

RESIDENTIAL LEASE AGREEMENT

This Lease Agreement, made this 1 day of January, 2019, by and between the Landlord and Tenant, as each is defined below.

1. **LANDLORD.** The Landlord/Owner is [REDACTED] and will be referred to in this Lease Agreement as "Landlord".
2. **TENANT.** The Tenant(s) are: [REDACTED] referred to in this Lease Agreement as "Tenant(s)".
3. **RENTAL PROPERTY.** The Landlord agrees to rent to Tenant the Property described as

416 N Milton Ave, Unit 2, Baltimore, MD 21224

4. Tenant hereby acknowledges that the Property is in habitable condition and is in a reasonable and safe condition. Tenant agrees to give prompt notice of any defects at the premises, which constitute a serious threat to life, health, or safety.

4a. **TERM OF LEASE AGREEMENT.** Tenant will lease the Property from the Landlord for the Initial Term of 12 MONTHS commencing on January 1, 2019 and terminating at midnight on December 31, 2019 for the total sum of NINE THOUSAND DOLLARS (\$9,000.00), payable in monthly payments in the amount of SEVEN HUNDRED FIFTY DOLLARS (\$750.00). Rent will be due on the 1st of each month.

4b. **RENEWAL OF LEASE. AUTOMATIC RENEWAL PROVISION** (Please read carefully prior to initialing)
THIS LEASE SHALL AUTOMATICALLY RENEW ON A YEARLY BASIS AT A 5% INCREASE, UNLESS EITHER PARTY GIVES NINETY (90) DAYS WRITTEN NOTICE OF THAT ALL PARTIES INTENT NOT TO RENEW THE LEASE AT THE END OF THE THEN EXISTING TERM.

NLE Tenant _____ Tenant _____ Tenant _____ Tenant _____

5. **SECURITY DEPOSIT.** A security deposit is required as a condition of this Lease. Upon execution by Landlord, Landlord acknowledges receipt from the Tenant of a security deposit in the amount of SEVEN HUNDRED FIFTY DOLLARS (\$750.00) to be held in an escrow account. Upon payment of the security deposit, Landlord will provide a receipt containing the security deposit provision required by law. The Security Deposit is intended to protect the Owner against non-payment of rent and late fees, the cost of repair of damages to the premises beyond ordinary wear and tear, cleaning, unreturned keys, and any other damages caused by the tenants and/or their guests during the tenancy, or for any unpaid charges or attorney fees and/or court costs incurred by the Owner by reason of Tenant's default of this Lease Agreement. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Owner by reason of Tenant's default of this Lease in accordance to state and local laws and regulations. Under no circumstances can the Security Deposit be used as payment for unpaid rent and/or other charges due during the term of this Lease Agreement. The Property must be left in good, clean condition with all trash, debris, and Tenant's personal property removed. The Property shall be left with all appliances and equipment in working order. Owner's recovery of damages will not be limited to the amount of the Security Deposit. Provided the Tenant(s) fulfill all the obligations of the Lease Agreement, the Landlord will return either an itemized accounting for charges with any balance of the security deposit or the entire security deposit to the Tenant within 45 days. Tenant must provide their new address in writing in order that for Landlord to send correspondence regarding the Security Deposit. Landlord need not notify Tenant of his intention to withhold all or any part of the security deposit if Tenant has been evicted, or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event, Tenant may make demand for return of the security deposit by giving written notice by first class mail to Landlord within 45 days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. Owner, within 45 days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail.

6. **PERSONS WHO WILL OCCUPY THE PROPERTY:** [REDACTED]

7. **PAYMENT OF RENT.** Tenant agrees to pay the rent when due without any deduction or setoff on the FIRST (1ST) day of each month in which it is due. The first rent payment will be due prior to the lease beginning. Following the first payment, all other payments will be due on the 1st of the month, as previously stated. There is no grace period and the rent is LATE if not paid on or before the FIFTH DAY (5TH) day of each month. If the rent is paid after the FIFTH DAY (5TH) day of the month, Tenant agrees to pay as additional rent a late charge equal to five percent (5%) of such overdue amount for the rental period which said payment is delinquent. Tenant further agrees to pay court costs and Sheriff's Department fees incurred by Landlord as the result of the filing of A District Court Failure to Pay Rent Action or Warrant of Restitution even in the event that the case is dismissed voluntarily by Landlord unless a judgment in favor of Tenant is entered by the court after trial. If Tenant's

check is dishonored or returned unpaid for any reason to Landlord, Tenant agrees to pay an additional rent sum of \$30.00. The monthly rent shall be delivered to the Landlord, [REDACTED]

8. LEGAL OBLIGATIONS. Tenant hereby acknowledges that they have a legal obligation to pay their rent on time on the **FIRST(1ST)** day of each month and every month regardless of any other debts or responsibilities they may have. They agree that they will be fully liable for any back rent owed. If the rent is fifteen (15) days late, or if Tenant shall breach any other term, covenant or condition of this Lease Agreement, Landlord may: (a) Commence an action in Distraint in accordance with the applicable provisions of law, (b) terminate this Lease Agreement and repossess the Property in accordance with the applicable provisions of law, or (c) bring summary proceedings to evict Tenant or (d) pursue any other remedy available to Landlord at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by Landlord of any available action by Landlord against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of this Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to or subsequent to such termination and/or recovery of possession. Tenant also acknowledges that defaulting on this Lease Agreement could result in a judgment being filed against them and lien being filed against their current and future assets and /or earnings. Should action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall be reimbursed by the other party for all reasonable attorneys' fees and court costs incurred by the prevailing party in the action. Tenant further agrees that if Tenant pursues action in District Court for Rent Escrow prior to giving Landlord proper notice of defects and sufficient time to remedy defects per Code, Tenant will be charged One Hundred Dollars (\$100.00) per hour for any court time and time associated with preparation for court by Landlord plus any miscellaneous charges including, but not limited to parking, copies, etc. Notice must be in writing and delivered by certified mail to proper parties.

9. RELETTING. If the Property becomes vacant because of the exercise by Landlord of its remedies hereunder, or should Tenant abandon the Property, Landlord may take possession of the same, and may relet the Property to others, as the Landlord of the Tenant, upon such terms and conditions as Landlord shall reasonably determine. Tenant, upon demand, shall pay to Landlord the costs incurred by Landlord in such reletting and thereafter pay monthly in advance the difference between the rent payable under the Lease Agreement and the amount of the rent received upon any such reletting. In the case of an early termination of this lease, Tenant is also liable for payment of an additional month's rent, past the date of vacating, in the amount of One Thousand One Hundred Twenty Five Dollars (\$1,125.00) and the forfeiture of the Security Deposit.

10. NO ASSIGNMENT OR SUBLEASE. Tenant agrees that this Lease Agreement shall not be assigned in whole or in part nor shall any portion of the premises be sublet without the prior written consent of the Landlord. Any assignment or subletting without Landlord's prior written consent shall be null and void and of no effect. Landlord may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability hereunder. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of tenant from Tenant's liability hereunder.

11. TENANT INDEMNIFIES OWNER. Tenant shall indemnify and hold Owner, its members, managers, agents, and representatives harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of Tenant. Tenant also releases Landlord from liability for Tenant's failure to fulfill any condition of this Lease Agreement, from Tenant's failure to comply with any requirements imposed by any governmental authority, or from any judgment, lien, or any encumbrance filed against residence as a result of tenant's action.

12. USE. Residence shall be used for residential purposes only and shall be occupied only by the persons named in Tenant's application to lease. Residence shall be used so as to comply with all state, county, and municipal laws and ordinances. Tenant shall not use residence or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other resident's quiet enjoyment of their residence. Tenant also shall comply with condo rules or covenants that may be in place for the Property.

13. ABANDONMENT. If Tenant leaves the Property unoccupied for fifteen (15) days without paying rent in advance for that month, or while owing any back rent from previous months, with five (5) days' notice by posting the Property of Landlord's intent to repossess the Property, Landlord has the right to take immediate possession of the Property and to bar the Tenant from returning. Landlord shall have the right without notice, to store or dispose of any property left on the Property by Tenant. Landlord shall also have the right to store or dispose of any of tenant's property remaining on the property after the termination of this Agreement. Any such property shall be considered Landlord's property and title thereto shall vest in the Landlord. Tenant also agrees that if Property is vacated prior to the end of the lease term, Tenant is responsible for the remainder of the rent due for the entire lease term until the Property is rented, the security deposit is forfeited, they are responsible for paying

one month's leasing commission for securing a new lease, and they are responsible for any other damages per the terms of the lease agreement.

14. TENANT'S RESPONSIBILITY AT END OF TERM. Tenant agrees to surrender the Property and return the keys to Landlord at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear accepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition. All keys to the Property are to be returned to Landlord. If any painting or alterations occurred in the premises during the lease term, Tenant agrees to restore the affected area to the original color. If not restored to original color and condition, Tenant agrees to pay for the restoration.

15. FAILURE TO VACATE AT TERMINATION. If Tenant does not vacate the Property on or before the last day of the Term, Landlord may: (a) Pursuant to Maryland law forthwith eject Tenant and take possession of the Property and all furniture, (b) the Enforce term of this Lease pursuant to Section Four (4) of this Lease (c) Exercise any other remedy granted to an Landlord under Maryland law, including, to the extent permitted by law, the power to collect double rent for the holdover period.

16. NOTICES. Any notice required by this agreement from Owner to Tenant shall be in writing and shall be delivered personally or mailed by registered or First Class mail. If there are two or more undersigned as Tenants, then any notice given by Landlord to one shall constitute as notice to all. All notices from Tenant to Landlord, and all rent, shall be delivered via First Class Mail to the Landlord, [REDACTED]

17. VALIDITY OF RENTAL AGREEMENT PROVISIONS. Any provision set forth in this Lease Agreement which is contrary to the Maryland Law or any subsequently passed Laws or amendments, shall be treated by Landlord and Tenant as void and as if it were not set forth herein. All other provisions of the Lease Agreement shall remain in full force and effect.

18. WAIVER. All rights given to the Landlord by this Agreement shall be cumulative in addition to any laws that exist or might come into being. Any exercise of any rights by Landlord or failure to exercise any rights shall not act as waiver of those or any other rights. No statement or promise by Landlord, its agents or employees, as to tenancy, repairs, amount of rent to be paid, or other terms and conditions shall be binding unless it is put in writing and made a specific part of this Agreement.

19. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Landlord and Landlord's employees shall have the right to enter upon the Property at all reasonable times for the purpose of inspection or making any repairs which Owner is required to make under the terms of this Lease Agreement or which Landlord otherwise deems necessary or appropriate. For a period of sixty (60) days prior to the expiration of the Initial Term, or any renewal thereof, Landlords and Landlord's employees shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereon, as may be permitted by law.

20. TENANT'S USE OF KEYS AND LOCKS. LOCKOUTS. Tenant agrees not to install any additional locks or change any existing locks without the Landlord's prior written consent. Two (2) keys will be furnished to the Tenant and any additional keys required will be paid for by Tenant. Duplicate key(s) will not be made without Landlord's prior written consent. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Should Tenant lock self out and are unable to gain access through their own resources, they may call upon a professional locksmith or the Landlord to let them in. In either case, they are responsible for payment of the charges and/or damages involved. The Landlord charges a fee of \$55.00 for providing this service between the hours of 8 a.m. and 4 p.m., Monday through Friday. At other times, there will be a fee of \$80.00 and \$100.00 on holidays. This fee will be due before service is provided.

21. REPAIRS AND MAINTENANCE. Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant of the nature and extent of said condition requiring repair. Landlord shall maintain, and/or repair/replace the plumbing, heating, cooling, electrical systems, and the exterior walls and roof of the Property. Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members. Tenant agrees to promptly notify Landlord of any condition, which is the obligation of Landlord to repair or replace. Except as provided above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Property (to include burst water pipes due to freezing caused by neglect or carelessness of the Tenant, his family, or any of his guests), in excess of ordinary wear and tear, shall be promptly repaired or replaced by tenant, at Tenant's sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the Term. If Tenant shall fail to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant

to Landlord on demand. Landlord shall have the same remedies for the collection of such costs as Landlord has for the non-payment of rent under this Lease. Any damage to window glass or entry doors is the sole responsibility of the Tenant. Tenant shall furnish the HVAC system filters, batteries, trash cans, janitorial services, electric light bulbs, fuses, or any other services not specifically listed as supplied in this Lease Agreement at Tenant's expense. As of the date of this Agreement, Landlord warrants that the Property sewage drains are in good working order and that they will accept the normal household waste for which they were designed. They will not accept items such as paper diapers, toys, sanitary napkins, tampon applicators, balls of hair, grease, table scraps (if no garbage disposal), clothing, rags, sand, dirt, newspapers, or similar items. Tenant agrees to pay all expenses associated with clearing all drains of any and all stoppages except those that the plumber, who is called to clear the stoppage, will attest to in writing were caused by defective plumbing, tree roots, or act of God. Upon the failure of the Tenant to make any such repair, Landlord, in Landlord's discretion, may make such repair and the cost of such repair shall be added to and deemed a part of the rental sum, and shall be payable, on demand, by Tenant to Landlord. The Landlord shall have the same remedies for the collection of such costs as Landlord has for non-payment of rent. Any such repairs made by Landlord will be billed at market rates plus the cost of any materials. When a maintenance request is made, the request will serve as notice to the Tenant that a maintenance technician will be entering the property 48 hours from the time notice was made.

22. ALTERATIONS. Tenant shall make no alterations, decorations, additions or improvements in or to the Property without Landlord's prior written consent, and then only by contractors or those approved by Landlord. All alterations, additions, or improvements upon the Property, made by either party, shall become the property of the Owner and shall remain upon, and be surrendered with said Property, as a part thereof, at the end of the term hereof.

23. FIRES AND CASUALTY. Tenant agrees not to do or permit to be done anything on the Property in contravention of any fire insurance policy in force thereon or which will increase the premium payable on such policy. No goods or materials of any kind or description that are combustible maybe taken or placed in a storage area of the residence itself. Tenant shall not in any way obstruct any public sidewalks, nor permit anything to be done in the Property contrary to the rules and regulations of the fire department, health department, or of any other government agency. If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Landlord may, at his option, terminate rental agreement or repair damages within thirty (30) days. If Landlord does not do repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If Landlord elects to repair damages, rent shall be abated and prorated from the date of the fire, explosion, or other casualty to the date of re-occupancy, providing that during repairs, Tenant has vacated and removed Tenant's possessions as required by Landlord. The date of re-occupancy shall be the date of notice that residence is ready for occupancy.

24. TENANT INSURANCE. No rights are given by this Rental Agreement. Landlord will not be liable for any loss of Tenant's property. Tenant hereby acknowledges this and agrees to make no such claims for any losses or damages against Owner, Landlord, or Landlord's employees. Tenant agrees to purchase insurance, at their own expense, sufficient to protect themselves and their property from, yet not limited to, fire, theft, burglary, breakage, and electrical connections. Tenant acknowledges that if he or she fails to procure such insurance, it is his or her responsibility and he or she alone shall bear the consequences.

25. CONDITION OF PROPERTY. The Tenant hereby acknowledges that the Property is in good, habitable condition.

26. MAINTENANCE BY TENANT. Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than as a private single-family residence; to keep lawns neatly mowed and landscaping in good order; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulation, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on or from the Property. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by the Tenant of any of the covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only.

27. UTILITIES. Landlord is responsible for all utility payments.

28. TENANT AND LANDLORD AGREEMENT FOR REPAIRS. If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

29. SMOKE DETECTORS. Smoke detectors are provided on the Property according to the laws of Maryland that dictate the number, location, and type of smoke detectors that are required. The Property contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm. The Tenant should obtain a dual powered smoke detector or a battery powered smoke detector at their expense.

30. PETS. No pets may be kept on the Property without the prior written permission of the Landlord.

31. SMOKING. NO SMOKING IS PERMITTED INSIDE THE PROPERTY AT ANY TIME.

32. CLEANING FEE. Tenant hereby acknowledges property is in a professionally cleaned condition and agrees to accept the property in its present state of cleanliness. Tenant agrees to return the property in the same condition or pay a cleaning fee if Landlord needs to have the Property professionally cleaned. Property needs to be delivered to the Landlord free and clear of all items and debris upon move-out. Tenant will be responsible for all charges associated with removal of any items or debris.

33. RESIDENT'S GUIDE. Tenant, and Tenant's agents, employees, invitees and family members, shall observe and comply with the rules and regulations, if any, set forth in or attached to this Lease. Landlord reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations as Landlord shall, in its judgment, determine to be necessary for the safety, care, cleanliness of the Property, for the preservation of good order, or for the comfort or benefit of residents generally.

34. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT. If the Property or any part thereof is taken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemner. Tenant waives all claims against Owner and condemner by reason of the complete or partial taking of the Property, and all damages awarded as a result of any condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Owner, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.

35. INSPECTIONS. Tenant acknowledges that Landlord has the right to be present at any and all inspections in and about the Property, and agrees to notify Landlord prior to any inspection.

36. TENANT'S RESTRICTIONS CONCERNING VEHICLE PARKING. Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations and restrictions.

37. TENANT'S RESTRICTIONS CONCERNING TRASH. All garbage and trash must be placed in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup.

38. JOINT AND SEVERAL LIABILITY. The liability of the Tenants shall be both joint and several.

39. APPLICABLE LAW. The laws of Maryland shall govern the validity, performance and enforcement of this Residential Lease Agreement. Jurisdiction and venue shall be in the State of Maryland.

40. ATTORNEY'S FEES AND COURT COSTS. Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall be reimbursed by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.

41. OWNER DOES NOT WAIVE LEGAL RIGHTS. The failure of Owner to insist upon the strict performance of any of the terms and conditions of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition or an election for future instances.

42. HEIRS AND ASSIGNS ARE BOUND BY LEASE. The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns (if permitted) of Landlord and Tenant.

43. TERMS. This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. In this agreement the singular shall include the plural and the plural shall include the singular, the use of any

genders shall be applicable to all genders, and the term Landlord will include the Owner, Landlord, and Lessor, and the term Resident will include Tenant and Lessee.

44. LEAD PAINT-APPLICABLE LAW. Title X, Section 10108. The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. If the Property was built prior to 1979, the Property is also subject to the Maryland Lead Paint Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the Property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed during the period 1950 through 1978, the provisions of the Maryland Program will also apply to the Property except that Owner will have the option to participate in the liability limitation portion of the Maryland Program.

Age Classification of Property: Owner represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that (initial all that apply):

The Federal Program (initial one)

☐ The Property was built during or after 1978; the Federal Program does not apply.

☒ The Property was built before 1978; the Federal Program applies.

The Maryland Program (initial one)

☐ The Property was built prior to 1950, the Maryland Program applies fully.

☐ The Property was built after 1949 but BEFORE 1979, the Maryland Program applies at Owner's option

Age Classification Unknown (initial, if applicable)

☐ Owner is uncertain as to age classification; therefore, Owner acknowledges that, for the purposes of the rental contemplated by this Lease, The Property will be treated as though it had been constructed prior to 1950, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards.

NOTICE TO TENANT - LEAD BASED PAINT, HAZARDS, AND CONSUMER DISCLOSURES. Tenant acknowledges that Property may be subject to Federal and Maryland Law as to the presence of lead based paint and/or lead based paint hazards. Tenant acknowledges the receipt of the following required brochures from Owner.

a. The EPA "Protect Your Family From Lead in Your Home" brochure. (Under Federal Law-The Residential Lead Based Paint Hazard Reduction Act of 1992)

b. The "Notice of Tenants Rights, Lead Poisoning Prevention" published by the Maryland Department of the Environment. (Under Maryland Law - The Maryland Lead Poisoning Prevention Program)

c. Tenant(s) has received a copy of the Lead Inspection Certificate where applicable.

Tenant understands and acknowledges that compliance under Federal and Maryland Law is the sole responsibility of the owner, and the Tenant will read and become familiar with the requirements of Federal and Maryland Law as contained in the above brochures and notices.

NLE Tenant's initials _____ Tenant's initials _____ Tenant's initials _____

45. INCLUSIONS /EXCLUSIONS. Included in this property are all permanently attached fixtures, including all smoke detectors. Certain other now existing items, which may be considered personal property, whether installed or stored upon the Property, are included, as follows:

46. FULL DISCLOSURE. The Tenant, by signing this Lease Agreement, hereby states that all questions about this Lease Agreement have been answered, that they fully understand all the provisions of the Lease Agreement and the obligations and responsibilities of each party, as spelled out herein. Tenant further states that Tenant agrees to fulfill his or her obligations in every respect or suffer the full legal and financial consequences of his or her actions or lack of action as a violation of this agreement. Signature by the Tenant on this Agreement is acknowledgment that he or she has received a signed copy of the Lease Agreement. By signing this Agreement, Tenant acknowledges that he/she has read and understands the terms of the Lease Agreement and accepts and agrees to be bound by all the terms and conditions of said Lease.

Maryland Receipt of Security Deposit

Landlord/Owner: [REDACTED]

Tenant(s):

Leased Property: 416 N Milton Ave, Unit 2, Baltimore, MD 21224

In accordance with Maryland Code 8-203.1; Tenant is being provided with this receipt for the payment of a security deposit along with a list of the tenant's rights concerning security deposits. Landlord has received from the tenant a security deposit in the amount of SEVEN HUNDRED AND FIFTY DOLLARS(\$750.00) in the form of CASH. Tenant has the following rights:

1. Tenant has the right to have the Leased Property inspected by the Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Tenant so requests by certified mail within 15 days of the Tenant's occupancy.
2. The Tenant has the right to be present when the Landlord inspects the Leased Property at the end of the tenancy in order to determine if any damage was done to the Leased Property, if the Tenant notifies the Landlord by certified mail at least 15 days prior to the date of the Tenant's intended move, of the Tenant's intention to move, the date of moving, and the Tenant's new address.
3. The Landlord is obligated to conduct a move-out inspection within 5 days before or after the Tenant's stated date of intended moving.
4. The Landlord is obligated to notify the Tenant in writing of the date of the inspection.
5. The Tenant has the right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security deposit claimed by the Landlord and the actual costs, within 45 days after the termination of the tenancy.
6. The Landlord is obligated to return any unused portion of the security deposit, by first class mail addressed to the Tenant's last known address within 45 days after the termination of the tenancy.
7. Tenant understands that the failure of the Landlord to comply with the security deposit law may result in the Landlord being liable to the Tenant for a penalty of up to 3 times the security deposit

withheld, plus reasonable attorney's fees.

8. The Landlord will retain a copy of the receipt for a period of 2 years after the termination of the tenancy, abandonment of the premises, or eviction of the Tenant, as the case may be.
9. The Landlord shall be liable to the Tenant in the sum of \$25.00 if the Landlord fails to provide a written receipt for the security deposit to the Tenant.

Landlord Signature _____

Date: 11/1/19

Landlord Printed Name: JESSE SPUND

Tenant Signature _____

Date: 1/1/2019

Tenant Printed Name:

Tenant Signature _____

Date: _____

Tenant Printed Name:

Tenant Signature _____

Date: _____

Tenant Printed Name:

Tenant Signature _____

Date: _____

Tenant Printed Name:

By: _____
S&F

By: _____

By: _____
Tenant

By: _____
Tenant

By: _____
Tenant