive behavior must be reported immediately and may result in removal of the animal.

7. Responsibility for Damages: Tenants are responsible for any damage caused by their animals, with any costs first deducted from the security deposits and then charged directly to the tenant.

Restrictions

Due in part to restrictions placed by many insurance policies, the Landlord cannot accept certain dog breeds, whether full or mixed. These include the following breeds: Pit Bulls, Staffordshire Terriers, Bull Terriers, Rottweilers, Dobermans, German Shepherds, Mastiffs, Huskies, and Chows.

Other restrictions include:

- Any dog known to have vicious tendencies or bite history is not permitted.
- Dog breeds not listed above that may be considered aggressive are considered on a case-by-case basis.
- Dogs and cats under two years old are not permitted.
- Only domestic canine and feline pets are permitted.
- Combined weight of all pets must be 100 lbs or less when fully grown.

The breed, weight, age, and species restrictions above do not apply to service or assistance animals as defined in Section 3. A service or assistance animal may be excluded only as described in Section 3(e).

Contact Information

For any questions, applicants may contact Adam Stanley at 646-265-8324 or Timothy Powles at 773-556-5018. Or email us at info@adamtimothy.com.

By signing below, Tenant acknowledges receipt and understanding of this Pet Policy and agrees to comply with all terms and conditions.

_____ Date: _____

_____ Date: _____

Tenant Signature (s)