

FULL MASTER RESIDENTIAL DWELLING LEASE

LANDLORD: Gutu Properties LLC

Authorized Representative: Janaina Gutu

Phone: 240-475-7575

Email: janaina.gutu@compass.com

TENANT: Shanna Peterson

Date of Birth: 01/31/1991

Phone: 443-915-1091

Email: Shannap431@gmail.com

PROPERTY ADDRESS: 33 N Morley Street, Baltimore, MD 21229

1. TERM OF LEASE

This Lease is for a fixed term of TWO (2) YEARS, beginning January 30, 2026 and ending January 30, 2028.

2. RENT & SECTION 8 ASSISTANCE

Monthly rent is \$2,300.00 paid in full by Section 8. Tenant pays no portion. If assistance is terminated due to Tenant, Tenant becomes responsible for full rent or lease may terminate.

3. UTILITIES

Tenant is responsible for gas, electric, and water/sewer. Utilities must remain active at all times.

4. OCCUPANCY & GUESTS

Only the named Tenant may occupy the Property. Guests limited to 7 consecutive days or 14 days in six months.

5. PET POLICY

No pets of any kind are permitted at any time.

6. MAINTENANCE & REPAIRS

Maintenance issues must be reported immediately in writing. Failure to report resulting in damage is Tenant's responsibility.

7. RIGHT OF ENTRY & CLEANING

Landlord may enter with 48 hours' notice for inspections, documentation, and up to three deep cleanings per year.

8. SMOKING & VAPING

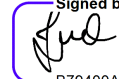
Smoking and vaping are prohibited inside the Property.

9. DEFAULT & GOVERNING LAW

Violation of any term constitutes default. Lease governed by Maryland law.

SIGNATURES

Signed by: 
Tenant Signature: _____ Date: 1/30/2026
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Signed by: 
Landlord Signature: _____ Date: 1/30/2026
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Gutu Properties LLC – Authorized Representative