

Resident Initial LEL MD**PARTIES AND PREMISES INFORMATION**

Address: 7417 Old Harford Rd Unit 2				UNIT:												
Lease Premises: :	CITY: Baltimore	STATE: Maryland	Zip: 21234	COUNTY: Baltimore County												
Office Address: P.O. BOX 928769 San Diego CA 92192	CITY: SAN DIEGO	State: CA	Zip: 92192	COUNTY: San Diego												
	Garage	Carport: N/A														
RESIDENT: [REDACTED]																
AGENT: American Rental Property Solutions				Maintenance Phone: (858) 430-8436 Leasing Phone: (858) 277-2777												
MANAGER ADDRESS: P.O. BOX 928769 SAN DIEGO CA 92192				COUNTY: San Diego												
Authorized Occupants:																
<table border="1"> <tr> <td>Dishonored Check Fee/Chargeback</td> <td>35.00</td> <td>Smoke/CO Alarm Tampering Fee</td> <td>50.00</td> </tr> <tr> <td>Lease Termination Fee</td> <td></td> <td>Failure to Clean Pet Waste Fee</td> <td>75.00</td> </tr> <tr> <td>Late Rent Payment Fee</td> <td>5%</td> <td>Trash Waste Removal</td> <td>75.00</td> </tr> </table>					Dishonored Check Fee/Chargeback	35.00	Smoke/CO Alarm Tampering Fee	50.00	Lease Termination Fee		Failure to Clean Pet Waste Fee	75.00	Late Rent Payment Fee	5%	Trash Waste Removal	75.00
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Lease Termination Fee		Failure to Clean Pet Waste Fee	75.00													
Late Rent Payment Fee	5%	Trash Waste Removal	75.00													
BASE RENT	\$725.00	Security Deposit	1,450.00	Application Fee \$25.00												
TOTAL MONTHLY RENT	725.00	Pet Rent														

RESIDENTIAL LEASE AGREEMENT

THIS RESIDENTIAL LEASE CONTRACT (this "Agreement") is made and entered into as of 2/28/2019 by and between the Manager of the above named Residential Community ("Manager") and the above named individual residents, jointly and severally) hereinafter collectively "Residents"). Manager hereby leases to Residents the above listed Residence (the "Leased Premises") for use exclusively as a private residence, and for any other purpose. The Lease Premises will also include a Parking Area if one is so designated above. If performance of this Agreement has been guaranteed by one or more third parties, separate guarantees have been attached to this Agreement

POSSESSION OF PREMISES: In the event Manager is unable to deliver possession of the premises to Resident for any reason within Managers/Agent's control, including, but not limited to failure of prior occupants to vacate as agreed or required by law Manager shall not be liable to Resident except for the return of all sums previously paid to Manager in the event Resident chooses to terminate this Rental Agreement.

MANAGER AND RESIDENT MUTUALLY AGREE AS FOLLOWS:

- TERM.** The term of this agreement shall be for a period of 12 Months Tenancy commencing on: March 4th 2019 upon term of lease it will continue on a Month to Month basis unless term described in Paragraph 2 of this Agreement is exercised.
- TERMINATION and HOLDING OVER:** This Agreement converts to a month-to-month Agreement at the term of the Lease above stated in Section 1. Either party may terminate the Agreement by giving a 30-day written notice after the end of the term lease. In the absence of any written communication between the parties, the residency shall continue on a month-to-month basis including any changes, i.e. rent adjustments having been made by Manager with proper written notice.
- RENT:** Resident shall pay to the Manager the monthly rent of \$ 725.00 Seven Hundred Twenty-Five Dollars Dollars), in advance on or before the 1st day of every month without deduction or offset. On signing this Agreement Resident shall pay one full month's rent in the form of a cashier's check or money order only on March 4th- March 31st 2019. Rent is due in advance on the first day of each calendar month. The portion of \$651.45 for the period of March 4th- March 31st is payable on April 1st 2019.

Otherwise: Resident must pay Resident rent on or before the 1st day of each month (due Date). Cash is unacceptable. Resident must not withhold or offset rent unless authorized by statute. We may at our option require at any time that Resident pay all and other sums certified check, money order, or one monthly check rather than multiple checks. If Resident does not pay Resident rent by the 5th day of the month, Resident will pay a late fee charge of 5%. Resident will be charged \$35.00 for each returned check, plus late charges from due date until we receive acceptable payment, which returned check charge shall not exceed \$35.00.

Resident Initial EL AD

1,450.00

4. **SECURITY DEPOSIT:** On signing of this agreement, Resident shall pay to Manager the sum of \$ 1,450.00 as a deposit to secure Resident's performance of the agreements contained herein. On part of this deposit is to be considered as an advance payment of rent, including last month's rent nor is to be used or refunded prior to the rental premises being permanently and totally vacated by all Residents. After Resident has vacated the premises, Manager shall furnish Resident with an itemized written statement of the bases for, Resident security deposit necessary (a) to remedy any default by Resident in the payment of rent or any other provision of this Agreement, (b) to repair damages to the premises, to include repainting, but exclusive of ordinary wear and tear, and (c) to remove trash and clean the premises, as provided by law. The unused portion of this deposit shall be returned to Resident, according to Maryland law within thirty-days (30) days of delivering possession.
5. **PAYMENT OF RENT:** Rent can be made by personal check, cashiers check, money order, or approved automatic withdraw only. These methods of payment are subject to further limitation as set forth in paragraph 7 of this Agreement.
 - A. If rent is paid online to Manager at address to be designated. It must be paid within the first 5 days to avoid late fees.
 - B. **Quiet Enjoyment.** Manager covenants that on paying the rent and performing the covenants herein contained, Resident shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
6. **USE OF PREMISES.** The premises shall be used and occupied by Resident exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this agreement by Resident for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Resident shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this agreement.
7. **NUMBER OF OCCUPANTS.** Resident agrees that the premises shall be occupied by no more than two adults, and zero children without the written consent of Manager.
8. **CONDITION OF PREMISES.** Resident stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean, and Residentable condition.
9. **ASSIGNMENT AND SUBLETTING.** Without the prior written consent of Manager, Resident shall not assign this agreement, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Manager to one assignment, subletting, concession, or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Manager, or an assignment or subletting by operation of law, shall be void and shall, at Manager's option, terminate this agreement.
10. **ALTERATIONS AND IMPROVEMENTS.** Resident shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Manager. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Resident, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Manager and Resident, be the property of Manager and
11. **DAMAGE TO PREMISES.** If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Resident's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Manager and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the premises may have been un- Residentable; but, if the premises should be damaged other than by Resident's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Manager shall decide not to rebuild or repair, the term of this agreement shall end and the rent shall be prorated up to the time of the damage.
12. **DANGEROUS MATERIALS.** Resident shall not keep or have on the premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
13. **UTILITIES.** Resident shall be responsible for arranging for and paying for any or all of the following: **GAS, ELECTRIC, WATER, TRASH & SEWER**, services required on the premises. Reference attached utility addendum for further detail.
14. **PAYMENT OF UTILITIES**
 - (a) All payment of utilities shall be designated in the attached lease utility addendum.
 - (b) It shall be the responsibility of RESIDENT to notify the appropriate utility providers on or before the move-in date for the purpose of placing the utilities that the utility addendum designates in the resident's name. Failure to comply with the transfer of utilities shall result in the turning off of utilities by the MANAGEMENT. The RESIDENT at the point of the lease assumes responsibility for all utilities designated in the utility addendum. Should the RESIDENT violate any condition of this lease including, but not limited to utility agreements, MANAGER reserves the right to end this lease, by notice in writing to RESIDENT. RESIDENT may have no further right of possession of the rental unit.
 - (c) The MANAGER shall not be liable to RESIDENT for any delay in furnishing any utility, for any cause or reason, beyond the MANAGERS control. Any such delay shall not give RESIDENT the right not to pay any monthly rental installments or any other sum due and payable.
15. **SUSPENSION AND/OR INTERRUPTION OF UTILITY SERVICE**
 - (a) MANAGER, and/or MANAGER'S agents shall not be liable to RESIDENT, RESIDENT's family, guests or invitees for any claims damages loss's suffered, or to be suffered arising from the suspension or interruption of any utility service for any cause or reason beyond the control of MANAGER; or to make repairs to: (1) gas lines, (2) water lines, (3) electrical equipment (4) furnace (5) hot water tank, (6) air conditioner when provided in lease agreement and (7) any and all other repairs or any kind affecting utility services.
 - (b) **IMPORTANT NOTICE:** RESIDENT shall at all times, inform MANAGER in writing of any charge in RESIDENTS and RESIDENTS family. Health condition requiring life support equipment. Before disconnecting any life support utility service for repairs MANAGER shall, temporarily install the required life support utility services as may be needed by RESIDENT and/or RESIDENTS family during the life support the utility life.

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16. ADDITIONAL RENT

- (a) Any and all sums and charges to be paid by RESIDENT to MANAGER or to any other person firm or municipality for products, goods and services of any kind under the terms and conditions of this lease agreement and paid by MANAGER shall be deemed additional rent.
- (b) MANAGER shall mail to RESIDENT a demand notice for payment of charges paid by MANAGER. Such charges are, but not limited to water, sewage, rubbish removal, grass cutting, snow and ice removal, gas, electric and plumbing repairs. Also any fee and or fines imposed upon the MANAGER by the municipality in which the rental unit is located because of any acts committed by RESIDENT, RESIDENTS family servants employees or guests.
- (c) Failure of RESIDENT to pay the amounts within the time specified time is of the essence in the demand notice, shall be breach of the terms and conditions and a forfeiture of this lease agreement. MANAGER at MANAGERS option may end this lease agreement by notice in writing to RESIDENT. RESIDENT may have no further right of possession to rental home.

17. RIGHT OF INSPECTION. Manager and his agents shall have the right at all reasonable times during the term of this agreement and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon with proper written notice.

18. MAINTENANCE AND REPAIR. Resident shall properly use and operate all that apply: furniture, furnishings and appliances, electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits. Excluding ordinary wear and tear, Resident shall notify management and pay for all repairs or replacements caused by Resident(s) or Residents invitees' caused negligence or misuse. Any repairs required as a result of Resident misuse shall be billed back to the Resident. Major maintenance and repair of the premises, not due to Resident's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Manager. Resident agrees that no signs shall be placed or painting done on or about the premises by Resident or at his direction without the prior written consent of Manager.

19. ANIMALS. Resident is permitted to keep a pet in the premise of the Manager as referenced in the attached pet addendum, at the refundable cost of 250.00 per dog or cat, with a maximum of 500.00. This pet deposit shall be returned to resident upon the completion of the terms of the lease. If the pet is found responsible for damages to the property the Manager shall use portions of this pet deposit to pay for such damages. For additional details reference attached pet addendum.

20. DISPLAY OF SIGNS. During the last 30 days of this agreement, Manager or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or Residents.

21. SUBORDINATION OF AGREEMENT. This agreement and Resident's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Manager, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

22. HOLDOVER BY RESIDENT. Should Resident remain in possession of the demised premises with the consent of Manager after the natural expiration of this agreement, a new month-to-month tenancy shall be created between Manager and Resident which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days' written notice served by either Manager or Resident on the other party.

23. SURRENDER OF PREMISES. At the expiration of the agreement term, Resident shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this agreement, reasonable use and wear thereof and damages by the elements accepted.

24. DEFAULT. If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the agreement, at the option of Manager, shall terminate and be forfeited, and Manager may re-enter the premises and remove all persons therefrom. Resident shall be given written notice of any default or breach, and termination and forfeiture of the tenancy shall not result if, within 5 days of receipt of such notice, Resident has corrected the default or breach or has taken action reasonably likely to affect such correction within a reasonable time. Legal expenses and attorney fees and court costs incurred for any legal action taken against Resident in regard to a default of lease or damages or any other legal action related to this lease shall be the responsibility of the Resident.

25. FAILURE TO PAY MONTHLY RENTAL INSTALLMENTS OR BREACH OF ANY TERM OR CONDITION

It shall be a breach of the terms and condition and a forfeiture of this lease agreement if RESIDENT (1) does not pay monthly rental installment when due and payable, or (2) violates any term or condition of this lease agreement. MANAGER may begin eviction proceedings. (2) sell the RESIDENTS furniture and other personal property (3) use of the money from the sale to pay expenses of removing and selling it (4) any money left to be applied to rent RESIDENT MANAGER or RESIDENT (6) evict RESIDENT from rental unit. MANAGER at MANAGERS option may end this lease agreement by notice in writing to RESIDENT. RESIDENT may have not further right of possession to rental unit.

26. ABANDONMENT. If at any time during the term of this agreement Resident abandons the demised premises or any part thereof, Manager may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Resident for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Resident, relet the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Manager's option, hold Resident liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Manager by means of such reletting. In addition, an early termination fee equal to **two month's rent** may be charged upon early termination of lease. If Manager's right of re-entry is exercised following abandonment of the premises by Resident, then Manager may consider any personal property belonging to Resident and left on the premises to also have been abandoned, in which case Manager may dispose of all such personal property in any manner Manager shall deem proper and is hereby relieved of all liability for doing so.

27. BINDING EFFECT. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this agreement.

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28. RADON GAS DISCLOSURE. As required by law, Manager makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in _____ Additional information regarding radon and radon testing may be obtained from Resident county public health unit.

29. LEAD PAINT DISCLOSURE. "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place children at risk of developing lead poisoning. Lead poisoning in children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real estate is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

30. SPECIAL PROVISIONS. The following special provisions and any addenda or written rules furnished to Resident at or before signing will become a part of this Lease Contract and will supersede any conflicting provisions of this printed lease form:

Appliances: - Resident is responsible for the upkeep and maintenance of all appliances.

Landscape/Yard - is the sole responsibility of the Resident to upkeep and maintain plus snow removal

Reimbursement - Resident must promptly reimburse manager for loss, damage, government fines, or cost of repairs or service in the home due to a violation of the Lease Contract or rules, improper use, or negligence by Resident or Resident's guests or occupants. Unless the damage or wastewater stoppage is due to our negligence, we are not liable for and Resident must pay for repairs, replacement costs, and damage to the following if occurring during the lease term or renewal period:

(1) **Damage** - to doors, windows, or screens, damage from doors being left open and windows, damage to wastewater stoppage is due to our negligence, we are not liable for - and Resident must pay for repairs, replacement costs, and damage to the following if occurring during the lease term or renewal period, damage to doors, windows, screens. We may require payment at any time including advance payment of repairs for which Resident are liable. Delay in demanding sums Resident owe is not a waiver.

(2) **PROPERTY LEFT IN HOME.** We or law officers may remove and/or store all property remaining in the home or in common areas (including any vehicles Resident or any occupant or guest may own or use) if Resident are judicially evicted or if Resident surrender or abandon the home. Storage - We may store, but have no duty to store, property removed after judicial e, surrender, or abandonment of the home. Resident must pay reasonable charges for our packing, removing, storing, and selling any property. We have a lien on all property removed and stored after surrender, abandonment, or judicial eviction for all sums Resident owe.

(3) The Manager may recover from Resident any and all past due and accrued rent, future rent through the end of the current Lease term, and all costs and expenses of returning the premises to good rentable condition and reletting the premises to a satisfactory replacement Resident; and (Savings Clause: Eviction of Resident for a breach of this Lease shall not release Resident from liability for rent payments for the balance of the term of the lease. *Nylen v. Park Doral Apartments*, 535 N.E.2d 178, 181 (Ind.App. 1989), *trans. denied*.)

REDEMPTION - If we've removed and stored Resident property after surrender, abandonment or judicial eviction Resident may redeem only by paying all sums Resident owed, including rent late charges reletting charges storage damages etc. We may return redeemed property at the place of storage, the management office or the apartment (at our option). We may require payment of cash, money order or certified check.

DISPOSITION OF SALE - Except for animals and property removed after the death of a sole resident we may throw away or give to charitable organizations all items or personal property that are (1) left in the home after surrender, or abandonment, or (2) left outside more than 1 hour after a writ of possession is executed, following a judicial eviction. Animals removed after surrender, abandonment or eviction may be kennel or turned over to local authorities or humane societies. Property not thrown away or given to charity may be disposed of only by sale, which must be held no sooner than 30 days after written notice of date, time and place of sale is sent by both regular mail and certified mail return receipt requested to Resident last known address. This notice must be itemized the amounts Resident owe and the name address and phone number of the person to contact about the sale, the amount owed and Resident right to redeem the property. Sale may be public or private, is subject to any third party Management or lien claims must be to the highest cash bidder, and may be in bulk in batches and item for item. Proceeds exceeding sums owed must be mailed to Resident at Resident last known address within 30 days after sale.

31. PROHIBITED CONDUCT - Resident and Resident occupants or guests may not engage in the following activities, behaving in a loud or obnoxious manner, disturbing or threatening the rights comfort health safety or convenience of others including agents and employees in or near the home disrupting our business operations, manufacturing delivering, possessing with intent to deliver or otherwise possessing a controlled substance or drug paraphernalia engaging in or threatening violence possessing a weapon prohibited by state or law, discharging a firearm in the home, displaying or possessing a gun, knife or other weapon in the common area in a way that may alarm others storing anything in closets having gas appliances, tampering with utilities or telecommunications bring hazardous materials into the home or injuring our reputation by making bad faith allegation against others.

32. PARKING - We may regulate the time manner and place of parking cars by anyone. Motorcycles may not be parked in the home. We may have unauthorized or illegally parked vehicles towed at Resident expense. A vehicle is unauthorized or illegally parked in the home if it has (1) flat tires or other conditions rendering the vehicle inoperable (2) is on a jacks, blocks or has wheels missing (3) has no current license or no current tags.

33. RELEASE OF RESIDENT - Unless Resident is entitled to terminate this Lease Contract under any paragraph in the contract Resident won't be released from this Lease Contract for any reason - including but not limited to voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

34. CASUALTY LOSS - We are not liable to any resident guest or occupant for personal injury damage or loss of personal property from any cause, including but not limited to fire, smoke, rain, flood, water, pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft or vandalism unless otherwise required by law. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice except as may be required by law, unless we instruct otherwise Resident must for 24 hours a day during freezing weather (1) keep the house heated to at least 50 degrees (2) keep cabinet and closet doors open and (3) drip hot and cold water faucets. Resident will be liable for damage to our home caused by broken water pipes due to Resident violating these requirements. If Resident asks our representatives to perform services not contained in this Lease Contract Resident will indemnify Manager and hold Manager harmless from all liability for those services.

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35. **MOISTURE AND MOLD:** Failure to properly ventilate and maintain the clean nature of the property can result in mold. It is the responsibility of the Resident to keep the home in a clean condition and ventilated in order to prevent the growth of mold or mildew. It is also the Resident's responsibility to notify Management of any mold or mildew in a timely manner. Notify management if there is any failure or malfunction in heating, air conditioning (if applicable), or other ventilation, including but not limited to inoperable doors or windows.
36. **ORIGINALS AND ATTACHMENTS:** This Lease Contract has been executed in multiple originals with original signatures one for Resident and one or more for us. Our rules and community policies, if any will be attached to the Lease Contract and given to Resident at signing. When an inventory and condition form is completed both Resident and we should retain a copy. The items below are attached to this Lease Contract and are binding even if not initialed or signed. The lease addendums may include, but are not limited to the following:

Bed Bug Addendum
Inventory and Condition Form
Utility Agreement
Concession Agreement

Insurance Addendum
Lead – based Paint Disclosure
Maintenance Addendum

Resident is legally bound by this document Read it carefully before signing

IN WITNESS WHEREOF, the parties have executed this lease on this 4 day of March of 2019.

DocuSigned by:
Lynn E Leone 2/28/2019
7F43F32A96214F0

DocuSigned by:
Lisa Hernandez-Reyes 2/28/2019
F08CF765C8222411

Signature of Resident Date
DocuSigned by:
Gage D Duorak 2/28/2019
4D58A13893D40D
Signature of Resident Date

Signature of Manager Date
Signature of Resident Date

Resident Initial

BEDBUGADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated March 4, 2019 between [REDACTED] Property Solutions "MANAGER" and [REDACTED] "Resident" for the premises located at: 7417 Old Harford Rd Unit 2

It is our goal to maintain the highest quality living environment for our Residents. The manager has inspected the unit prior to lease and knows of no bedbug infestation. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and limiting its spread.

Resident(s) represent(s) that all furnishings and other personal property that will be moved into the unit are free of bedbugs.

[REDACTED] [REDACTED] (Resident Initials)

Resident agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident shall practice good housekeeping, including the following:
 - Resident shall **remove clutter**. Bed bugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.
 - Resident shall **keep the unit clean**. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bed bugs, and report these immediately.
 - Resident shall **avoid using secondhand or rental furnishings**, especially beds and mattresses. Used items are often infested with bed bugs. If Resident must use rented or secondhand items, inspect them carefully, and never accept any item that shows signs of bed bugs. Resident shall not bring discarded items from the curbside into the unit.
 - Resident shall **cover mattresses and box springs with zippered, vinyl coverings**. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer.
 - Resident shall **arrange furniture to minimize bed bug hiding places**. If possible, keep beds and upholstered furniture several inches away from the walls. Bed bugs can jump as far as three inches.
 - Resident shall **check for hitch-hiking bedbugs**. If Resident stay in a hotel or another home, inspect Resident clothing, luggage, shoes, and belongings for signs of bed bugs *before* Resident enter Resident apartment. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation. After guests visit, inspect beds, bedding, and upholstered furniture.
2. Resident shall report any problems immediately. Specifically, Resident shall:
 - **Report any signs of bed bugs immediately**. Do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.
 - **Report any maintenance needs immediately**. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.
3. Resident shall cooperate with pest control efforts.

If Resident unit (or a neighbor's unit) is infested with bed bugs, a pest management professional may be called in to apply pesticides. The treatment is more likely to be effective if Resident unit is properly prepared. Resident complies with the recommendations from the pest management professional, including:

- **Removing all bedding** (bed skirts too), drapes, curtains, and small rugs; bag these for transport to the laundry or dry cleaner.
- **Checking mattresses carefully**; those with minimal infestation may be cleaned, encased in vinyl covers, and returned to service. Heavily infested mattresses are not salvageable; seal these in plastic and dispose of them properly.
- **Emptying dressers, nightstands, and closets**. Remove all items from floors and surfaces. Inspect every item for signs of bed bugs. Using sturdy plastic bags, bag all clothing, shoes, boxes, toys, stored goods, etc. Bag washable and non-washable items separately. Take care not to tear the bags, and seal them well. Used bags must be discarded properly.
- **Vacuuming floors**, including inside closets. Pay special attention to corners, cracks, and dark places.
- **Vacuuming all furniture**, including inside drawers and nightstands. Vacuum mattresses, box springs, and upholstered furniture, being sure to remove and vacuum all sides of loose cushions, as well as the undersides of furniture.
- **Carefully removing vacuum bags**, sealing bags in plastic, and discarding.
- **Cleaning all machine-washable bedding drapes, clothing, etc.** Use the hottest water the machine provides, and dry at highest heat setting.

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Take other items to a dry cleaner, but be sure to advise the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.

- **Moving furniture toward the center of the room**, so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

4. Resident agrees to indemnify and hold harmless the Manager from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Manager may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing:

DocuSigned by:
Lynn E Leone 2/28/2019
7F43F32A9C214F6...

DocuSigned by:
Lisa Hernandez-Rivera 2/28/2019
F06CFF76D5222411...

DocuSigned by:
Gage D Dvorak 2/28/2019
4D5BA128863D4DD...

Signature of Resident Date

Signature of Manager Date

Signature of Resident Date

Resident Initial

tel

600

RESIDENT INSURANCE REQUIREMENTS

Resident(s):	[REDACTED]
Unit Address:	7417 Old Harford Rd Unit 2 Baltimore County Baltimore, MD 21234

Resident agrees to maintain, at Resident's sole expense during the term of this lease and any subsequent renewal periods, a policy of personal liability, issued by a licensed insurance company of the resident's choice, which provides limits of liability in an amount of \$25,000.00 per occurrence. Resident agrees to waive subrogation rights against Manager, its manager and their officers, directors and employees to the fullest extent allowed.

I understand that the Manager of this apartment community is a Manager renting residential apartment space and (1) is not responsible for the loss of my property and (2) does not provide insurance for me.

Please check one:

☐ I WILL PURCHASE COVERAGE. I recognize my need for insurance and will take advantage of the program made available to residents of properties managed by or owned by the property management company. Information and premium amounts for this program can be obtained by calling 888-205-8118 or by logging onto www.erecenterprotection.com.

☒ I HAVE COVERAGE. I have and will maintain throughout the term of my lease the following coverage. (I will provide a copy of my declaration page for the leasing office file.)

Insurance Company:	Erie
Policy Number:	2155292287
Property Limit:	25,000
Liability Limit:	300,000

NOTE:

This form must be completed in full and signed by both the resident and an authorized representative of the property management company. Any insurance suggested in connection with this lease can be satisfied by a policy purchased through an authorized agent or insurance company in this state.

DocuSigned by:
Lynn E Leone
7F43E32ABCC21AE0 2/28/2019

DocuSigned by:
Lise Hernandez-Royas
F0BCF7E05222411.. 2/28/2019

Signature of Resident Date

Signature of Manager Date

Signature of Resident Date

Signature of Resident Date

Resident Initial EL EN

INFORMATION

ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

LEAD WARNING STATEMENT Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to children and pregnant women. Before renting pre-1978 housing, lessors (Managers) must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees (residents) must also receive a federally approved pamphlet on lead poisoning prevention. (This addendum is a "pamphlet" within the meaning of federal regulations. The term "in the housing" below means either inside or outside the housing unit.)

LEAD-FREE HOUSING If the housing unit has been certified as "lead free" according to 24 CFR Section 35.82, the lead-based paint and lead-based paint hazard regulations do not apply, and it is not necessary to provide this addendum, or a lead-based paint warning pamphlet and lead-based paint disclosure statement, to the lessee (resident).

LESSOR'S DISCLOSURE

Presence of lead-based paint and/or lead-based paint hazards (check only one box)

- ☐ Lessor (Manager) has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- ☐ Lessor (Manager) knows that lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Has no knowledge

Records and reports available to lessor (check only one box)

- ☐ Lessor (Manager) has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
- ☒ Lessor (Manager) has reports or records indicating the presence of some lead-based paint and/or lead-based paint hazards in the housing, and has provided the lessees (residents) with all such records and reports that are available to lessor (list documents).

Has no knowledge

AGENT'S STATEMENT If another person or entity is involved in leasing the dwelling as an agent of the lessor (i.e., as a management company, real estate agent or locator service acting for the Manager), such agent represents that: (1) agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d); and (2) agent is aware of agent's responsibility to ensure that lessor complies with such disclosure laws. Such compliance may be through lessor himself or herself, or through lessor's employees, officers or agents. Lessor's obligations include those in 24 CFR Sections 35.88 and 35.92 and 40 CFR Sections 745.107 and 745.113. Agent's obligations include those in 24 CFR Section 35.94 and 40 CFR Section 745.115.

ACCURACY CERTIFICATIONS AND RESIDENT'S ACKNOWLEDGMENT

Lessor and any agent named below certify that to the best of their knowledge the above information and statements made or provided by them, respectively, are true and accurate. The person who signs for the LESSOR may be: (1) the Manager himself or herself; (2) an employee, officer or partner of the Manager; or (3) a representative of the Manager's management company, real estate agent or locator service if such person is authorized to sign for the lessor. The person who signs for the AGENT may be: (1) the agent himself or herself; or (2) an employee, officer or partner of the agent if such person is authorized to sign for the agent. The lessees (residents) signing below acknowledge that they have received a copy of this lease addendum before becoming obligated under the lease and have been informed that it contains the disclosure form and pamphlet information required by federal law regarding lead poisoning prevention.

DocuSigned by:
Lisa Hernandez-Reyes 2/28/2019
7F43F32A9C214F0...

DocuSigned by:
Lisa Hernandez-Reyes 2/28/2019
F08CF803222411...

Signature of Resident Date
Gage D. Dvorak 2/28/2019
4D5BA138963D4D0...

Signature of Manager Date

Signature of Resident Date

Signature of Resident Date

Resident Initial LEL CD**PET AGREEMENT**

This document is an Addendum and is part of the Rental/Lease Agreement, dated _____ between _____
and _____ (Resident) for the premises located at: _____

Resident desires to keep the below described pet hereinafter referred to as "Pet":

Pet Description			
Sex:	Type:	Color:	Breed:
Name:	Age:	Weight:	

Manager and Resident mutually agree as follows:

1. Resident shall deposit a refundable deposit of \$ _____ as additional security deposit for one cat or dog, and an additional \$ _____ any additional cats or dogs.
2. A non-refundable pet fee of \$0.00 will be paid to the Manager before Resident acquires a pet.
3. Additional rent of \$ _____ will be due each month the Resident keeps a pet on the premises.
4. The Rental Agreement/Lease provides that without Manager's prior written consent, no pets shall be allowed in or about the premises.
5. This Agreement is an Addendum and part of the Rental Agreement/Lease between Manager and Resident. In the event of default by Resident of any of the terms in this Agreement, Resident agrees, within three days after receiving written notice of default from Manager/ Agent, to cure the default or vacate the premises.
6. Resident agrees Manager may revoke permission to keep said Pet on the premises by giving Resident written thirty (30) day notice.
7. Resident agrees to comply with all applicable ordinances, regulations and laws governing pets.
8. No pet with a history of aggressive, threatening or violent behavior will be allowed. At Manager's discretion, breeds with a disposition for aggressive behavior may be prohibited.
9. The pet will not be allowed out of the unit except when being carried by Resident or when on a leash under Resident's control.
10. The pet will not be chained or tied in any way to the exterior part of the building.
11. The pet will not be allowed to use any part of the Premises for depositing waste. Should this occur accidentally, Resident will immediately pick up the waste.
12. Resident shall not permit, and represents that Pet will not cause any damage, discomfort, annoyance, nuisance or in any way inconvenience, or cause complaints, from any other Resident, guest, or the public.
13. Resident will immediately notify Manager of any personal injury or property damage caused by the pet.
14. Any damage attributed to the pet will be paid for promptly by Resident.
15. Any additional pet or any change of pet will require a new agreement.
16. Resident, any guest or invitee shall indemnify, defend and hold Manager, Manager's Agents, and employees harmless from and against any actions, suits, claims, and demands (including legal fees, costs, and expenses) arising from damage or injury to any person or property of others by any pet owned, kept, housed, or maintained by Resident, his/her guest or invitee.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

DocuSigned by:
Lynn E Leone 2/28/2019
7F43F32A9C714F6...

Signature of Resident Date
Gary D Dvorak 2/28/2019
4B58A18893924DD...

Signature of Resident Date

Signature of Resident Date

DocuSigned by:
Lisa Hernandez-Rayas 2/28/2019
F0BCF76C5222411...

Signature of Manager Date

Resident Initial LEL ADD

INVENTORY AND CONDITION FORM

RESIDENT	HOME PHONE	WORK PHONE

Apartment Community Name: _____

Apt (house, duplex, etc.) Address: _____

Within 48 hours after move-in, Resident must note on this form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition. Please mark through items listed below if they don't exist. This form protects both Resident (the resident) and Manager (the Manager). We'll use it in determining what should and should not be considered Resident responsibility upon move-out. Resident are entitled to a copy of this form after it is filled out and signed by Resident and us.

Are/Item	Condition at Move-In
KITCHEN	
Floors / floor covering	
Walls & ceiling	
Windows / locks / screens	
Window coverings	
Doors / knobs	
Light fixtures / bulbs	
Cabinets/cupboards/shelves	
Drawers / countertops	
Sinks / stoppers / faucets	
Drains / plumbing	
APPLIANCES	
Stove / Oven	
Outside	
Burners	
Drip pans	
Hood vent	
Timer / controls	
Broiler pan	
Lights	
Refrigerator	
Outside	
Inside	
Dishwasher	
Garbage disposal	
Trash compactor	
Laundry equipment	
Other appliances	
LIVING ROOM	
Floors / floor covering	
Walls & ceiling	
Windows / locks / screens	
Window coverings	
Doors / locks	
Light fixtures / bulbs	
Closet / shelves	
Fireplace	
DINING ROOM	
Floors / floor covering	
Walls & ceiling	

Resident Initial  

Windows / locks / screens	
Window coverings	
Doors / locks	
Light fixtures / bulbs	
Closet / shelves	
Towel racks	
Toilet bowl / seat	
Toilet paper holder	
BEDROOM #1	
Floors / floor covering	
Walls & ceilings	
Windows / locks / screens	
Window coverings	
Doors / knobs / locks	
Closets / shelves	
Light fixtures / bulbs	
BEDROOM #2	
Floors / floor covering	
Walls & ceilings	
Windows / locks / screens	
Window coverings	
Doors / knobs / locks	
Closets / shelves	
Light fixtures / bulbs	
BEDROOM #3	
Floors / floor covering	
Walls & ceilings	
Windows / locks / screens	
Window coverings	
Doors / knobs / locks	
Closets / shelves	
Light fixtures / bulbs	
OTHER ROOM	
Floors / floor covering	
Walls & ceiling	
Windows / locks / screens	
Window coverings	
Doors / locks	
Light fixtures / bulbs	
Closet / shelves	
ENTRY / HALL / STAIRS	
Floors / floor covering	
Walls & ceiling	
Windows / locks / screens	
Window coverings	
Doors / locks	
Light fixtures / bulbs	
Closet / shelves	
FRONT ENTRY / PORCH	
Light fixtures / bulbs	
Doorbell	
BACK / SIDE ENTRY	

Resident Initial

Light fixtures / bulbs	
Other	
GARAGE / CARPORT	
Floor type / condition	
Doors / locks	
Light fixtures / bulbs	
Cabinets / shelving	
STORAGE	
Exterior	
Interior	
Attic	
Basement	
GROUNDS	
Lawn / trees	
Flower beds / gardens	
Sprinklers / hose bibs	
Walkways	
Driveway	
Parking area	
Patio / deck	
BATHROOM	
Floor / floor covering	
Walls / tile / grout / ceiling	
Windows / locks / screens	
Window coverings	
Doors / knobs / locks	
Light fixtures / bulbs	
Exhaust fans / heater	
Counters / shelves	
Mirrors / cabinets	
Sink / faucet / basin	
Drains / plumbing	
Tub / shower caulking	
Shower head / tub faucet	
Shower door / curtain	
Shower tracks	

Acknowledgment. Resident acknowledge that Resident have inspected and tested all of the safety-related items (if in the dwelling) and that they are working, except as noted above. All items will be assumed to be in good condition unless otherwise noted on this form. Resident acknowledge receiving written operating instructions on the alarm system and gate access entry systems (if there are any). Resident acknowledge testing the smoke detector(s) and verify they are operating correctly.

In signing below, Resident accept this inventory as part of the Lease Contract and agree that it accurately reflects the condition of the premises for purposes of determining any refund due to Resident when Resident move out.

DocuSigned by:

 7F43F32A0C214F0... 2/28/2019

Signature of Resident Date
 2/28/2019

DocuSigned by:

 4D58A13B963D4DD...

Signature of Resident Date

Signature of Resident Date

DocuSigned by:



 708C7F6D522211... 2/28/2019

Signature of Manager Date

Resident Initial EL MD



UTILITY & MAINTENANCE LEASE ADDENDUM

RESIDENT 	MANAGER 	UNIT NO. & ADDRESS 7417 Old Harford Rd Unit 2 Baltimore County Baltimore, MD 21234
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

This lease addendum adds the following paragraphs to the Lease between the Resident and Manager referred to above.

Address 7417 Old Harford Rd
Unit 2

Apartment #: Baltimore County I (WE), will assume any (if applicable): HEAT, ELECTRICAL, WATER, SEWER, and GARBAGE services incurred from this date, (effective move in date): 4 day of March of 2019 throughout occupancy at the service address listed above, I also realize I am to arrange the services listed above with Utility Companies in _____ within FIVE DAYS of the lease start date: March 4th 2019.

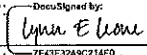
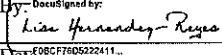
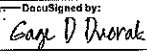
- A. PURPOSE OF THE ADDENDUM. THE LEASE FOR THE ABOVE-REFERENCED UNIT IS BEING AMENDED TO INCLUDE THE PROVISIONS OF THIS ADDENDUM IN RESPECT TO THE MAINTENANCE OF THE PROPERTY.
1. UPON MOVE-IN ALL REPAIR AND MAINTENANCE RESPONSIBILITIES OF THE PROPERTY CAUSED BY THE RESIDENT OR RESIDENT GUESTS WILL BE THE RESPONSIBILITY OF THE RESIDENT.
 2. ALL RESIDENT CAUSED REPAIRS WILL BE AT THE EXPENSE OF THE RESIDENT.
 3. ALL STOPPAGES CAUSED BY THE GREASE OR OTHER OBJECTS OR PRODUCTS ARE THE RESPONSIBILITY OF THE RESIDENT.
 - A. POURING GREASE OR OIL, COOKING OR OTHERWISE DOWN ANY SINK OR TOILET CAN CAUSE A STOPPAGE.
 - B. PUTTING HAND WIPES, DIAPERS, SANITARY NAPKINS, TAMPONS AND ANY ITEM OTHER THAN TOILET TISSUE CAN CAUSE A STOPPAGE.
 4. ALL A/C AND HEATING PROBLEMS CAUSED BY LACK OF RESIDENT CHANGING THEIR AIR FILTERS WILL BE THE RESIDENT RESPONSIBILITY, RESIDENT SHOULD CHANGE THE A/C AND HEAT FILTERS EACH MONTH, IF RESIDENT ARE UNSURE OF THE LOCATION PLEASE ASK THE AGENT.
 5. ALL LEAKS AND BUSTED PIPES CAUSED BY FREEZING WILL BE THE EXPENSE OF THE RESIDENT. DURING FREEZING TEMPERATURES, RESIDENT SHALL TAKE APPROPRIATE MEASURES TO PROTECT THE HOUSE INSIDE AND OUT. ALL FAUCETS OUTSIDE AND IN THE GARAGE SHALL BE COVERED WITH FREEZE PROOF PROJECTS. DURING FREEZING WEATHER, THE INSIDE TEMPERATURE SHALL BE KEPT IN A MANNER THAT WILL KEEP PIPES FROM FREEZING, OR FAUCETS SHOULD BE LEFT TO DRIP TO PREVENT FREEZING.
 6. ALL LEAKS MUST BE IMMEDIATELY REPORTED TO THE MANAGER/MANAGER'S AGENT.
- B. CONFLICT WITH OTHER PROVISIONS OF THE LEASE. IN CASE OF ANY CONFLICT BETWEEN THE PROVISIONS OF THIS ADDENDUM AND OTHER SECTIONS OF THE LEASE, THE PROVISIONS OF THIS ADDENDUM SHALL PREVAIL

Resident Initial

- C. UTILITIES AND APPLIANCES. THE UTILITIES AND APPLIANCES LISTED IN COLUMN 1 ARE PROVIDED BY THE MANAGER. COLUMN 2 BELOW ARE DESIGNATES WHOSE RESPONSIBILITY IT IS TO PAY EACH ITEM IN COLUMN 1. RESIDENT IS RESPONSIBLE FOR REPAIR AND UPKEEP OF THE APPLIANCES ALLOTTED. RESIDENT IS LIABLE FOR ALL DAMAGE TO ALL APPLIANCES ALLOTTED.

UTILITY/APPLIANCE	PROVIDED BY OWNER(O) / RESIDENT (T)	PAID BY OWNER(O) / RESIDENT (T)
GARBAGE COLLECTION		T
WATER/SEWER		T
HEATING FUEL (SPECIFY)		T
LIGHTS, ELECTRIC		T
COOKING FUEL (SPECIFY)		T
OTHER (SPECIFY)		
REFRIGERATOR		
STOVE/RANGE		

RESIDENT SIGNATURES	MANAGER SIGNATURES
By:  Date: 2/28/2019	By:  Date: 2/28/2019
By:  Date: 2/28/2019	
By:	
Date:	