

LICENSE AGREEMENT

Property Address: 4103 Liberty Heights Avenue Gwynn Oak, MD 21207, APT 2

Times Square Room

Lessee: **Fatoumata B Diallo**

Lessor: KR REALTY , LLC

FBD
___ Rental Agreement -Start Date is November 7, 2025

FBD understand that **THIS AGREEMENT IS NOT A LEASE.**

FBD understand that this agreement is a month-to-month agreement.

FBD understand ALL UTILITIES are included

FBD I understand that if I violate any rules of the licensee agreement, Landlord has the right to terminate License agreement at any time.

FBD I understand that any damage (other than tear and wear) will be my financial responsibility.

MONTHLY RENTAL FEES

FBD The licensee agrees to pay the monthly rent as of the date of this agreement, which is 850.00 per month.

FBD Payment is due the 1st of each month.

FBD If rent is received after the 1st of each month, a late fee of 25.00 will be charged.

DEPOSIT/MONTHLY PAYMENTS

300.00 Deposit sent to KRREALTYGROUP@GMAIL.COM VIA ZELLE

Monthly Rent sent every 1st of the month to KRREALTYGROUP@GMAIL.COM VIA ZELLE

CODES

Main Door code 0466

Door code to Apt 2 entrance – 0653

Times Square code - 2345

PRORATE

Prorated Date Range: 11/7/2025 - 11/30/2025

Prorated Amount: \$679.92

Days in November: 30

Amount per day (November): \$28.33

Billable days (November): 24

PROPERTY MAINTENANCE

A. Licensee's General Responsibilities

*Keep the property clean and sanitary.

*Promptly dispose of all garbage in appropriate receptacles.

*Licensee is responsible to report any leaks, plumbing, and electrical issues ASAP to owner **703-850-0505** and Maintenance. **Juan 703-249-3232**

RULES

FBD __ I am aware that I may be fined and discharged from the property for violation of house destruction of property.

FBD __ I am required to notify KR REALTY, LLC, Kathi Ramirez, a minimum of 30 days prior to vacating the premises or I will forfeit my deposit.

FBD __ My monthly payment (in full) is due no later than the 1st of each month.

FBD __ I understand **that this agreement is not a lease**. Licensee holders must give a minimum of 30 days' notice to vacate and receive the deposit and pro-rated rent refunds. Any damages by licensee will be the financial responsibility of the licensee and may be withdrawn from the refunds. Management of KR REALTY, LLC may terminate this licensee agreement at any time. Violation of house rules may result in fines or my dismissal from the property.

FBD

__I understand that “vacating” the premises is defined as all my belongings and myself leaving the property after returning all **keys pertaining to the premises**.

FBD __Under no circumstances are drugs allowed in the property.

FBD __I understand that if found to be using or in possession of illegal drugs, I will immediately be in violation of this agreement and will be asked to vacate the unit immediately.

AGREEMENT AUTHORIZATION

We, the undersigned, have read this Licensee Agreement and agree to abide by the terms and conditions.

Dated 10/30/2025

Fatoumata B Diallo

Print

Signature of Licensee

10/28/2025
Dated _____

Kathiurka Kathi Ramirez

Signature of Company –

KR REALTY, LLC