

This Email was sent to you and attached is a copy of almost everything except the submission several days ago—I have misplaced a copy of that for some reason. In that record it dictates butter on the floor and due to break and my usual I was unable to determine 100 percent what was the cause of the butter on the floor. Also it states I did not File the restraining order because the escrow court would lose jurisdiction and I am trying to prevent retaliation. In regards to HT two LLC case Keya Ferrell Vs ht two llc CASE Number DO1cv25025980—Because I have given this email this to you I will not be filing it with the courts.

Hell Urgent HT TWO LLC

Keyonna Ferrell <kferrell5188@gmail.com>
To: dbramble@mcbrealestate.com

Sun, Aug 3, 2025 at 7:32 PM

Hello,

I really hope you will excuse the intrusion of your email that I found online. But in the same breathe I'm renting a new apt and dealing with intrusion which is unlawful entry at this point I want charges it's something every two days I wouldnt rent an apt and deal with this. And what I find funny it's my belief apt C doubles as maintenance or the guy that retaliates for Jane the property manager which would place everyone her in danger

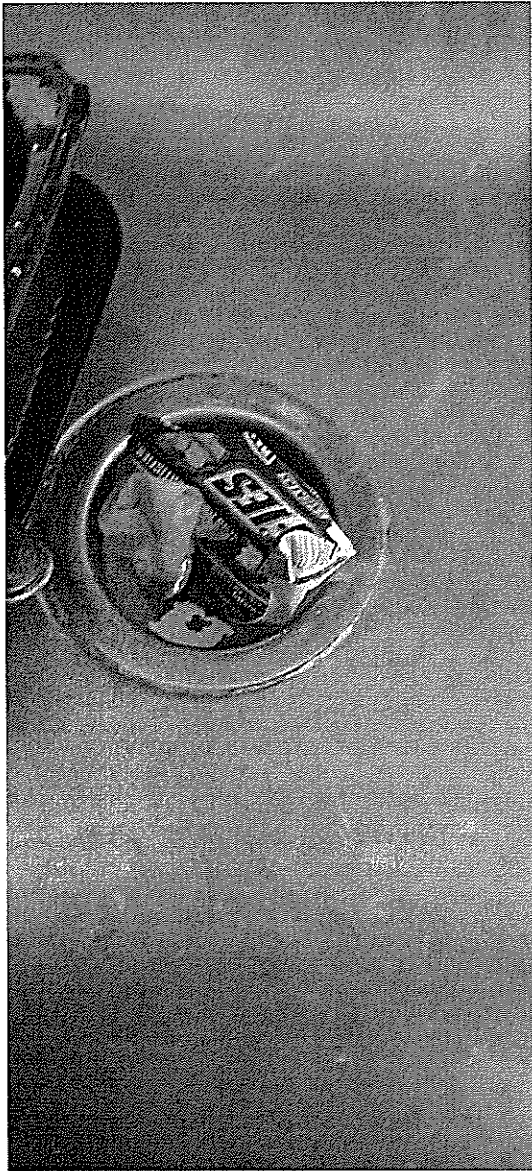
I've been very professional and to the point but to be quite frank I've adopted a child with this lease agreement I made it clear with Crystal that Jahe has written emails equal to stealthy harrassment. Stealthy means sneaky so at another agencies direction I have filed an escrow hearing I'm updating about unlawful entries every two days. I went to the hospital today and returned home to this that's in my so between stuff not being properly placed when I gave hone three days scattered throughout a week I brought a camera on a hinnch. And to my surprise I was correct someone is entering the apt and touching things since the escrow hearing it has only gotten worse which means authority may be involved or someone is being allowed to ignore authority at risk to my safety. Jane is the property manager which traps residents let's keep talking to scatteee properties and someone is entering the property. I stopped to talk g to have I update my escrow hearing but today I'm angry I'm not feeling well and return to trash in my sink..so it's unfortunate you guys are renting units and were in escrow court month two I wouldn't play with my money lie that I would t do it. I'm a woman a business profession it doesn't make sense I was so upset to realize a day or two ago Jane was who called me much like so already know have is a problem and is the property manager. I avoid contact I obviously wouldn't talk to the accomplice..I talk very professional I'm an out of work legal professional Jane does as well but she uses her skills for criminal activity..so I was being nice but we about to be moving to criminal charges. I wouldn't play with not being able to verify who telling the truth a camera would be required. In fact I have no idea why scattered properties is even calling me why two LLC and your babe is presented at the landlord.

Just in case you were wondering it's keya Ferrell vs HT two LLC Case number d01cv25025980. According to have have the courts did not send her. Everything but you can get a copy of everything for 50 cents a page at the courthouse. I'd appreciate the unlawful entries stop that's a threat to my safety

This is for property 3139 East Baltimore unit D Baltimore MD 21224

So after noticing stuff out of place for 3 days he walked into my apt after trying several keys as I sitting on my bed

I've come back to a zip lick bag outside my door when the trash bin notice went up butter on my floor the water still running up on returning and today trash in my sink. I'm sure I can expect better from you and whom you represent.





DISTRICT COURT OF MARYLAND FOR Baltimore City - Fayette

Located at 501 E. Fayette Street, Baltimore, MD 21202-4013

Court Address

City/County

Case No. D-01-CV-25-025980

Keya Ferrell

Tenant(s)

3139 East Baltimore Street, Unit D

Address

Baltimore, MD 21224

City, State, Zip

vs.

HT TWO LLC

Landlord(s)/Agent(s)

2002 Clipper Park Road, Suite 105

Address

Baltimore, MD 21211

City, State, Zip

SERVE ON RA: P. David Bramble, 2002 Clipper Park Rd Suite 105 Baltimore, MD 21211

Telephone Number

Telephone Number

Serve By:

☐ Sheriff/Constable☒ Certified Mail☐ Private Process Server**COMPLAINT FOR RENT ESCROW and BREACH OF WARRANTY OF HABITABILITY**
(Real Property §§ 8-211 & 8-212)1. I rent the property located at 3139 East Baltimore Street Unit D Maryland 212142. My rent is \$ 950 ☐ per month ☐ per week I last paid my rent on: 7/14/2025

3. The property has: Check all that apply.

☐ no heat☐ no running water☐ inadequate sewage disposal facilities☐ no hot water☐ no electricity☐ fire hazard☐ rodent infestation in 2+ units☐ structural defect which presents a serious and substantial threat to the physical safety of occupants☒ other serious and substantial threat to the life, safety or health of an occupant (describe) Small kitchen damage4. The landlord was notified of the above issues on 7/14/2025 by the following method(s): Check all that apply.☐ in person☒ by phone☐ text message☒ in writing☐ regular mail☐ certified mail☐ e-mail☐ other written notice☐ other actual notice☐ a written violation, condemnation, or other notice☐ other:

5. I am asking the court to: Check all that apply.

☐ order the landlord to fix the problems☐ allow me to pay my rent to the court until the problems are fixed☐ reduce my rent to \$ _____ until the problems are fixed☐ reduce my rent, paid or owed, starting from when my landlord was first told about these problems, in the total amount of \$ _____☐ give me back the rent paid to the court, after all problems are fixed☐ end my lease☐ (Breach of Warranty of Habitability only) award damages in the amount of \$ _____☐ (Breach of Warranty of Habitability only) terminate the lease, return any unused portion of the security deposit, and award relocation expenses☐ award attorney fees, costs, and expenses related to this case☒ other: Specific damages outlined in "Complaint" under "What I am Requesting"

6. Prior judgments:

☐ During the last 12 months, the landlord has obtained _____ judgments for possession of this property against me.7. Additional paperwork is attached to this petition: ☒ Yes ☐ No**MILITARY SERVICE AFFIDAVIT**I hereby affirm under the penalty of perjury that my landlord ☐ is ☒ is not in the military service. That facts on which I base this statement are: business. OR, ☒ I don't know whether my landlord is in the military service.

Date and signature as to the Complaint and the Affidavit:

7/14/2025

Date

Signature of Tenant or Attorney

Attorney Number

WRIT OF SUMMONS

TO THE LANDLORD:

You are summoned to appear for trial on _____ at _____ in this court to answer the Complaint for Rent Escrow and Breach of Warranty of Habitability above.

Date

Signature of Clerk

To request a foreign language interpreter or a reasonable accommodation under the Americans with Disabilities Act, please contact the court immediately. Possession and use of cell phones and other electronic devices may be limited or prohibited in designated areas of the court facility.



CIRCUIT COURT FOR Baltimore City

□, **MARYLAND**

Located at 501 E. Fayette Street, Baltimore, MD 21202-4013 **Case No.** D-01-CV-25-025980

Court Address

Keya Ferrell

Plaintiff

3139 East Baltimore Street, Unit D

Address

Baltimore, MD 21224

City, State, Zip

Telephone

vs.

Scattered Properties

Defendant

9566 Deereco Road

Address

Lutherville Timonium MD 21093

City, State, Zip

Telephone

CERTIFICATE OF SERVICE

I certify that on this 25th day of July, 2025, a copy of the
 document(s) titled Amended Complaint for Rent Escrow and Breach of Warranty of Habitability
 Title(s) of document(s)

was/were ☒ mailed, postage prepaid ☐ hand delivered, to:

Scattered Properties

Name

9566 Deereco Road

Address

Lutherville Timonium MD 21093

City, State, Zip

Name

Address

07/25/2025

Date

City, State, Zip

Signature of Party Serving

☐ Mark this box if this form contains Restricted Information.



DISTRICT COURT OF MARYLAND FOR Baltimore City - Fayette



City/County

Located at 501 E. Fayette Street, Baltimore, MD 21202-4013

Court Address

Telephone (410) 878-8900

STATE OF MARYLAND

Case No. D-01-CV-25-025980

OR

Trial Date _____

Keya Ferrell

Plaintiff/Judgment Creditor

3139 East Baltimore Street, Unit D

Address

Baltimore, MD 21224

City, State, Zip

vs.

Scattered Properties

Defendant/Judgment Debtor

9566 Deereco Road

Address

Lutherville Timonium MD 21093

City, State, Zip

Expedited consideration For
MOTION

Unless you are filing into a restricted case type (Adoption, Emergency Evaluation, Extreme Risk Protective Order (ERPO), Guardianship, Juvenile, Gender Declaration), if this submission contains Restricted Information (confidential by statute, rule or court order) you must file a Notice Regarding Restricted Information Pursuant to Rule 20-201.1 (form MDJ-008) with this submission, and check the Restricted Information box on this form.

I ask that the Court POSTPONE the hearing currently scheduled for July 29, 2025 for the following reasons. I need to

AMEND my complaint to reflect the correct information for my landlord. I also need time to obtain counsel in this

matter. Lastly, Scattered Properties has not been properly served, and I intend on dismissing them from this suit

after my amended complaint naming HT TWO LLC is accepted. *I ask The postponement be At least 35-45 days out to allow proper service and to find counsel.*

I am the ☐ attorney for ☒ plaintiff ☐ defendant ☐ other (specify): _____

☐ Request hearing on Motion

07/25/2025

Date

Signature

Keya Ferrell

Attorney Number _____

Printed Name

3139 East Baltimore Street, Unit D

Address

Baltimore, MD 21224

Telephone _____

Fax _____

E-mail _____

RECEIVED

2025 JUL 25 P 1:53

DISTRICT COURT OF MD

CERTIFICATE OF SERVICE

I certify that I served a copy of this Motion upon the following party or parties by ☒ mailing first-class mail, postage prepaid ☐ hand delivery, on 07/25/2025 to:

Scattered Properties

Name

9566 Deereco Road, Lutherville Timonium MD 21093

Address

Name

07/25/2025

Date

Address

Keya Ferrell
Signature of Party Serving
X Court

ORDER

It is ORDERED:

☐ the hearing on Motion be set for _____ at _____ ☐ AM ☐ PM at the following location:

☐ the relief requested be GRANTED

☐ the relief requested is DENIED

Comments: _____

Date

Judge

ID Number



DISTRICT COURT OF MARYLAND FOR

Located at 501 East Fayette Street
Baltimore, MD Court Address

Case No. 25-025980

Tenant(s) Keya Ferral
Address 118 West Street
City, State, Zip Baltimore, MD 21224

vs.

Landlord(s)/Agent(s) Scattered Properties
Address 9566 Deere Road
City, State, Zip Timonium, MD 21093

Telephone Number

Serve By:

☐ Sheriff/Constable

☒ Certified Mail

Telephone Number

☐ Private Process Server

COMPLAINT FOR RENT ESCROW and BREACH OF WARRANTY OF HABITABILITY

(Real Property §§ 8-211 & 8-212)

1. I rent the property located at 3139 East Baltimore Unit D Baltimore MD 21224
2. My rent is \$ 950 ☐ per month ☐ per week I last paid my rent on: 7/3/2025
Date

3. The property has: Check all that apply.

- ☐ no heat ☐ no running water ☐ inadequate sewage disposal facilities
☐ no hot water ☐ no electricity ☐ fire hazard ☐ rodent infestation in 2+ units
☐ structural defect which presents a serious and substantial threat to the physical safety of occupants
☒ other serious and substantial threat to the life, safety or health of an occupant (describe) unlawful entry / possible food contamination / Unusable Dump Truck

4. The landlord was notified of the above issues on July 11/2025 by the following method(s): Check all that apply.

- ☐ in person ☒ by phone ☐ text message ☒ in writing ☐ regular mail ☐ certified mail
☐ e-mail ☐ other written notice ☐ other actual notice ☐ a written violation, condemnation, or other notice
☐ other:

5. I am asking the court to: Check all that apply.

- ☒ order the landlord to fix the problems ☒ Specific damages outlined in complaint
☒ allow me to pay my rent to the court until the problems are fixed What I am requesting needing done is \$495
☐ reduce my rent to \$ _____ until the problems are fixed
☐ reduce my rent, paid or owed, starting from when my landlord was first told about these problems, in the total amount of \$ _____
☐ give me back the rent paid to the court, after all problems are fixed
☐ end my lease
☐ (Breach of Warranty of Habitability only) award damages in the amount of \$ _____
☐ (Breach of Warranty of Habitability only) terminate the lease, return any unused portion of the security deposit, and award relocation expenses
☒ award attorney fees, costs, and expenses related to this case
☒ other: Specific damages outlined in "complaint" under Requesting PS

6. Prior judgments:

- ☐ During the last 12 months, the landlord has obtained _____ judgments for possession of this property against me.

7. Additional paperwork is attached to this petition: ☒ Yes ☐ No

MILITARY SERVICE AFFIDAVIT

I hereby affirm under the penalty of perjury that my landlord ☐ is ☒ is not in the military service. That facts on which I base this statement are: _____ OR, ☒ I don't know whether my landlord is in the military service.

Date and signature as to the Complaint and the Affidavit:

7/14/2025
Date

Keya Ferral
Signature of Tenant or Attorney

Attorney Number

WRIT OF SUMMONS

TO THE LANDLORD:

You are summoned to appear for trial on 7-29-25 at 01:15pm in this court to answer the Complaint for Rent Escrow and Breach of Warranty of Habitability above.

7-15-25
Date

SD
Signature of Clerk

To request a foreign language interpreter or a reasonable accommodation under the Americans with Disabilities Act, please contact the court immediately. Possession and use of cell phones and other electronic devices may be limited or prohibited in designated areas of the court facility.

Complaint PSS-15

"Keys" Terrell

~~Complaint~~ Vs Scattered Properties Rent ESCROW

In reference to 3139 East Baltimore Unit D Baltimore MD 21224

Scattered Properties

9566 Deereco Road, Timonium, Maryland 21093

(410) 252-0999

Main problems

-Illegal unlawful entry to my home after several days of finding things not normally where I would place them (brought camera to ensure I was correct) unlawful entry several days later.

-When the unlawful entry was brought to scattered properties attention I was lied to in my face and a scattered properties staff said he was in your unit because I requested it and he was bringing me keys—fyi no one else got keys so it was a cover and I was lied to in my face about why he was in the unit which caused fear concern about whats happening in my unit while I'm away.

-There is either a recorder in the unit or there's a mental problem next door I hear a refrigerator opening at least 20 times a night—and I know its bizarre—I have no idea where its coming from.

-I raised a minor concern about the trash doors connect to the fire steps ---not use to another access point to enter the apt—so I asked very professionally and nicely if the trash doors could be closed specifically at night. —this somehow lead to trash and me not being able to take trash out for 10 days after I was told false information about what day trash pick up was and specific information was left out about why the trash doors were no longer open —it felt harassed. to me and I just moved in so I assumed someone was upset.

- Jane the Property Manager was complained on about false information and creating emails that were unnecessary or withholding information to cause conflict

-I use to work in a clinic so I know how HIV smells—I kept smelling it in my apt—and wiping stuff down with Lysol —and still smelling it. I found the source —three days ago my charging cord for my phone right where I have to insert the plug into the phone. --- I've wiped it down twice still stinks horrifically —this is a fear of mine a phobia ad scattered properties either malicious intent or Negligence. WOULD make me fearful people are entering my property doing god knows what,. (The maintenance guy living in apt C AND HAVING access to my unit via keys would make it that much more concerning —due to him entering my property without anyone permission—scattered properties knew nothing of what was happening—that's what? three steps to APT d (My UNIT —and no one has any idea—scattered properties did not confirm if the same guy that entered my unit lives in unit c. it looks like the same people. Unit c just showed himself several weeks ago after 4 weeks of not knowing who lived there the only guy amongst a bunch of women. I only have they look similar.

- I'm very nice—but I have included information that was meant for upon move out in a year or two because inconsistencies were brought to my attention that would negatively affect me and I have nothing to do with because stuff keeps coming they are mentioned

pc1

7

as backstory. Among them is the laundry room that was promised in the ad and the damages that were already in the apt upon move in.

~~A~~ Back story ~~X~~

I really liked Crystal upon meeting her ...I was so excited about finding a studio Apt that was ready for move in. My checks were temporarily "misplaced" by a previous mail holder at the wrong time. found them and then Crystal had me jump through hoops to get the rent and security deposit together just for her to ghost me.

So I complained to Zillow and Crystal started responding again...so we had a brief fallen out. And I notice had something similar to an attitude upon move in.

I am a business professional. A legal one at that so while I was a little off put by Crystal it did not affect my ability to pay rent or remain on the property.

These concerns were irritating but they were small and as long as I had proof I had proof I didn't cause the damage I was fine. As a poor person I would never be able to recreate the security

The following are small concerns and brought up first to show you I'm a nice person. I realize we'd be scratching each other's back if we're both honest. I need immediate housing and she's getting money to fix the small deformities in the unit.

So first there are about 7 or 8 things broken misplaced or deformed in the unit upon move in. I took pictures and had that document notarized these items were not brought up to me.

The other is the laundry unit was listed in scattered properties Ad. I know because as I mentioned to Crystal I do budgets to keep myself on track so I had an Uber in my budget there and back for laundry I took the Uber out when the ad stated laundry. Crystal Confirmed several weeks after move in they do not have a laundry unit. I was irritated but not a huge deal.

On to the very big concerns

People do not realize they know stuff because we've had experiences. I use to work for a clinic. I now what HIV smells like. I respect everyone but it's a personal thing to not want to have to deal with certain things.

I noticed several days prior to buying the camera stuff was not where it normally put them. Be because I don't like conflict or being willing I make sure I have proof. It was possible I did something different in a rush. There's no way I hit proof someone is entering the unit unlawfully two three days later. I was sitting there and he was going through jets I waited for him to enter he did then turned around. He looks a lot like apt C

ps 2

I just saw this man 7-14 days ago and I been here 6 weeks. Almost as if ges hiding 3139 is all female I think unit b has a boyfriend. So I have my reservations about mixed households ...very off putting A man is here and he's hiding himself ...and criminal activity is first.

Wed have to all wonder why he was placed there.

Because I like to be sure I'm going to knock on Apt C's door today 7/11/2025 to verify very professionally and nicely confirm he's maintenance or he's the same person I saw enter my apt. I'm obviously not sure—and that's half of my concern two steps away while I'm gone with key and he's already entered my apt without permission.

What I find alarming when I called to complain scattered properties staff lied in my face knowing I was upset about unlawful entry telling. Me he's entering the property because I called for him to do about keys. Firstly I don't even have scattered properties number. Secondly it was a bold face lie at a horrific time. So the staff plays with people which means they would become apart if it a planned party of criminal activity. And if he has HIV and has HIV and has access to the units and specifically if he is apt C and I'm apt D.

Very big problem. HIV is a situation in which I've realized in recent years brand new items gave HIV wiped on them but usually it's stuff that doesn't come in a package .clothes etc so I've been smelling HIV the past few days and I could t figure out where it was coming from ...I wiped stuff down with Lysol as I'm grabbing my phone today. I realize it's my phone cord. It's right where you would touch it and put the phone in. Someone is disgusting. I personally don't go around touching my private parts then touching other things.

The other big concern is Jane ..I realize immediately she booby traps stuff the concern over the fire steps and the trash door (sane area) became a bunch of emails of me trying to get a resolution and being ignored ...someone wants to get upset..they create conflict out of nothing....so I had brought up that I wondered if the trash doors could be closed because the fires steps pose a safety concern. I'm not use to a second access point. So initially I was excited thinking the doors being closed was positive ..but then I couldnt take trash out for nearly 7 days so I was sitting on 10 days of trash 4-5 bags of trash. Jane ignored me to the point I had to email Crystal. Have " accidentally" mixed the trash days up and " accidentally" told me the wrong day for trash. Jane is the property manager. So I'm trying to figure out why we couldn't remedy that fast and professionally

Ive also seen emails he changed for example Jane and Crystal prepared a lease for me to sign. I spotted several small issues of them I receive disability so rent would have to be paid on the third ...Crystal said by law she law she can't change the lease but if rent is paid on third before the fifth it will.not incur a late charm this email was an addendum to the lease ..the email had been changed I thought that was weird to change that I signed a lease knowing you said it was fine. I believe Crystal and Jane have outlook which I'm guessing allows you to change emails all did so e thing similar years ago. I

ps 5

have printed out important information connected to the lease addendums etc. as proof.

*** What I am requesting/Need done ***

>Free internet for all units in 3139 East Baltimore going forward (I have free internet on my phone the camera requires an Internet connection would put me out 30-50 a month which I don't have. But is required for the camera—that is now needed for peace of mind)

>Free month of rent for myself at the resolution for my suffering the first six weeks and offering my services that help make this property more comfortable for all residents

>Whoever is positive (if found to be true via HIV test) has to move or be removed as staff (and has access specifically talking about apt C and scattered property staff has to be removed after discovery of items that smell like HIV) Hiv can be found in stores as well—on new items but its not something Id leave if I smell it.

>Other tenants can participate in the HIV test optional as long as they don't have access keys to my unit

>I have the ability to renew the lease as I see fit as I'm not at fault--

>Cameras in the hall on both floors that are periodically checked monthly and yearly

>My lock is being changed by a locksmith I pick, scattered properties picking up the bill. They will not receive the keys—I become responsible for entry to my unit or lost keys.

>Keyonna will not be giving scattered properties access to my home. I will make myself available when they need access to the unit. —I DON'T SEE WHY this would be a problem I'm a clean freak if I'm not injured I clean before I go to bed and before I leave the house.

>> if is discovered Jane was at all involved in any wrongdoing cannot sign as authorized staff to give access to units.

>>> I have no idea if this is just a difference of opinion as to how the property is ran or if its malicious but either way Id like to be left alone—I haven't been able to enjoy the property or leave worry free. I live alone and I shouldn't be worried about what's happening when I leave my house.

77) Security deposit returned in full
upon move out

>I actually wouldn't have taken the trash doors this far but because so many events have happened in 6 weeks I'm requesting the trash doors be closed at night fall. Till day light in the morning. This is where the fire steps that connect to my window are.

Would like the following new process put in place to enter units

>>>***New process to enter apts ***

Tenant must be notified 3 days in advance by email (signature by tenant notifying it was read and received) with the ability to be present unless in case of emergency which also has to be recorded..

My lock has to be changed. Personally the lock box opens a new door of dangers (the lock box opens all kinds of suspicious doors. The unit was open until previously)

Noone (maintenance) should have keys on them for any reason. the maintenance person is written down as authorized and the only person that will be authorized to enter the unit. The person must be clean status to enter the apt. Another scattered properties staff has to sign along with reason and date maintenance was in the unit before keys are given to maintenance to enter the unit.

Also an email clarifying we were in your unit today doing this and that.

Should the process not be followed before entering a unit unlawful entry criminal trespass charges applicable.

Keyonna Ferrell

Keyonna Ferrell

07/14/2025

ps 5



Complaint for Restraining Order

Keya FERRELL vs Scattered Properties and Maintenance man that entered my unit or Apt C whichever is correct or ~~if~~ both are correct.

In Regards to 3139 East Baltimore Street Apt D Baltimore MD 21224

Scattered properties

9566 Deereco Road, Timonium, Maryland 21093

(410) 252-0999

I was actually very fair in my escrow request filed yesterday I came home to trash on my floor—more criminal harassment.

Upon returning home yesterday after escrow court I find trash on my floor outside my apt proof that someone was here because a letter was left on everyone door talking about trash bins so it's a possibility I was followed or, I like I ALREady know already scattered properties could care less about what I'm talking about hes not being controlled punished or regulated which would place me in danger. IF THAT'S THE same person he lives three steps away. We HAD TIS DISUCSSION 4 DAYS AGREED UPON something and its not being adhered to. I DON'T do business that way I don't let people play with my money my food my safety my house so I thought we all understood we had things to protect THIS IS A BUSINES SMONEY IS INVOLVED THAT KIND OF BEHAVIOR INVOLCES CRIMINAL WHO DON'T CARE ABOUT JAIL OR MONEY -IT JUST WOULDN'T MAKE SENSE---ALL THESE WHITE WOMEN AND THIS IS GOING ON-- --weird *shrug*

I have caught on scattered properties is covering for apt c (if that's the same person I cannot confirm) and his unlawful entry to my apt however many times that is or was there and protecting him would place me in danger he has keys to my apt I was told that in one I actually wasn't told I figured out why would he have keys and he not be maintenance and he looks like the guy In apt C so at this point the man live 3 steps from me and has keys to my apt. And no one could tell me why he was in my apt so I'm gone all day. How many 20 minutes go In to 8 hours? It's disgusting I pay rent and the threat lives right next door. It takes 20 minutes to ruin a life steal etc.

You did t know the man lived in your closet. Ain't no way in the world. Lets leave and pretend he don't live in your closet. YES SOUNDS CRAZY TO ME GIVE ME KEYS TO DOUBLE LOCK MY DOOR THEN NOT TELL ME A MAN OR A MAITENANCE MAN LIVS 3 STEPS AWAYT WITH KEYS TO YOUR APARTMENT LETS ALL PLAY PRETEND. YOUR SAFE WHEN YOURE IN THE APT. And even that's up for debate. I CANT CONTROL ANY OTHER TIME. You would have been telling me there's a maintenance man right there and he has keys to your apt. lets double lock my door be gone for 8 hours complain jane and wake up 3 months to contaminated food stolen items—see how it looks malicious—you would tell me you are the eye sand ears of your apartment —you wouldn't be hiding a man with keys right down the hall.

RECEIVED

2025 JUL 15 3:21 PM
DISTRICT COURT

The maintenance man the guy who unlawfully entered my apt becomes abuser that shouldn't exist in a home in which a single female lives alone---speaks of spiteful people who bitter about life---its also a safety concern. For several reasons he could come in assault me rape me in the middle of the night --he has shown dangerous behavior just in the last two days--- following is possible. Lets make up why I entered your unit today. The knob off the door a notice on your door. Its bothersome.

Also upon move in week 3-5 I kept saying where is all this trash outside my door coming from

I obviously wouldn't throw trash outside my own door. It looked suspicious and I was correct. Weird stuff.

It's my belief either scatter properties. Let's stop pretending the only man on this property with access to all the units. Was put there to harass the tenants.

He would make up conflict every night every two days between trash outside my door and unlawful entry to create an email to scattered properties I've been in similar situations an they put problem next to me because I'm quite. they want to play annoyed by the emails he would create I live alone and they have inserted a criminal next door that wants to create problems. Scattered properties refuses to identify if apt c was the same guy 9they look alike) whom entered unit c. I've adopted a child with the lease. I stopped emailing Crystal because she has informed me she is not directly involved with the property and scattered properly lied too my face placing me in anger. Lets agree sign and have the apt c matenance guy do whatever he wants., Yes lets be gone 10 hours and pretend like it would matter what actually happened in the apt.. We could all pretend. It doesn't work when you are being lied to. My security would not be their concern.

They want emails created by a man that doesn't live with me to play victim or played another. Scattered properties comes across as a bold criminal I am them why his man unlawfully entering my apt and their respond I told them to let him in. So that's bond I remorseful criminal and I'm paying rent every month..so they took the exits there is no one to talk to about what's happening specifically without retaliation attached to it

I'm really not going into a long drawn out story but I come home to me my own place I live alone now I know that pisses certain females off but I'm not involved and we not going to do this with scattered properties and apt c. There may be a jealous spiteful bitter woman floating around... Damn...May e dangerous. I'm real quiet. It doesn't make sense. They booby trapped his property. He hides after criminal activity and waited 4 weeks to show who was in apt C. So one would assume it's all female.

In addition to the complaint apt c once it has been verified that apt is maintenance or was the guy that unlawfully entered. it's obvious i live alone as a single female I would t

pay rent do things correctly follow the law and have the maintenance man who lives within the building become a problem. That's looks suspicious amount g scattered properties. I've caught harassing single women is a thing in alot of places. So they can do that with their own time and money but not my own time and money. It's sad I gave to deal with this In a new place. I'm real quiet.. his behavior implies scattered properties is involved or he isn't held to their authority

I came home (from filing rent Escrow) to a letter talking about trash and trash on my floor....a bag I took a picture an empty ziplock bag (looks like salt was in it.)

So I was being nice but now that my safety is being threatened and someone is being harrasive in my face or in warning id like apt c removed

I knocked his door very professionally and very nicely trying to figure out if it's the same people. And I hear a TV so I knock 3or 4times hes dodging me so that implies it's the same people. He ignored the Knicks so I went back to my unit. I'm also going to submit a restraining order tomorrow

Fyi I made up so many stories about why the lock on the front door magically was taken off....I didn't figure out the 10-14 Creating a reason to be on the property or in the units. I said firstly what happened to it ...I say what happened because they say it was broken and I go out the door on a regular basis how you break a door knob? So the door knob was taken off and left that way for 10- 14 days and I start to wonder if that's his way to create access to the units. It's really alarming you would t tell someone moving in a man lives amongst all these women he's maintenance you would tell tenants that for several you as the tenant would become landlords eyes that's he's not acting inappropriate ...I'm renting that property so it's disrespectful I would assume it's another female in that unit we have the same things to protect behind a lock door. That looks malicious to me so let's put a man and a live in maintenance man right next door and according to scattered no video and record of what he is going on the property. So he could up make up he wants to fix the 7 items I listen walking in that's access according to him the rest of the year. It just goes make sense with my food and bathroom sitting there. Then you have Jane who is property manager acting weird with a new tenant. Knows you she has a surprise for people. It's offensive all this legal?I just moved in ten different things going with the property at

I am actually very professional and have no problem with apt a or e knocking on my door and saying blah blah those are very nice women. I have never met apt b., because these events require the person who entered apt be identified---I did go knock very nicely and professional to confirm if is the same man—his tv was on which probably means I was being dodged. I knocked several times implying he is running from something he knows he has done but maybe is mysterious coincidence. I've seen apt c once and the maintenance man once and they look very similar.

Also that he is fired immediately with in any capacity he holds scattered properties any all keys be removed from his possession. Effective immediately.

Any other responsible party is fired---there are dots that I am drawing lines too because I saw immediately people were refusing to be honest about what was happening and by who with my safety hanging in the balance. I live alone—that's not going to be threatened by an abuser who was inserted for criminal intent.

Until he is removed from the property apt c 9or the maintenance man—however you identify him) is the same person that entered my unit and throw trash outside my apt just last night he is not to go past his door not to go anywhere near my unit down the stairs and that's his exist—no where near my person by either himself or third party.

If scattered properties is involved cease harassment.

I love my APT it would work out great if problem were removed and I WAS LEFT ALONE.



one time. A boobey trap everywhere you step.
upon arriving home.

found yesterday

What's being requested from the judge and from scattered properties

If it is found to be true that apt c is the same person that entered my unit unlawfully and the same person who put the bag on the floor—he is vacated from the property by next rent period August first and a restraining order is granted that he stay away from me and the property permanently

Lease Agreement

THIS LEASE AGREEMENT (this "Lease") made and entered into this 1st day of June 2025, by and between **HT TWO LLC**("Landlord") and **Keyonna Ferrell**(Tenant).

W I T N E S S E T H :

WHEREAS, Landlord is the fee owner of certain real property being, lying and situated in Baltimore City, Maryland, such real property having a street address of **3139 E. Baltimore St Unit D Baltimore, Maryland 21224** (the "Premises").

WHEREAS, Landlord desires to lease the Premises to Tenant upon the terms and conditions as contained herein; and

WHEREAS, Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein;

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. TERM. Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term of Twelve (12 months), such term beginning on **June 03, 2025**, and ending at 11:59 PM on **May 31, 2026**.

2. RENT. The total rent for the term hereof is the sum of **Eleven Thousand, Four Hundred and Zero 00/100 DOLLARS (\$ 11,400.00)** payable monthly in advance, without on the first day of each month of the term, in equal installments of **Nine Hundred , Fifty and Zero 00/100 DOLLARS (\$ 950.00)** (the "Rent"). All such payments shall be made to Landlord at Landlord's address as set forth in this Lease on or before the due date and without demand. Whenever it is provided in this Lease that Tenant is required to make any payment to Landlord, such payment shall be deemed to be Additional Rent and included in Rent, and all remedies applicable to the nonpayment of rent shall be applicable thereto.

PRO RATA RENTAL PAYMENTS

It is additionally understood and agreed that Tenant is to commence occupancy of the premises on **June 03, 2025** Tenant is to pay the sum of Eight Hundred , Fifty-Five Dollars **\$ 855.00** on **June 03, 2025** as "pro rata" rent for the period **June 03, 2025** through June 30, 2025

3. SECURITY DEPOSIT

In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited with the Landlord/Agent the sum of Nine Hundred, Fifty and 00/100 Dollars (**\$950.00**), receipt of which is hereby acknowledged, which sum does not exceed two (2) months' rent, which is to be held as collateral security and applied on any unpaid rent or unpaid utility bill that may remain due and owing at the expiration of this Lease, any extension thereof or holding over period, or applied to any damages to the premises in excess of ordinary wear and tear caused by the Tenant, the Tenant's family, guests, agents, employees, trades people, or pets, or other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Lease. Tenant may not utilize the security deposit as rent and must not apply the same as the last month's rent. The security deposit will be deposited and maintained in an escrow account in a federally insured financial institution which does business in the State of Maryland, devoted exclusively to security

Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Lease.

8. NON-DELIVERY OF POSSESSION. In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the term of this Lease, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Lease and all rights hereunder shall terminate.

9. HAZARDOUS MATERIALS. Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

10. UTILITIES; ADDITIONAL EXPENSES. Tenant shall be responsible for arranging for and paying for all utility services required on the Premises. Tenant shall arrange for electrical service to begin the day immediately preceding the beginning of the term of this Lease. If the Premises are fitted with a security alarm system, Landlord shall invoice Tenant for any monthly monitoring fee, which Tenant shall pay as additional rent. (*see Security System Monitoring addendum*)

Water is included in the monthly rent at a monthly rate of **\$60.00** per month. The monthly rent is based upon **1** authorized occupant(s):

Keyonna Ferrell (Authorized Occupant)

Landlord will review the actual water usage periodically and adjustment billing/credit will be assessed to Tenant. Tenant also agrees to report to Landlord/Management any running water or leaks which may cause damage or an increase in the water bill. Tenant is liable for any damage or bills incurred as a result of failing to report such problems.

It is understood and agreed that the Landlord shall not be liable for any damage occasioned by the temporary and period interruption due to repairs or interruption of utilities on the Premises not arising out of the negligence of Landlord.

11. VEHICLES. If Landlord makes vehicle parking available to Tenant, Tenant agrees to obey all parking and speed regulations with Landlord may post. No unlicensed, dismantled, inoperable and/or wrecked motor vehicles, including but not limited to automobiles, trucks, motorcycles, trailers or other such vehicles shall be parked on the property. Any vehicle as described herein that is parked on the property must have current license plates attached and said vehicles must be in operable condition. Licensed vehicles may be parked only in garage, driveways, if provided, or on the street. No vehicles shall be parked or stored on the grass or lawn of the property. In addition, the repair or maintenance of any and all motor vehicles is prohibited on or in front of said property. There also shall be no parking or storage of commercial vehicles on the property at any time. Landlord shall have the right to tow any vehicles parked on the property in violation of these provisions.

12. TENANT MAINTENANCE AND REPAIR; RULES. Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the

Tenant shall comply, and shall cause its co-tenants and guests to comply, with such rules and regulations.

13. LANDLORD MAINTENANCE Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant. Landlord shall be responsible for (a) all exterior structural repairs to the Premises, including the roof and exterior of the building, and (b) maintenance of the exterior walls of, and drainage lines to, the Premises. Landlord will perform maintenance to the water leading up to the building. (c) Legally the landlord is responsible for the maintenance of the stove and the refrigerator. All other appliances will be the tenant's responsibility. (d) Lastly, heat during the winter is also the responsibility of the landlord. Air conditioning is the tenant's responsibility. Tenant understands and assumes responsibility for reporting maintenance. Failure to do so is considered negligence, as it may result in further damage. Tenant understands that they may be fined or billed if it is found they failed to report an ongoing or urgent maintenance issue.

Tenants agree that they have read, understand and agree to what maintenance they are legally responsible for:

Keyonna Ferrell
06-01-2025 04:56:24 PM EDT - 2-1

06/01/2025

Keyonna Ferrell

Date

14. DAMAGE TO PREMISES. In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Lease shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The Rent shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying Rent up to such date and Landlord refunding Rent collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the Rent shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Lease continue according to its terms.

15. INSPECTION OF PREMISES. Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Lease and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon, and for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. In the event of an emergency, Landlord may enter the Premises without prior notice. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, that do not conform to this Lease or to any restrictions, rules or regulations affecting the Premises.

16. SUBORDINATION OF LEASE. This Lease and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or

any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole 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 Landlord's option, hold Tenant 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 Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.

25. RENT INCREASES. After the initial term of this Agreement expires, rent may not be increased more than once per twelve (12) month period. At least two (2) months' prior to the rent increase, written notice must be mailed to Tenant at Tenant's last known address. This notice may also serve as a notice to quit and vacate the premises in the event Tenant does not agree to pay the rent increase if such language is included in the notice. In the event Tenant fails to pay the increased rent and holds over beyond the period specified in the quit and vacate notice, Landlord may file suit to evict Tenant. The amount of rent due during this hold over period will be the increased rent. Tenant's timely payment of the increased rent will convert the tenancy month to month. If Tenant declines to accept the adjusted rent and intends to vacate the premises at the end of the initial term or any extension thereof, Tenant must provide two month's written notice to the Landlord/Agent of Tenant's intention to vacate.

26. TENANT PROPERTY. Any personal property left on the Premises at the end of the term of this Lease shall be deemed abandoned by the Tenant and Landlord shall have the right, in its sole discretion, to dispose of or sell the property.

27. ENFORCEMENT. Should it become necessary for Landlord to expend funds to enforce any of the conditions or covenants hereof, including the collection of Rent or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including a reasonable attorneys' fee.

28. RECORDING OF LEASE. Tenant shall not record this Lease on the Public Records of any public office. In the event that Tenant shall record this Lease, this Lease shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.

29. GOVERNING LAW. This Lease shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

30. SEVERABILITY. If any provision of this Lease or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Lease nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

31. BINDING EFFECT. The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

32. DESCRIPTIVE HEADINGS. The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.

IN WITNESS WHEREOF, Landlord and Tenant have signed this Lease or caused it to be signed on its behalf by its authorized representatives, on the date first above written.

LANDLORD:

Owner ; HT TWO,LLC
a Maryland limited liability company

By: *Jane Brenner*
06-02-2025 09:12:34 AM EDT - 3-4
Name: Jane Brenner
Title: Agent for **HT TWO, LLC**

TENANT:

Keyonna Ferrell
06-01-2025 04:56:24 PM EDT - 2-3
Keyonna Ferrell

ADDENDUM TO LEASE: Smoke and Carbon Monoxide Detector

Address of Property: 3139 E. Baltimore St
Landlord: HT TWO, LLC
Tenant(s): Keyonna Ferrell

SMOKE & CARBON MONOXIDE DETECTOR ADDENDUM NOTICE: THIS DOCUMENT PLACES A DUTY UPON THE TENANT TO REGULARLY TEST THE SMOKE & CARBON MONOXIDE DETECTOR(S) AND REPORT ALL MALFUNCTIONS TO LANDLORD IN WRITING.

Smoke & Carbon Monoxide (CO) Detector: Tenant acknowledges that as of this date, the premises is equipped with one or more smoke & CO detectors; that Tenant has inspected the smoke & CO detector(s); and that Tenant finds it/them to be in proper working condition.

Repair: Tenant agrees that it is Tenant's duty to test and clean the smoke & CO detector(s) on a monthly basis and Tenant agrees to notify Landlord immediately in writing of any problem, defect, malfunction or failure of the smoke & CO detector(s).

Maintenance: Tenant agrees to replace the smoke & CO detector(s) battery, if any, at any time the existing battery becomes unserviceable. If after replacing the battery, the smoke & CO detector will not operate, Tenant must immediately inform Landlord of this fact.

Replacement: Tenant agrees to reimburse Landlord for the cost of a new smoke & CO detector and the installation thereof in the event the existing smoke & CO detector(s) becomes damaged by Tenant or Tenant's guests or invitees.

Disclaimer:

TENANT SHALL INDEMNIFY AND HOLD LANDLORD HARMLESS FROM ANY LOSS, COST, DAMAGE OR INJURIES TO PERSONS OR PROPERTY CAUSED BY (1) TENANT'S FAILURE TO REGULARLY TEST THE SMOKE & CO DETECTOR(S); (2) TENANT'S FAILURE TO NOTIFY LANDLORD OF ANY PROBLEM, DEFECT, MALFUNCTION OR FAILURE OF THE SMOKE & CO DETECTOR(S); (3) THEFT OF THE SMOKE & CO DETECTOR(S) OR REMOVAL OF ITS/THEIR BATTERY/BATTERIES; (4) TENANT'S FAILURE TO COMPLY WITH THE TERMS OF THIS ADDENDUM.

Entire Agreement: The parties acknowledge that this Addendum is the entire agreement of the Tenant and Landlord relative to the smoke & CO detector(s) in the premises.

Term: The term of this Addendum shall be for the same term as any lease or rental agreement between the parties, or the period, during which the Tenant occupies the premises, whichever is longer.

Acknowledgment: Tenant acknowledges that Tenant has read this Addendum and it places a duty upon Tenant to regularly test the smoke & CO detector(s) and report all malfunctions of the same to Landlord in writing.

Validity. If any term of this Addendum shall be illegal or unenforceable, the remaining terms or provisions hereof shall remain in full force and effect.

Keyonna Ferrell
06-01-2025 04:56:24 PM EDT - 2:18

06/01/2025

Keyonna Ferrell

Date

charges will be considered additional rent and will continue to be assessed until the Resident has properly prepared the home. If treatment is required, Resident must comply with the recommendations from the pest management professional, including the removal of all bedding, drapes, curtains and small rugs for cleaning.

Keyonna Ferrell
06-01-2025 04:56:24 PM EDT - 2-20

Keyonna Ferrell

06/01/2025

Date

Tenant

Date

ADDENDUM TO LEASE: Tenant's Rights

Address of Property: **3139 E. Baltimore St Unit D**

Landlord: HT TWO, LLC

Tenant(s): Keyonna Ferrell

Legal Assistance Resources and Tenant's Rights

TO BE PROVIDED AT LEASE SIGNING AND ATTACHED TO THE LEASE AND MADE A PART THEREOF

When you sign your Lease, you agree to pay your rent on time along with other promises made in the lease. If you fail to pay your rent, your Landlord may begin legal action to evict you, known as a Complaint for Failure to Pay Rent-Summary Ejectment Notice. If that happens you have the right to know the amount of rent due, have your landlord prove that amount, bring items which are a threat to life, health or safety and have not been repaired by the landlord after being notified about them before a court and to have a Judge hear any dispute. Landlords must be licensed in order to rent property and must comply with Maryland's lead paint laws if the rental property is older than 1978.

The services and resources listed here may be able to help you at no or low cost if you are sued for late rent:

Legal Services —Advice Only

- District Court Self- Help Resource Center- 410 260 1392, 501 E. Fayette St., 3rd Fl., Baltimore, MD 21202 <http://mdcourts.gov/legalhelp/districtctselfhelpctr.html> Free-walk-ins welcome.

Legal Representation and Advice

- In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program – Free 443 273-5200, www.probonomd.org (same day representation at 8:30 AM Docket Tuesday-Friday)
- Public Justice Center -410 625 9409 or 410 878 8664, 501 E. Fayette St., RM 203, Baltimore, MD 21202 www.publiciustice.org (Legal Representation and Advice) Free
- Maryland Legal Aid- 410 951 7777, www.mdlab.org ,500 E. Lexington St. Baltimore, MD 21202 (Legal Representation and Advice —focused on subsidized housing) Free
- Homeless persons Representation Project- 410 685 6589, www.hprplaw.org , 201 N. Charles St, Ste 1104, Baltimore, MD 21201 (Advice, Representation, Veterans Benefits re subsidized housing) Free
- Green and Healthy Homes Initiative 410 534 6447, greenandhealthyhomes.org (Advice and Representation regarding lead and other health hazards)
- Peoples Law Library-(Legal Information ONLY) www.peoples-law.org

Mediation (A free Mediator helps people talk about issues and create solutions to meet their needs)

- In Court Mediation by Dist. Ct. of MD, Alternative Dispute Resolution Office- Ask Courtroom Clerk or Judge how to sign up for this service) more at <https://mdcourts.gov/distictfadr/home/rentcourt>
- Baltimore Community Mediation Center 410 467-9165, www.communitymediation.org (services available to resolve a variety of disputes not just court cases)

Financial Assistance — General and to Avoid Eviction

- 211-General Financial assistance
- Eviction Prevention- 410 878 8650, Dist. Court, 501 E. Fayette Street, RM 207 Bait., MD 21201

Keyonna Ferrell
06-01-2025 04:56:24 PM EDT - 2-24

06/01/2025

Keyonna Ferrell

Date

ADDENDUM TO LEASE: Security System Monitoring

Address of Property: **3139 E. Baltimore St Unit D**

Landlord: HT TWO, LLC

Tenant(s): Keyonna Ferrell

1. **Intrusion alarm.** Your dwelling is equipped with an intrusion alarm. It must not be considered a guaranty of safety or security. You should at all times take precautions as if the intrusion alarm were malfunctioning. You acknowledge that the security of your family, occupants, and guests are your responsibility alone. Your use of the alarm is *(check one)* ☐ required or ☐ optional. You are responsible for all false alarm charges for your dwelling.
2. **Fees.** Thirty-Five dollars and 00 cents (\$35.00) monthly fee will be charged by Baltimore Scattered Sites for monitoring your alarm system. This fee will be due with any monthly rent payments.
3. **Permit from city.** You *(check one)* ☐ do or ☐ do not have to obtain a city permit for activation and use of the intrusion alarm. If you do, the phone number to call is _____ and it is your responsibility as the tenant to obtain the permit. You also will be responsible for any fines due to excessive false alarms.
4. **Follow instructions.** You agree to use reasonable care in operating the alarm and to follow the written instructions, rules, and procedures furnished to you by us. Instructions *(check one)* ☐ are attached or ☐ will be provided to you when you move in.
5. **Alarm company.** You *(check one)* ☐ will or ☐ will not have to make arrangements with an independent alarm company to activate and maintain the alarm system. You *(check one)* ☐ may choose your own alarm company ☐ are required to use Crimpco Systems as your alarm company. The alarm system is repaired and maintained by Crimpco Systems.
6. **Entry by owner.** Upon activation of the alarm system, you must immediately provide Baltimore Scattered Sites (management) with your security code and any special alarm system instructions for lawful entry into the unit when no one is there, as authorized in paragraph 15 of your Baltimore Scattered Sites Lease Contract. You must reimburse us for any expenses we incur in entering your dwelling when those expenses are due to your failure to provide the foregoing information.
7. **Repairs or malfunctions.** If the intrusion alarm malfunctions, you agree to *(check one)* ☐ contact your intrusion alarm company immediately for repair or ☐ contact us immediately for repair. The cost of repair will be paid by *(check one)* ☐ you or ☐ us. Do not tamper with the intrusion alarm system.
8. **No warranty.** We make no guaranties or warranties, express or implied, concerning the alarm system. All guarantees and warranties are expressly disclaimed. Crime can and does occur despite the best security measures. Anything electronic or mechanical in nature will malfunction from time to time. Baltimore Scattered Sites is absolutely not responsible for malfunction of the alarm.
9. **Liability.** We are not liable to you, your guests or other occupants for any injury, damage or loss resulting from the alarm or any malfunction of the alarm. It is recommended that you purchase insurance to cover casualty loss of your property, including loss by theft.
10. **Emergencies.** Always call 911 or law enforcement authorities or emergency medical services in the event of a crime or emergency. Then contact Baltimore Scattered Sites. We are not required to answer the alarm, but we do have the right to enter and cut off the alarm to minimize annoyance to neighbors when it malfunctions or is not timely cut off.
11. **Entire agreement.** We've made no promises or representation regarding the alarm system except those in this addendum.

LANDLORD/AGENT: **HT Two, LLC**

Jane Bremer
06-02-2025 09:12:34 AM EDT - 3-27

06/01/2025

Landlord/Agent

Date

Keyonna Ferrell
06-01-2025 04:56:24 PM EDT - 2-26

06/01/2025

Keyonna Ferrell

Date

25



Plumbing and Drain Addendum

Property Address: 3139 E. Baltimore St Unit D

Tenant Name: Keyonna Ferrell

In the event your lease does not already contain a Plumbing Stoppage clause, this notice informs you that the terms under which you occupy the above described premises are to be changed to include the following :

Maintenance Care : tenant agrees NOT to allow grease or corrosive liquids to go down the drains without express written permission of owner / management. Tenant will keep a plunger handy to perform normal clearing for minor toilet clog due to tenant waste.

DO NOT FLUSH IN TOILET OR DRAINS:

- MOST WIPES LABELED AND ADVERTISED AS "FLUSHABLE" ARE NOT FLUSHABLE AND WILL BLOCK DRAINS. Since plastics and most paper products do not dissolve in the waste disposal system, tenant agrees NOT to flush items that could cause or contribute to plumbing stoppages including, but NOT LIMITED to the following items that have been found in previous plumbing stoppages:
- Cigarettes
- Sanitary napkins/Tampons
- Toys or other small objects
- Condoms
- Chicken Bones
- Plastic Wrappers
- Q-Tips
- Grease
- Paper towels
- Baby wipes
- Disposable Sanitary wipes
- Cleaning wipes

Tenant WILL BE RESPONSIBLE for plumbing stoppages and cesspool fill-ups.

Tenant WILL BE RESPONSIBLE for the cleanup of waste spills as a result of stoppage.



Keyonna Ferrell <kferrell5188@gmail.com>

Lease Changes

21 messages

Keyonna Ferrell <kferrell5188@gmail.com>
To: htleasing@baltimorescatterededsites.com

Sun, Jun 1, 2025 at 4:37 PM

Hello Ms. Brennar,

I emailed Crystal then I found your email. These are the only three lease Changes I have then id like to sign .please let me know when the edited lease is available to sign . Thank you.

Hi crystal I got the lease I am reading over it the only issue my check is deposited June 3rd 2025 and I think it needs to be stated my rent due date is the third of every month also pro rate would not be necessary as the third is the date my check is deposited every month so it would be 950 on June 3rd and every third of the month..other then that perfect. If that's ok please change or modify and I will sign. Thanks again.

Also in finality I've read the whole lease if you are returning the security deposit upon the end of our agreement id like a plain statement that should the landlord not claim damages the security deposit is being returned. I think that's what it meant but I couldn't quite understand. Thank you just those items and I'm ready to sign. Thank you! I'm super excited!

Show quoted text

Keyonna Ferrell <kferrell5188@gmail.com>
To: htleasing@baltimorescatterededsites.com

Sun, Jun 1, 2025 at 4:37 PM

This was for property 3139 East Baltimore Street Unit D Baltimore, MD.
[Quoted text hidden]

Crystal Szymanski <crystal@baltimorescatterededsites.com>
To: Keyonna Ferrell <kferrell5188@gmail.com>

Sun, Jun 1, 2025 at 5:14 PM

Hi Keyonna,

This is Crystal Szymanski per my last message the lease term is Baltimore scattered sites general lease. Due to Fair housing laws, we are not able to make changes within the lease

Please let me know if you have any other questions or concerns.

Thank you,
Crystal Szymanski

Get Outlook for Android

From: Keyonna Ferrell <kferrell5188@gmail.com>
Sent: Sunday, June 1, 2025 4:37:05 PM
To: Crystal Szymanski <crystal@baltimorescatteredsites.com>
Subject: Lease Changes

[Quoted text hidden]

Keyonna Ferrell <kferrell5188@gmail.com>
To: Crystal Szymanski <crystal@baltimorescatteredsites.com>

Sun, Jun 1, 2025 at 5:15 PM

Lease is signed and good to go!
[Quoted text hidden]

Keyonna Ferrell <kferrell5188@gmail.com>
To: Crystal Szymanski <crystal@baltimorescatteredsites.com>

Thu, Jun 26, 2025 at 10:25 AM

Hi crystal,

I think for some reason I can't find the email that states rent was due on the first but you were accepting of the rent being paid on the third as the national average allows a 5 day grace period also you did state you couldn't change the lease and that's the national average..I think it was this email but I'm not seeing the text.

I know I had all several years ago and it had modern capabilities I think outlook might do equal.

I like to keep my lease and stuff in a safe place I wanted to print this email out and add to my lease ...and couldn't find it probably not a big deal but I was wondering if you have the email I can't find it.

Thanks again.

On Sun, Jun 1, 2025, 5:14 PM Crystal Szymanski <crystal@baltimorescatteredsites.com> wrote:
[Quoted text hidden]

Keyonna Ferrell <kferrell5188@gmail.com>
To: Crystal Szymanski <crystal@baltimorescatteredsites.com>

Thu, Jun 26, 2025 at 10:39 AM

Also you stated I wouldn't be responsible for a late fee until after the fifth.

I'm a stickler for details specifically because I'm solely responsible for this apt. Thanks again.
[Quoted text hidden]

Keyonna Ferrell <kferrell5188@gmail.com>
To: Crystal Szymanski <crystal@baltimorescatteredsites.com>

Thu, Jun 26, 2025 at 10:43 AM

I hate to do all this at one time. But I'm so forgetful
would you prefer rent be paid by a money order or would you prefer me pay by rent cafe? I prefer rent cafe but I realized you might have a preference and I'm all aboard. Thanks.
[Quoted text hidden]

Keyonna Ferrell <kferrell5188@gmail.com>
To: kferrell8800@gmx.com

Thu, Jun 26, 2025 at 10:50 AM

.....
[Quoted text hidden]

Crystal Szymanski <crystal@baltimorescatteredsites.com>

Thu, Jun 26, 2025 at 2:04 PM

To: Keyonna Ferrell <kferrell5188@gmail.com>

Hi Keyonna,

You do have a grace period as long as rent is paid on full by the 5th of each month you will not receive a late fee

Also , you can reach out to your property manager if you have any other questions or concerns. I have added her to this ema

Also the office number is 410-252-0999

Thank you,

Crystal Szymanski

Get Outlook for Android

From: Keyonna Ferrell <kferrell5188@gmail.com>
Sent: Thursday, June 26, 2025 10:43:45 AM
To: Crystal Szymanski <crystal@baltimorescatteredsites.com>
Subject: Re: Lease Changes

[Quoted text hidden]

Crystal Szymanski <crystal@baltimorescatteredsites.com> Thu, Jun 26, 2025 at 2:04 PM
To: Keyonna Ferrell <kferrell5188@gmail.com>, Jane Brenner <jane@baltimorescatteredsites.com>

Sorry, I forgot to add her on the last email.

Get Outlook for Android

From: Keyonna Ferrell <kferrell5188@gmail.com>
Sent: Thursday, June 26, 2025 10:39:54 AM
To: Crystal Szymanski <crystal@baltimorescatteredsites.com>
Subject: Re: Lease Changes

[Quoted text hidden]

Keyonna Ferrell <kferrell5188@gmail.com> Thu, Jun 26, 2025 at 3:36 PM
To: Crystal Szymanski <crystal@baltimorescatteredsites.com>

Awesome thanks

[Quoted text hidden]

Keyonna Ferrell <kferrell5188@gmail.com> Thu, Jun 26, 2025 at 5:48 PM
To: jane@baltimorescatteredsites.com

Hi Jane,

I had just one other concern. I've been Loving my stay here I just have a concern about the fire steps (I assume that's what they are for)

I think it's really great idea and safety conscious to keep the back yard locked. The door leading to the trash. I do se there may be a tenant who makes easy access of this door. I just think it would be a better idea if it's kept locked. Thanks again.

THis is for 3139 East Baltimore Street Unit D
Baltimore, MD 21224.



Keyonna Ferrell <kferrell5188@gmail.com>

This can be read/ Addressed After the Holiday Thanks

1 message

Keyonna Ferrell <kferrell5188@gmail.com>

Fri, Jul 4, 2025 at 12:28 PM

To: Crystal Szymanski <crystal@baltimorescatteredsites.com>

Hi Crystal,

I was trying to give Jane more time but the weekend is tomorrow and I was trying to get the trash out the apt if possible :)

Happy 4th. I realized very late it's a holiday. So Monday or at your earliest convenience is fine. Thank I apologize for the inconvenience.

I think it would be a good to understand or to know who is the superior you or Jane only because probably would t be a good idea to override her Authority. So if Jane is the superior this email can be disgusted.

Other wise if you are the superior I'm a business profession out of work right now but a business professional I think that shines through in everything I do. I'm very nice and I try to put the shoe on the other foot before I walk but I also noticed a pattern of behavior that's concerning with Jane's emails. And being that I'm use to office space I have learned to have a business relationship with persons I don't agree with. Exactly agreeing is not required.

In fact it became my goal once I saw there was a difference of opinion and work style to kind of get to point and end emails. I just moved in and I love the apt. So contact wouldnt make or break anything.

Obviously if emailed I have a concern big enough for me to write about. I've been in too many business settings where having a concern meant you were in trouble. So I think we all understand this a new apt I would have questions and it's temporary. So I do live alone I would want to be intruded on in anyway and I would t want to intrude on anyone else. I'm noticing I'm still talking to Jane..so in my opinion she created emails that shouldnt exist. Because I have picked up on something I would never know if her trash mix up days were human error or purposefully done.

But as stated to Jane I have trash its the last day for trash to be taken out two days ago. So I did let her know yesterday or the day before yesterday I wanted to leave two bags of trash outside the trash door for the tenant downstairs to put in the bin as stated in previous emails to Jane I respect peoples privacy that the doors are locked. In fact loved that they are locked because of the fire stairs.

Also I really thought the trash doors being closed most recent positive because obviously I came to her very professionally and very nicely and said I'm just a little concerned about the fire steps. I might be wrong but maybe someone is upset the very innocent concern I've mentioned before I love that the trash doors are now closed however they were open and that's how I had access to trash since the concern was voiced the trash doors have been closed I started thinking maybe someone had an issue with the concern..obviously but here to add anything to anything but I found it confusing that I had to ask about trash days and

the doors were locked for days. So I'm not sure but maybe someone is upset..

I also said because I now have the correct trash schedule I can bring my trash to the curb Wednesday night and not have to bother the downstairs neighbors. The problem have mixed up trash and recycle says so trash needs to be taken out two days ago and trash was picked up one day ago. Jane told me that was recycle then fixed it and said it was trash

I understand being busy but Jane has not gotten back to me about if the one time request would be feasible of the two bags of trash would be ok to left outside the door as I missed trash day.

I am planning to voice concerns then planning to throw it away and enjoy my new Apt. Obviously I have no interest in tattle telling but I am seeing Jane and I have different work style if I can't trust what's being said it would create more emails.

This email. Below is upsetting. I believe people when they talk. I went back to reread it before I put it here this is from have about the empty boxes being left in the back after trash day. Or my belief of trash day not sure .so below she has clarified she knew I was talking about empty boxes that mail came in and then said something about mail boxes to imply she was confused.

So I actually believed she was confused while reading but then I said didn't I just read the boxes have to be brought to the curb? So I felt toyed with. Very disappointed in that.

Hi Keyonna!

Thank you for bringing this all to my attention! We're actually working on a notice that we will be sending out to all of the tenants in the units. I will add the concern about the access point to this letter as well!

As far as trash goes-- were the boxes taken out to the curb? The trash men usually do not collect anything that hasn't been taken to the curb, so just checking!

Which boxes? The mailboxes? If you would like to remove your name then that's fine!

All the best,

The other concern

I had just brought up a very small privacy issue. About the boxes having my name on it. And I made sure to cover the down stairs neighbors because sometimes concerns are not valid related or before it happens. Etc

So this just may be a different style but I found it interesting I just brought up a small privacy concerns and she wants us to swap Information. I would t bother downstairs about trash. I have figured out to go to the curb but I think it would be an inconvenience to do all that every 3-5 days. Some days most people are tired I wouldnt bother myself about lol.

7/7/25, 2:59 PM

Gmail - This can be read/ Addressed After the Holiday Thanks

The good news I have figured out trash so the above paragraph not necessary just an interesting note.

I love the apt. I love being a tenant.

All the best ,
Keyonna



Social Security Administration Benefit Verification Letter

Date: May 5, 2025
BNCH: 25LG303405129
REF: A, DI

KEYONNA FERRELL
10 HUDSON ST
ANNAPOLIS MD 21401-3111

You asked us for information from your record. The information that you requested is shown below. If you want anyone else to have this information, you may send them this letter.

Information About Current Social Security Benefits

Beginning December 2024, the full monthly Social Security benefit before any deductions is \$1,508.10.

We deduct \$186.00 for medical insurance premiums each month.

The regular monthly Social Security payment is \$1,323.00.
(We must round down to the whole dollar.)

Social Security benefits for a given month are paid the following month. (For example, Social Security benefits for March are paid in April.)

Your Social Security benefits are paid on or about the third of each month.

We found that you became disabled under our rules on January 1, 2013.

Information About Past Social Security Benefits

From December 2023 to November 2024, the full monthly Social Security benefit before any deductions was \$1,471.40.

We deducted \$174.70 for medical insurance premiums each month.

The regular monthly Social Security payment was \$1,296.00.
(We must round down to the whole dollar.)

Type of Social Security Benefit Information

You are entitled to monthly disability benefits.

See Next Page

07/07/2025

In Regards: to Lease and Property located at **3139 East Baltimore Street Unit D**
I moved into **unit D at 3139 East Baltimore Street**
Baltimore MD 21224 on June 3rd 2025

After a very brief showing several weeks prior that didn't mention or highlight already deformities/ damages to the unit. Because I am in dire straights of having somewhere to go these deformities are non existent in terms of wanting and keeping the apt. I love the apt otherwise. This document is to prove I was not involved in the damages unit d already had upon move in it also ensures I will be keeping the apt up with normal wear and tear in mind and expect the full return of my security deposit of my refund upon move out. This document doesnt even exist unless damages already rendered or my security deposit becomes an issue. Pictures will also be included.

Most deformities/ damages are small and all I spotted and know of are listed below.

Middle window seal appears half something appears to be gone.

Right drawer knob is loose to the point it falls off frequently

Tub-major paint cracking and a drainage issue

One window the blind closer is missing

There appear to be one or two weak spots in the floor but not anything serious or that would affect my usage of the property.

A power source needs to be fixed

Refridgerater missing Pent's

There may be others I have not found I was astonished to find so many very small but quite a few

Also note because as mentioned above I was hard pressed to find housing the ad advertised a laundry unit in the facility one Crystal clarified doesn't exist---I initially thought all of this not a big deal but a few ups an downs that I wouldn't normally attribute with a business transaction.

Also hoping very much Crystal will be accommodating that when my lease terminates she will give me the three days I would expected considered my check comes on the third and I moved in on 06/03/2025—I did stat the lease ends the last day of June in 2026. Which would leave me in a bind for 3 days prior to my check.

Pictures of the above enclosed (see attached page)

④
P 51



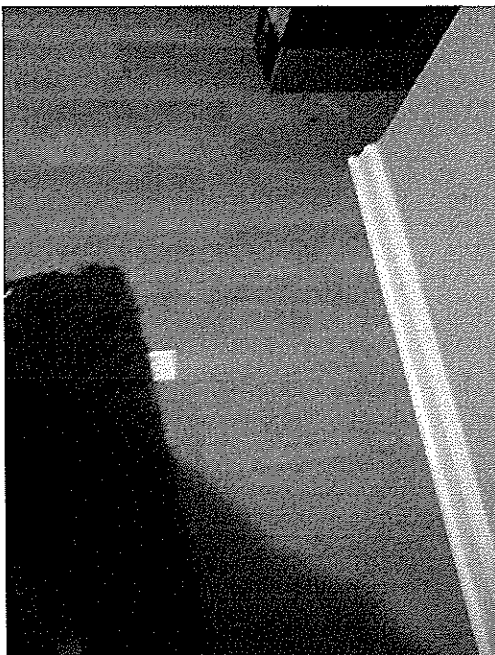
Socket needs to be fixed



piece of the window seal is missing



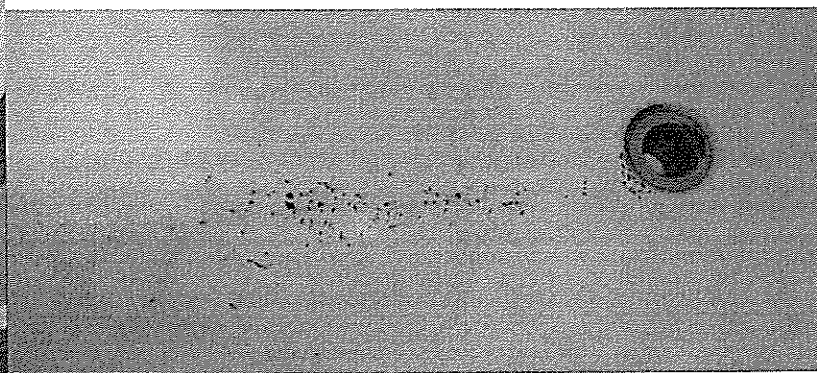
blind closer missing



Weak spot in the floor that doesn't
Affect my usage



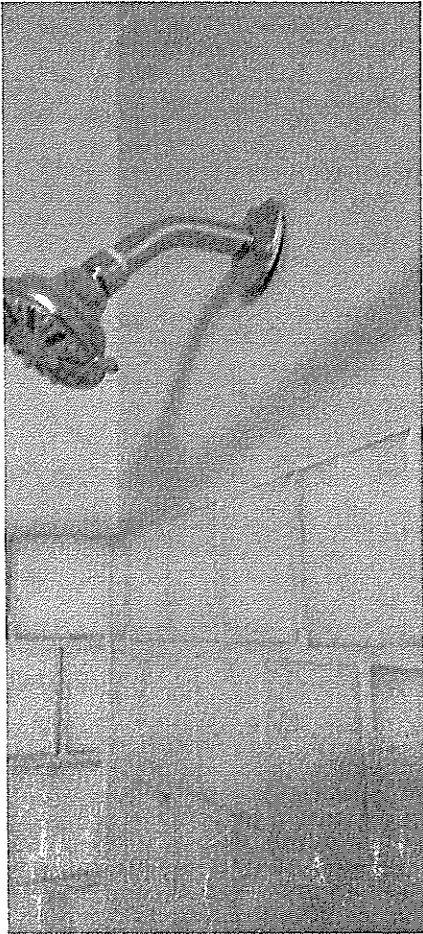
W
nob is loose falls off kitchen drawer
issue



bathroom tub has major cracking paint problem and drainage
issue

(36)

Pg 3



Shower Head is loose/ may need to be updated

Keyonna Ferrrell

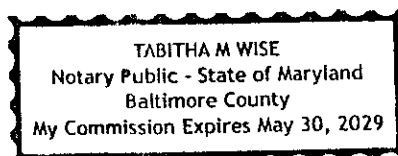
Keyonna Ferrrell

07/07/2025

Notarized 7/8/2025

Notary

Tabitha Wise Today-7/8/25



(37)

Pg 4 of 4