



3010 East 18 1/2 St Unit A Pet Policy

Effective August 27, 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. Breed, Size, and Behavior Restrictions: The following are strictly prohibited, with no exceptions other than verified assistance animals as described in Section 4: (a) aggressive breeds, including any breed commonly identified as such or any mix thereof; (b) any pet with a prior bite history or any history of aggressive behavior toward people or other animals; and (c) dogs weighing more than 50 pounds at full adult weight. The Landlord reserves the right to deny or require removal of any pet that displays aggressive or dangerous behavior, regardless of breed or size.

3. 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.

4. Assistance Animals for Disabilities: Assistance animals (including service animals and emotional support animals) required due to a disability are exempt from breed, weight, and age restrictions. No pet deposit or fees are required for verified assistance animals. However, a complete pet profile is still required.

What Tenants Must Provide:

- A complete pet profile as described in section 3 above
- Documentation from a licensed mental health professional (LMHP) or healthcare provider
- The documentation must outline the connection between the disability and the need for the assistance animal

Important: Tenants are still responsible for any damage the assistance animal causes, although no upfront deposit can be charged. Landlord can deny assistance animals that pose safety risks, are destructive, or cause an undue financial burden. **Texas Law:** Falsely claiming a pet is an assistance animal to avoid fees is a misdemeanor in Texas, punishable by fines or community service.

5. Pet Security Deposit: If approved, an additional \$550 security deposit per pet is required.

6. Cleanliness and Maintenance Requirements: Tenants with pets must maintain 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.
- Pet 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 pet odors. Landlord may require additional cleaning if issues are identified during inspections.