

Privacy Policy

Sparq on Rio

2704 Rio Grande Street, Austin, Texas 78705

Website: www.sparqonrio.com

Email: info@sparqonrio.com

Phone: (737) 497-4110

Effective Date: 2/19/2026

1. Introduction

Sparq on Rio (“we,” “our,” or “us”) respects your privacy and is committed to protecting your personal information. This Privacy Policy describes how we collect, use, disclose, and safeguard information when you visit our website, submit a leasing inquiry, apply for residency, or otherwise interact with us online.

2. Information We Collect

We may collect personal information you provide such as name, email address, phone number, mailing address, date of birth, employment and income information, guarantor information, emergency contact information, identification information, and payment information. We may also collect technical information automatically such as IP address, browser type, device information, pages viewed, and cookie data. Application-related information may include rental history, credit screening, and background screening where permitted by law.

3. How We Use Your Information

We use information to respond to leasing inquiries, process applications, verify eligibility, facilitate resident services, process payments, communicate updates, improve website performance, comply with legal obligations, and protect safety and security.

4. Sharing of Information

We do not sell your personal information. We may share information with property management entities, leasing software providers, utility billing companies, payment processors, screening agencies, marketing providers, service vendors, and government authorities when required by law.

5. Cookies and Tracking Technologies

Our website may use cookies and similar technologies to improve user experience, analyze traffic, and deliver relevant advertising. You may adjust your browser settings to refuse cookies; however, some website features may not function properly.

6. Data Security

We implement reasonable administrative, technical, and physical safeguards to protect personal information. However, no method of transmission over the internet is completely secure.

7. Texas Residents' Rights

Texas residents may request access to personal information we maintain, request correction of inaccurate information, or request deletion of personal information, subject to legal limitations.

8. Data Retention

We retain personal information as long as necessary to fulfill the purposes described in this policy, comply with legal requirements, enforce lease agreements, and resolve disputes.

9. Third-Party Links

Our website may contain links to third-party websites. We are not responsible for the privacy practices of those sites.

10. Children's Privacy

Our website is not intended for children under 13 years of age, and we do not knowingly collect personal information from children under 13.

11. SMS and Email Communications

If you opt in to receive SMS or email communications, we may send leasing updates, community notifications, emergency communications, and marketing messages. You may opt out at any time.

12. Updates to This Policy

We may update this Privacy Policy periodically. Updates will be posted with a revised effective date.

13. Contact Information

For questions regarding this Privacy Policy or your personal information, contact: Sparq on Rio 2704 Rio Grande Street Austin, TX 78705 Website: www.sparqonrio.com Email: info@sparqonrio.com
Phone: (737) 497-4110