

Housing Assistance Payments Contract
(HAP Contract)
Section 8 Tenant-Based Assistance
Housing Choice Voucher Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Part A of the HAP Contract: Contract Information

(To prepare the contract, fill out all contract information in Part A.)

1. Contents of Contract This

HAP contract has three parts:

- Part A: Contract Information
- Part B: Body of Contract Part
- C: Tenancy Addendum

2. Tenant

[REDACTED]

3. Contract Unit

1911 BRUNT ST
BALTIMORE, MD 21217

4. Household

The following persons may reside in the unit. Other persons may not be added to the household without prior written approval of the owner and the PHA.

[REDACTED]

5. Initial Lease Term

The initial lease term begins on (mm/dd/yyyy): 4/25/2019

The initial lease term ends on (mm/dd/yyyy): 4/30/2021

Two year lease

6. Initial Rent to Owner

The initial rent to owner is: \$ 1100.00

During the initial lease term, the owner may not raise the rent to owner.

7. Initial Housing Assistance Payment

The HAP contract term commences on the first day of the initial lease term. At the beginning of the HAP contract term, the amount of the housing assistance payment by the PHA to the owner is \$ 787.00 per month.

The amount of the monthly housing assistance payment by the PHA to the owner is subject to change during the HAP contract term in accordance with HUD requirements.

Tenant Portion \$313⁰⁰

8. Utilities and Appliances

The owner shall provide or pay for the utilities and appliances indicated below by an "O". The tenant shall provide or pay for the utilities and appliances indicated below by a "T". Unless otherwise specified below, the owner shall pay for all utilities and appliances provided by the owner.

Item	Specify fuel type				Provided by	Paid by
Heating	Natural gas <input type="checkbox"/>	Bottle gas <input type="checkbox"/>	Oil or Electric <input checked="" type="checkbox"/>	<input type="checkbox"/> Coal or Other		T
Cooking	Natural gas <input type="checkbox"/>	Bottle gas <input type="checkbox"/>	Oil or Electric <input checked="" type="checkbox"/>	<input type="checkbox"/> Coal or Other		T
Water Heating	Natural gas <input type="checkbox"/>	Bottle gas <input type="checkbox"/>	Oil or Electric <input checked="" type="checkbox"/>	<input type="checkbox"/> Coal or Other		T
Other Electric						T
Water						T
Sewer						T
Trash Collection						N/A
Air Conditioning						O
Refrigerator					O	
Range/Microwave					O	
Other (specify)						

Signatures:

Public Housing Agency

HOUSING AUTHORITY OF BALTIMORE CIY

Print or Type Name of PHA

Signature

CORLISS ALSTON, D.C.

Print or Type Name and Title of Signatory

Date (mm/dd/yyyy)

4/25/19

Owner

Print or Type Name of Owner

Signature

Print or Type Name and Title of Signatory

Date (mm/dd/yyyy)

David W. Diggins - Agent
4/25/19

Mail Payments to:

Name

Address (street, city, State, Zip)

Joseph L. Smith
Chairman, Board of Commissioners
Janet Abrahams
Executive Director



HOUSING
AUTHORITY of
BALTIMORE CITY

MOVE IN AUTHORIZATION

DATE: 4/25/2019

MOVE IN AUTHORIZATION FOR:

Tenant Name: [REDACTED]

Address: 1911 BRUNT ST
BALTIMORE, MD 21217

The contract rent for the above unit is: \$1100.00

Tenant portion is: \$313.00

HAP portion is: \$787.00

NOTE: The amount of the monthly housing assistance payment by the PHA to the owner is subject to change during the HAP contract term in accordance with HUD Requirements. (See page 2, #7 of the HAP contract)

It is considered fraud to enter into side payment arrangements otherwise stipulated over and above the agreed upon contract rent. (See page 9-#5e of the HAP contract)

The tenant will receive keys and the move in date will commence on:

4/25/2019

Failure to move in as stipulated above can result in the tenant being terminated from the Housing Choice Voucher Program and recapture of payment to the owner.

Tenant Signature

Owner/Representative



Joseph L. Smith
Chairman, Board of Commissioners
Janet Abrahams
Executive Director



HOUSING
AUTHORITY of
BALTIMORE CITY

HOUSING CHOICE VOUCHER PROGRAM
Leasing & Contracting
Pre-HAP Signing Acknowledgement

Head of Household's Name: [REDACTED]

New Unit Address: 1911 Brunt St.

Place your initials next to each of the following statements, if you are in agreement:

- [REDACTED] I have received, reviewed and understand the lease in its entirety.
- [REDACTED] I have received, reviewed and understand the HCVP Tenancy Addendum, which is attached to the lease.
- [REDACTED] I have physically taken a tour of the inside and outside of the unit.
- [REDACTED] The unit is accessible to all authorized occupants on my voucher.
- [REDACTED] I am able to get BG&E utility service on in the unit.
- [REDACTED] The security deposit has been satisfied. (Not applicable, if no security deposit is required).
- [REDACTED] All requested and approved reasonable accommodations to the unit to address a disability have been completed by the landlord. (Not applicable, if no accommodations were requested).
- [REDACTED] I understand that I AM / AM NOT responsible for paying the water bill.

(Circle one)

By signing this document, I acknowledge that I have read or have had read to me all of the provisions stated above. I further acknowledge that I understand, and agree with, each of the statements listed above.

[Signature]
Signature

4-25-19
Date

[Signature]
Name of HABC Employee

Owner: [REDACTED] Email: [REDACTED]
Landlord Mailing Address: [REDACTED]
Phone # Office: [REDACTED] Maintenance Line: [REDACTED]

RESIDENTIAL LEASE

For Apartment or Private Residence

1. **PARTIES:** This Lease Agreement is made effective as of April 25, 2019 ^{dw} ~~May 1, 2019~~, by and between [REDACTED] ("Landlord"), and [REDACTED] ("Tenant").

The parties agree as follows:

2. **PREMISES:** The Landlord, in consideration of the lease payments provided in this Lease Agreement, leases to Tenant, [REDACTED] (the "Leased Premises"), located at 1911 Brun ^{dw} ~~E~~ Street Baltimore, MD 21217 approximately Two (2) year and will begin on April 25, 2019 ^{dw} ~~May 1, 2019~~ (the "Commencement Date"), and will terminate at midnight April 30, 2021.

3. **AUTOMATIC RENEWAL:** Except where either party provides 60 days written notice of their intent to foreclose this Lease agreement, subsequent to the expiration of the term provided in Section 2 (Premises) of this Lease will automatically renew on a month to month basis. The Tenant acknowledges notice of this provision: [REDACTED]

4. **RENT/LATE PAYMENTS:** The rent is \$ 1,100.00 USD. The rent is due on the first day of each month. All payments must be made by money order made payable & sent to: [REDACTED]

Tenant initial

Rent is late if payment in full (including checks/payment instruments where funds have not been dispersed by the issuing financial institution) is not received by 5:00pm on the 5th day of the month. On the 5th day of the month, the Tenant will be assessed a late fee in the amount of five percent (5%) of the tenant's monthly rental obligation. If payment in full is not remitted timely, the Landlord reserves the right to file for judgment for possession of the premises/eviction on the 2nd day of the month. There is no grace period. The rent is due and owing the first day of each month. The tenant shall be assessed the costs associated with collecting unpaid rent, including but not limited to filing fees, attorney's fees, service of process fees, and returned check fees. If tenant is late three (3) times within a twelve (12) month period, tenant will be in violation of the lease and Landlord may issue tenant a 60 day notice to vacate. In the event that partial payment is rendered, any outstanding balance not remitted by the specified due date, will be considered late rent; except as disallowed by the law, the landlord retains the right to refuse partial payment. Nothing herein contained, however, shall constitute a waiver or limitation of Landlord's right to institute legal proceedings for rent, damages, and/or repossession of the Leased Premises for non-payment of any installment of rent when and as the same becomes due and payable.

5. **ADDITIONAL RENT:** The following shall be considered additional rent, actionable in rent court: Section 12 (Utilities), Section 17 (Maintenance), Section 23 (Damages), Section 24 (Cleaning), and Section 25 (Repairs), and all other sums of money or charges required to be paid by Tenant under this Lease, whether or not the same shall be designated as "additional rent." As noted in Section 4, Tenant also covenants and agrees to pay as additional rent a late charge equal to the sum of five percent (5%) of any fixed rent not paid by the first of the month in which it is due.

6. **SECURITY DEPOSIT:** Tenant must tender a security deposit in the amount of \$ 1,100.00 ^{dw}; receipt of which is hereby acknowledged by Landlord and Tenant, upon initialing this section of the Lease Agreement.

TG
Tenant initial

[REDACTED]
Tenant's Initials

After the Tenant has vacated the Leased Premises, the Landlord may apply, at its option, the security deposit, or any portion thereof, to: Tenant's unpaid rent, damages due to breach of this Lease, damages to the Leased Premises in excess of ordinary wear and tear, attorney fees incurred in any court proceedings against Tenant, or any other items provided for in this Lease Agreement.

NOTICE TO TENANT: In the event that the Landlord retains all or part of the security deposit post-move out, the Landlord shall provide the Tenant an itemized accounting of the property damages and an accounting of the costs of repair. Where no such liability exists, said sum, or such portion thereof remaining after payment of any liability, shall be refunded to Tenant no later than forty five (45) days after the termination of this Lease. The security deposit shall be held in an escrow account accruing interest at the legal rate of 3%. Where the law provides, the Landlord shall have the right to use the security deposit, in part or in total, to pay late rent or damages to the unit while the tenant is still in the unit. If, during the Lease Term, all or any part of the security deposit is applied to an obligation of Tenant hereunder, Landlord shall have the right to call upon Tenant to restore said security deposit to its original amount by giving notice to Tenant. Tenant shall immediately restore such security deposit by payment thereof to Landlord. The Tenant shall have the right to be present for any post-move out inspections to determine damage to the property. To assert this right, the tenant must request notice of the post-move out walk through, in writing via certified mail at least 15 days prior to the move out. The Landlord is therefore obligated to provide the Tenant with written notice of the date and time of the inspection. The Tenant acknowledges receipt of this notice: [REDACTED]

Tenant initial

7. OCCUPANTS: The Leased Premises may not be occupied by more than (2) persons at any time. The Leased Premises shall be occupied by the following persons only: [REDACTED]

No other persons shall occupy the Leased Premises without the prior written consent of the Landlord. If during any inspections, it is deemed by the landlord or his employees that another person or persons other than listed above is living at the residence, the lease is voided, and the tenant is subject to immediate eviction. The authorized occupants may only use the Leased Premises for residential purposes and may not utilize the Lease Premises for commercial or other business purposes. Tenant shall not conduct any activity which is in violation of any applicable deed, subdivision restriction, or is a violation of any building code. Tenant may not use the Leased Premises for any illegal activity or any activity which is offensive, noisy, or dangerous. If the residents have three (3) or more visits by law enforcement, the lease is voided, and tenants are subject to eviction.

8. GUESTS: Tenant shall not permit any guest to occupy the Premises longer than seven days without the prior written consent from the Landlord.

9. POSSESSION: Tenant shall be entitled to possession on the first day of the Lease Term, and shall yield possession to the Landlord on the last day of the term of the Lease, unless otherwise agreed by both parties in writing.

10. SUBLET OR CHANGE IN TENANCY: Tenant may not assign this agreement or sublet the Leased Premises without the prior written consent of the Landlord. Any assignment, sublease or other purported license to use the Leased Premises without the Landlord's consent shall be void and shall (at Landlord's option) terminate this Lease.

11. RENT SUBSIDY: Termination, withdrawal or ~~abated of rent subsidy~~ ^{2nd} shall be considered a material breach of this Lease agreement. In the event that a rent subsidy is terminated, withdrawn or ~~abated~~ ^{2nd} the Tenant shall be liable for the full rent due under this Lease. Notwithstanding payment in full of the rent due under this Lease, the tenant shall be subject to eviction for loss of the housing subsidy.

12. UTILITIES AND SERVICE: Tenant shall pay all utilities. It is understood that as of the date of this Lease Agreement, the utilities that the Tenant is responsible for include (but are not limited to) gas, electric, telephone (optional service), cable television, bulk trash removal, and metered water bill. Monies due for utilities shall be collectible in rent court. The Tenant shall use carefully, and for their legitimate purpose only, all plumbing, gas/electric, appliances of any kind, and any furniture or fixtures; and shall pay for all repairs thereto, caused by the misuse, negligence, default, or willful act of Tenant, his family, guest, servants, employees, or any other related party.

13. PARKING: There is no private parking associated with the property. Notwithstanding the existence of a valid policy, the Landlord assumes not liability for damages ordinarily recoverable under a renter's insurance policy.

[REDACTED]
Tenant's Initials

14. PROPERTY INSURANCE: The Tenant shall maintain a valid renter's insurance policy. The Tenant must maintain residential insurance coverage. Landlord is not responsible for damage, loss, or destruction of personal or real property cause by fire or lightning, windstorm or hail, explosion, riot or civil commotion, damage caused by aircraft, damage caused by vehicles, smoke, vandalism or malicious mischief, theft, volcanic eruption, falling objects, weight of ice, snow, or sleet, accidental discharge or overflow of water or steam from within a plumbing, heating, air conditioning, or automatic fire-protective sprinkler system, or from a household appliance, sudden and accidental tearing apart, cracking, burning, or bulging of a steam or hot water heating system, an air conditioning or automatic fire-protective system, freezing of a plumbing, heating, air conditioning or automatic, fire-protective sprinkler system, or of a household appliance, sudden and accidental damage from artificially generated electrical current. Tenant agrees to maintain residential insurance coverage and will hold harmless, and indemnify Landlord for damage, loss or destruction of real or personal property.

15. LIABILITY: Landlord shall not be responsible to Tenant, Tenant's family members, Tenant's guests or other occupants for any injuries, damages, or losses to person or property caused by flood, fire, smoke, explosion, hail, ice, water leakage, burglary, theft, assault, vandalism or any other occurrences or casualty losses. Tenant is liable for any damage to the unit while they are occupying the unit.

16. MOVE-IN CONDITIONS: Tenant has inspected and accepts the property AS-IS except for any conditions materially affecting the safety or health of ordinary persons or unless expressly noted otherwise in this Lease Agreement. Landlord has made no express or implied warranties as to the condition of the property, and no agreements have been made regarding future repairs unless specified in this Lease Agreement. Within forty eight (48) hours of the Commencement Date, Tenant will notify Landlord, in writing, of any damages to the property. Tenant's failure to notify Landlord in writing of any damages within forty eight hours of the Commencement Date will be deemed as Tenant's acceptance of the property in a clean and satisfactory condition. Any notification of damages, as provided for under this paragraph, is not a request for maintenance or repairs. Tenant must direct all requests for repairs separately, as provided for under this Agreement.


17. MOLD: If mold exist in the property, the Tenant must notify the Landlord, in writing, of the issue immediately.

18. KEYS: All keys must be returned to Landlord at the end of the Lease Term, otherwise Tenant shall be charged One Hundred Dollars (\$100.00). Tenant shall not change or re-key locks without written permission from Landlord. If any door lock or security system is damaged or is not working properly, Landlord shall repair or replace them. Landlord shall be notified in writing of any defects to door locks or security systems. Any expenses due to damage to door locks or security systems by Tenant, Tenant's family or guests, shall be the responsibility of Tenant. All requests for re-keying, installing, replacing or repairing locks or security systems must be in writing.

19. LOCKOUT: If the Tenant becomes locked out of the Premises, the Tenant will be charged One Hundred Dollars (\$100.00) to gain re-entry, payable at time the service is rendered.

20. MAINTENANCE OF LEASED PREMISES: Tenant shall:

- a) At Tenant's expense, maintain the Premises in a clean and sanitary condition at all times.
 - b) Tenant shall not keep, have or dispose of on the Premises any article or thing of a dangerous, inflammable, or explosive nature that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company.
 - c) Tenant shall not display signs in the windows or elsewhere, nor erect awnings, nor make any other material alteration to the interior or exterior of the Premises without the prior written consent of the Landlord.
 - d) With respect to those portions of the Premises within the exclusive control of Tenant, Landlord shall not be responsible for any loss or damages to the Premises, nor for any personal injury to the Tenant, his family, guest, invitees, employees, servants, or other related parties.
 - e) The Premises rented may contain the following equipment, fixtures, and amenities in good working condition: Dishwasher, Stove, Oven, Refrigerator, Lighting Fixtures, Washer/Dryer, and Cabinets. The aforementioned should only be replaced or repaired with the Landlord's written consent.
 - f) The Tenant is responsible for exterior maintenance of the unit, to include grass cutting and snow removal. If the Landlord performs said services, the costs will be considered additional rent, collectible in rent court.
- To ensure compliance, the Landlord retains the right to conduct two unit inspections performed per year. These inspections will monitor tenant housekeeping, and compliance with the lease terms and conditions. The unit and common area must be well maintained and in good condition. Any broken fixtures or Landlord provided appliances and furniture will be repaired and the appropriate charges applied. All fees and charges are collectible in rent court.


Tenant's Initials

21. ALTERATIONS: Tenant must obtain Landlord's prior written consent before making any alterations, installations, changes, replacements, additions, or improvements (structural or otherwise) to the premises or to any part thereof.

22. PETS: Pets, including mammals, reptiles, birds, fish, rodents or insects, shall not be allowed on or in the Premises. If the Tenant is found in violation of the pet restriction, Landlord may collect a fee of Twenty Five Dollars (\$25.00) for each day the Tenant violates the pet restriction. Additionally, Tenant will be subject to charges for damages and eviction.

23. DESTRUCTION OR CONDEMNATION OF PREMISES: If during the term of this Lease Agreement, the Premises shall be injured by fire or the elements, they shall be repaired with all reasonable diligence by the Landlord, and the rent shall continue; but if the Premises are rendered untenable, as foresaid, this Lease Agreement shall terminate, and the Tenant, upon payment of any back rent, pro-rata of the running rent to the day the Premises are rendered untenable, shall not be liable for any further rent.

24. ACCESS BY LANDLORD TO PREMISES: The Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants, or workers, to exercise a contractual or statutory lien, leave written notices, or seize non-exempt property after event of default. As provided by law, in the case of an emergency, Landlord or anyone authorized by Landlord may enter the Premises without Tenant's consent. Landlord may enter the Premises at any time after rendering notice to the tenant for making necessary repairs.

25. SMOKE/CARBON MONOXIDE DETECTORS: The property is equipped with smoke/carbon monoxide detectors in certain locations, all in good working condition. Tenant must notify Landlord of any concerns regarding smoke/carbon monoxide detectors as soon as possible. Requests for additional installation, inspection, or repair of smoke/carbon monoxide detectors must be in writing. Disconnecting or intentionally damaging a smoke/carbon monoxide detector, or removing the power source without immediately replacing it, may subject Tenant to civil penalties and liability for damages and attorney fees. Tenant acknowledges receipt of this notice:

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Tenant initial

26. DAMAGES AND REPAIRS LIABILITY: Tenant agrees to pay all sums which may become due by reason of the failure of Tenant to comply with any of the covenants of this Lease Agreement and any and all damages, cost and expenses which the Landlord may suffer or incur by reason of any default of the Tenant or Tenant's agents, employees, invitees, family members or other related parties. In the event that Tenant fails to make such payments, then the amount thereof shall be added to and deemed part of the rent due and the Landlord shall have the same remedies for the collection of such charges as it has for rent. Tenant is liable for any damages, including damaged personal property and broken property in the residence damaged by tenants, occupants, friends, family members, relatives, etc.

27. CLEANING CHARGES: If prior to moving out Tenant does not clean the Premises, and leaves all equipment, fixtures, and amenities in a clean and proper working order, Tenant will have charges deducted from the security deposit. If the security deposit is insufficient to cover the total charges, Tenant will be billed for the remaining balance, and payments are collectable in rent court. If the balance remains unpaid, Landlord shall have the same remedies for the collection of such charges as it has for rent.

28. REPAIR AND REPLACEMENT: If any damage to the Premises is determined to be other than normal wear and tear, Tenant will be held liable for the cost of repair or replacement of the damaged items. Tenant will forfeit that portion of the security deposit needed for repair or replacement of said items. If the security deposit is insufficient to cover the cost of said repair or replacement, Tenant will be billed for the remaining balance. If any balance remains unpaid, Landlord shall have the same remedies for collection of such charges as it has for rent.



Tenant's Initials

29. MOVE OUT CONDITIONS AND FORFEITURE OF TENURES PERSONAL PROPERTY: Upon receipt of written request, via certified mail at least 15 days prior to the move-out, of the tenant's request to be present for the move-out inspection, the Landlord shall send the tenant notice of the move-out inspection date and time. Tenant will surrender the Property in the same condition as when received, with the exception of normal wear and tear. "Normal wear and tear" means deterioration that occurs without negligence, carelessness, accident, or abuse. Tenant will leave the property in a clean condition free of all trash, debris, and any personal property or belongings. If Tenant leaves any personal property or belongings in the Property after Tenant surrenders possession of the Property, all such personal property or belongings shall be forfeited to and become property of the Landlord. "Surrender" means vacating the Property. Additionally, Tenant shall reimburse Landlord for any and all costs or expenses incurred to remove any of Tenant's personal belongings or property from the Premises. If any balance to remove said property remains unpaid, Landlord shall have the same remedies for collection of such charges as it has for rent.

30. REPRESENTATIONS IN APPLICATION: Landlord has tendered this Lease Agreement to the Tenant on the basis of the representations contained in the application submitted by Tenant to Landlord for the purpose of inducing Landlord to execute this lease. In the event that any representations contained in the aforesaid application shall be found by Landlord to be misleading, incorrect, or untrue, Landlord shall have the right forthwith to cancel this lease upon thirty (30) days written notice to Tenant and to repossess the Premises. Said application shall be incorporated by reference to this Lease Agreement. Landlord will be held free and harmless by Tenant from any and all loss, claim or damage by reason of accident, injury or damage to any person or property occurring anywhere on or about the leased Premises which is within exclusive control of the Tenant. Each Tenant and each co-signor joining herein shall be jointly and severally responsible to Landlord for full performance under each and every covenant and condition of this Lease Agreement and for compliance with applicable law. Tenant acknowledges that he has examined the Premises and his acceptance of this Lease Agreement is conclusive evidence that said Premises are in good and satisfactory order and repair unless otherwise specified herein. The Landlord will deliver the Leased Premises and all common areas in a clean, safe, and sanitary condition, in a habitable condition, and in complete compliance with all applicable laws.

31. NOTICE: Notices under this Lease Agreement shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid addressed as follows:

Landlord (service of process):

Tenant:

1911 Brunf Street Baltimore, MD 21217

Such addresses may be changed from time to time by either party by providing notice as set forth above.

32. ENTIRE AGREEMENT/AMENDMENT: This Lease Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Lease Agreement may be modified or amended in writing, provided that the written amendment is signed by both parties obligated under the amendment. Action outside the terms prescribed in this Lease agreement does not constitute waiver of any of the rights, condition and term hereto expressed.

33. CUMULATIVE RIGHTS: The rights of the parties under this Lease are cumulative, and shall be construed as exclusive unless otherwise required by law.

34. ADMINISTRATION & ATTORNEY'S FEES: In the event Tenant, Tenant's family, agents, employees or guest violate any term or provision of this Lease, including the obligation to pay rent when due, or the rules and regulations thereof, Tenant shall pay to Management, in addition to any other damages and expenses incurred by Management as a result thereof, an Administrative Fee, in the amount of 10% of Tenant's then current monthly rental to help defray Management's costs incurred in connection with having Tenant remedy such Lease violation. Should Management employ an attorney because of such violation, the Tenant shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Management. Tenant shall be liable for such attorney fees whether or not Management institutes legal proceedings. However, where legal proceedings are instituted by Management against Tenant, and said proceedings result in a monetary judgment in favor of Management, those reasonable attorney fees for which Tenant shall be liable to Management shall not be less than 33% for said judgment.

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Tenant's Initials

35. OWNER'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Owner and Owner's agent and employee's 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 or which Owner otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the initial Term, or any renewal thereof, Owner and Owner's agents 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 thereof, as may be permitted by law.

36. FAILURE TO VACATE AT TERMINATION: If a Tenant does not vacate the Property on or before the last day of the applicable Term, Owner may (a) evict Tenant and take possession of the Property, dispose of all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Owner, (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (c) exercise any other remedy granted to a landlord under Maryland Law.

37. PEST CONTROL: The Tenant understands he/she is accepting the unit that is free from all mice, roaches, rats, spiders, etc. The unit is free from all pests and Tenant is responsible for all pest control for entire tenancy. Owner will not pay for any pest control. The owner is not responsible for bedbug infestation & will not pay for this extermination.

38. PLUMBING PROBLEMS: Tenant understands house is free from all leaks and plumbing back ups. If there is a leak or plumbing back up that is Tenant's fault, Tenant will be billed. Owner will not pay for grease clogs, hair clogs, children's toys etc. The plumber who comes to the property will pull out of drain line what has caused the problem and note it on the invoice. Tenant will pay all invoices for damage that Tenant has caused. Any payments due under this section shall be deemed additional rent, due and collectible in rent court.

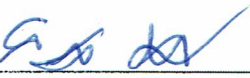
39. BEHAVIOR: Tenant, Tenant's family, employees, agents or guests shall not make or permit any unseemly or disturbing noises or conduct; nor do or permit any illegal or immoral conduct, including, but not limited to drug-related criminal activity, or obstruct or interfere with the rights, comforts or convenience of other Tenant's or Management, nor unreasonably interfere with the management of the premise by Management. Tenant will not knowingly permit to enter Premises or to remain therein any person of bad or loose character or of improper behavior. Tenant further agrees not to conduct, give or permit vocal or instrumental instruction or practice. Tenant will maintain the Premises in a neat, clean and sanitary condition.

40. ILLEGAL DRUGS: The landlord has a zero-tolerance policy for the consumption, possession, or distribution of illegal drugs. Any such activities are a breach of the Lease, and will result in immediate eviction.

41. COMMON AREAS: The common areas, to include the hallway, stairs, back/front yard and alleyways are to remain free and clean. The common areas (those aforementioned and not) are not to be used to store items of any kind, at any time, for any reason. The common areas are to be kept clean and free from clutter. There is a no loitering policy in affect prohibiting unauthorized gatherings in the common areas. At all times tenants must maintain their name visibly posted on the mailbox and/or front door bell.

42. OTHER RENT: Any fines, fee or costs imposed upon the property resulting from the tenant's action or inaction shall be collectible in rent court. Landlord may, at landlord's discretion, remove any trash at the premises, cut any high grass or weeds to prevent fines. If landlord takes such action, tenant will be charged the appropriate fee. The tenant shall not damage or destroy the property. Any repair made resulting from damage or destruction of the property, attributable to the tenants or their guests shall be collectible in rent court. This cost includes the cost of labor, materials, tools and any other costs, fees or charges associated with restoring or repairing the property collectible in rent court. Any fees, fines or charges levied against the property, of any origin from any source attributable to the tenant shall be collectible in rent court. The tenant shall keep the property clean and reasonably free of trash and debris. The landlord may remove trash (at his/her discretion) at a removal fee of \$95.00 per load, collectible in rent court.

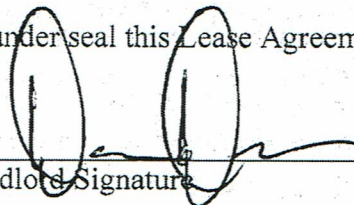
IN WITNESS WHEREOF, the parties have executed under seal this Lease Agreement the day and year first above written.



Tenant Signature

4-25-19

Date



Landlord Signature

4/25/2019

Date

TG

Tenant's Initials

AUTHORIZATION TO ESTABLISH and ACTIVATE UTILITY SERVICE WITH BGE

Limited Power of Attorney

I hereby appoint and authorize [redacted] acting through its agents and employee's, to establish and activate gas and/or electric service with BGE (as may be applicable in accordance with my Lease) for the premises known as 1911 Brune Street Baltimore, MD 21217 (the "Premises") effective 4/25/2019. I understand and agree that such utility service will be established and activated in my name and that I will be responsible for payment of all charges, fees and taxes applicable to that account. I further authorize the above name to disclose to BGE personal information relating to me including, but not limited to, my name address, date of birth, social security number and employer in establishing and activating my account with BGE.

Applicant Signature

Date

BGE Account Number: [redacted]

BGE Start Date:

4-25-19

4-25-19

Disclosure of information on Lead-Based Paint and/or 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 young children and pregnant women. Before renting pre 1978 housing lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

- (a) Presence of lead-based paint and/or lead paint hazard (check (I) or (II) below):
(I) Known lead based paint and /or lead based paint hazards are present in housing. (explain)
(II) Lessor has no knowledge of lead based paint and/or lead based paint hazards in the housing.
- (b) Records and reports available to the lessor check (I) or (II) below
(I) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing. (list documents below)
(II) Lessor has no reports or records pertaining to lead based paint and /or lead based paint hazards in the housing.

Lessee's Acknowledgement (initial)

- (c) TE Lessees has received copies of all information listed above
(d) TE Lessees has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgement (initial)

- (e) TE Agent has informed the lessor of the lessor's obligation under 42 U.S.C 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature]
Lessor (Landlord)

Date

4/25/2019

[Signature]
Lessee (Head of Household)

Date

4-25-19

TE
Tenant's Initials

DISCLOSURE OF LICENSEE STATUS

Buyer(s)/Tenant(s): _____

Seller(s)/Landlord(s): _____

Property Address: 1911 Brunt St Baltimore MD 21217

This is to give notice that _____ (INSERT NAME) hereby

discloses that he/she is a Maryland real estate licensee **AND (CHECK THE APPROPRIATE BOX):**

- ☐ is the Buyer/Tenant of the Property or, if the Buyer/Tenant of the Property being purchased or leased is a business entity, has an ownership interest in such business entity;
- ☒ is the Seller/Landlord of the Property or, if the Seller/Landlord of the Property being sold or leased is a business entity, has an ownership interest in such business entity;
- ☐ is acting on behalf of or representing the Buyer/Tenant who is a member of the real estate licensee's immediate family*;
- ☐ is acting on behalf of or representing the Buyer/Tenant who is an employee of the real estate brokerage with which the real estate licensee is affiliated;
- ☐ is acting on behalf of or representing the Buyer/Tenant who is an employee of a team or group of which the real estate licensee is a member;
- ☐ is acting on behalf of or representing the Buyer/Tenant who is an employee of the real estate licensee;
- ☐ is acting on behalf of or representing the Seller/Landlord who is a member of the real estate licensee's immediate family*;
- ☐ is acting on behalf of or representing the Seller/Landlord who is an employee of the real estate brokerage with which the real estate licensee is affiliated;
- ☐ is acting on behalf of or representing the Seller/Landlord who is an employee of a team or group of which the real estate licensee is a member; or
- ☐ is acting on behalf of or representing the Seller/Landlord who is an employee of the real estate licensee.

*Immediate family includes a spouse or domestic partner, child, stepchild, child's spouse, stepchild's spouse, parent, sibling, grandparent, or grandchild.

 4-25-19
 Buyer/Tenant Signature Date

 Buyer/Tenant Signature Date

DocuSigned by:
 4/24/2019
 Seller/Landlord Signature Date
 4/25/2019
 Seller/Landlord Signature Date

Text



Henson Tenant Placement, LLC
P. O. Box 4467
Baltimore, MD 21223
(443) 835-2635
hensontenants@gmail.com



BILL TO



Invoice 840

DATE 04/30/2019 **TERMS** Net 30

DUE DATE 05/30/2019

ACTIVITY	QTY	RATE	AMOUNT
Tenant Pacement 1911 Brunt St	1	1,100.00	1,100.00

1911 Brunt St

TOTAL DUE **\$1,100.00**