



Lease Special Provisions

3010 East 18 1/2 St, Unit A, Austin, TX 78702

1. **HVAC Filters.** Tenant shall replace the HVAC filters at least monthly, unless Tenant uses a higher-MERV filter, in which case Tenant may follow the manufacturer's recommended replacement interval. If Tenant has a pet, the Pet Policy governs filter replacement and may require more frequent changes.
2. **Professional Cleaning at Move-Out.** Tenant shall have the property professionally cleaned at move-out and provide Landlord with paid receipts.
3. **Appliance Repairs.** Repairs to appliances are the responsibility of Tenant up to \$250 per incident, except where the damage or malfunction is caused by Landlord.
4. **Pet Policy.** If Tenant ever has a pet, Tenant must adhere to the Pet Policy, even if Tenant did not have a pet at the time the lease was signed.
5. **No Subletting or Short-Term Rentals.** Subletting, Airbnb, and any other form of short-term letting are prohibited.
6. **Noise Ordinances and City Fines.** Tenant shall adhere to all city noise ordinances and is responsible for any fines assessed by any city department.