

RESIDENTIAL DWELLING LEASE

OWNER/AGENT/LANDLORD: Millhill Properties LLC, hereafter referred to as "Landlord"

TENANT(S):

Ashley Harvey

LEASED PROPERTY ADDRESS: 2698 St. Benedict St, Baltimore MD 21223

DATE OF LEASE: 7/1/2026

MOVE IN DATE: 7/1/2026

BGE MUST BE PUT IN THE TENANT'S NAME BEFORE MOVE IN
BGE: 800-685-0123

1. INITIAL TERM OF LEASE: Landlord leases to Tenant and Tenant leases from Landlord the Property for the term of Two (2) YEARS beginning on **7/1/2026** and ending on **6/30/2028**

2. RENT AMOUNT: The monthly rent is **\$1500** payable in advance, on the first day of each month without demand from the Landlord.

Rent should be made payable to and mailed to:

**Millhill Properties, LLC
6014 Eastern Ave, Suite A
Baltimore, MD 21224**

3. PAYMENT OF RENT: Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment is received more than FIVE (5) days after the date it is due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of the delinquent tenant portion of the rent. If a check is accepted by the Landlord from the Tenant for rent, it is purely as an accommodation to the Tenant. If the check is dishonored, Tenant agrees to pay a \$35 charge to Landlord as additional rent and personal checks will no longer be accepted. The amount of the late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the non-payment of rent. When judgment is entered, all court costs are assumed by the tenant: Initial Failure to Pay is \$60 and follow-up Warrant of Restitution is \$100.

4. SECURITY DEPOSIT: Security deposit **\$1500.00**

5. RENEWAL OF LEASE TERM: This lease shall continue in force month to month after the expiration of the initial term. Either party may terminate this lease at the end of the initial term, or any renewal term, by giving written notice to the other party at least sixty (60) days prior to the end of the initial term. **NOTICE:** Any written notice given pursuant to renewal terms become effective upon the first day of the month following delivery of notice.

6. OFFICE HOURS: The Landlord can be reached by calling or texting 410-808-0230. If Landlord is not in the office, leave a message and the call will be returned. Office hours are Monday to Friday, 9:00AM to 5:00PM. Or you can e-mail denise@deniseuhrin.com at any time.

7. EMERGENCIES: In case of emergency, please call Denise Uhrin at 410-808-0230 **immediately!** An emergency is any situation that seriously endangers the life of a person or the condition of the property. The tenant should also immediately call police, ambulance and/or fire officials, if appropriate. All non-emergency calls should be made to the office hours phone number given above.

8. LANDLORD LEGAL RIGHTS: If the Tenant shall fail to pay the rent or any additional rent as herein provided, within ten (10) days of date when due, or if Tenant shall breach any other term, covenant, or condition of this lease, including,

Tenant initials 

but not limited to, any misrepresentation in Tenant's application, Landlord may (A) re-enter property and terminate the Lease in accordance with the applicable provisions of law; (B) bring summary eviction proceedings to evict Tenant; or (C) pursue any and all remedies available to Landlord at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by the Landlord of any available action by Landlord against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of the Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to or subsequent to such termination and/or recovery of possession.

9. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied only by the following person(s) and by no other person(s). Tenant agrees to pay \$100.00 each month for each additional person who shall occupy the premises in any capacity. All adult occupants are required to sign as Tenants of this lease.

NAME	AGE	NAME	AGE
Chase Harvey	12		
Travis Harvey	13		

TENANT'S RIGHT TO OCCUPY THE PROPERTY: Landlord agrees that the Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation.

10. SMOKE DETECTORS and CARBON MONOXIDE DETECTORS: Tenant acknowledges that the house is equipped with a WORKING smoke detector on each level of the house and a WORKING carbon monoxide detector(s) as required by law. **THE TENANT IS RESPONSIBLE TO TEST THE BATTERIES ONCE A MONTH AND REPLACE THEM, AS NEEDED, AT THE TENANT'S EXPENSE.** If a smoke detector or carbon monoxide detector isn't working for any reason other than the battery, tenant is to notify the landlord immediately in writing by certified mail AND phone call. They will be fixed/replaced within 24 hours. Tenant further acknowledges Tenant's responsibility to maintain said detector, and tenant assumes all liability therefore. Tenant shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of all smoke and carbon monoxide detectors.

11. KEYS AND LOCKS: No additional locks shall be installed by the Tenant and no existing locks shall be changed by the Tenant without Landlord's prior written consent. One (1) key will be furnished to the Tenant. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever occurs first. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Should tenant lose the keys, there will be a \$35.00 charge for a replacement key. If the locks need to be replaced the fee is \$75.00 per door.

12. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalk or permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any governmental authority.

13. LANDLORD/TENANT LIABILITY: Tenant agrees with respect to those portions of the Property within the exclusive control of Tenant, Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of the Tenant. Landlord shall not be deemed a Bailee as to any goods, or chattels, placed on, in, or about the Property. It is responsibility of Tenant to obtain and pay the costs of any insurance to protect tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance.

14. TENANT INDEMNIFIES LANDLORD: Tenant shall indemnify and hold Landlord harmless against and from any liability arising from injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any negligence, misconduct or any act of omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of the Tenant.

Tenant initials 

15. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Landlord and Landlord's agent and employees shall have the right to enter upon the property at all reasonable times for the purpose of inspection or making any repairs which Landlord is required to make under the terms of this Lease or which Landlord otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the initial Term, or any renewal thereof, Landlord and Landlord'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.

16. TENANTS RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to the Landlord at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear accepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition. Appliances are to be cleaned.

16.1 At 60 day notification, Property will have walk through. Any damage will be noted and pictures taken. Notification to Subsidy Agency will include any noted damage as money owed to Landlord.

16.2 Estimated water bills will be noted as money owed to Landlord.

17. FAILURE TO VACATE AT TERMINATION: If a Tenant does not vacate the Property on or before the last day of the applicable Term, Landlord may (a) evict Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Landlord, (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.

18. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS DAMAGED: If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Landlord, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rents payable under this lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Landlord elects to repair the damage to the Property, the Landlord shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this lease shall not be abated and this Lease shall remain in full force and effect.

19. INSPECTIONS: Tenant acknowledges that Landlord has the right to be present at any and all inspections in and about the Property, and Tenant agrees to notify Landlord prior to any inspections.

19.1 ~~Agency Annual Inspection (voucher tenants only):~~ **It is the responsibility of the tenant to be present at all inspections performed by Agency that subsidizes the rent.** Should the tenant not be present for the 1st inspection this will be considered a FAIL by the Agency. Landlord will have a representative be present for the 2nd inspection at a cost of \$120 to the tenant. **initial: _____**

19.2 ~~(Voucher tenants only) If the unit fails a 2nd time and the Landlord rent is abated; the TENANT will be responsible for the full rental amount.~~ **initial: _____**

20. TENANT'S RESTRICTIONS CONCERNING TRASH: All garbage and trash must be placed in a trash receptacle with a lid as stated by Baltimore City Health Department. Trash cannot be left out any earlier than the evening before the scheduled pickup. All trash must be placed in a suitable covered container. Tenant is responsible for all Environmental fines for illegal trash disposal.

21. TENANT AND LANDLORD AGREEMENT IF UTILITIES ARE INTERRUPTED: In the event Landlord or Tenant is prevented or is unable, for reasons beyond Landlord's or Tenant's control, to obtain fuel, electricity, water or sewer or the services, or in the event of the rationing or non-delivery of same, Landlord is hereby released and discharged from any liability, loss, cost, or damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement. **A utility being turned off in the Property is a direct violation of this Lease and grounds for immediate eviction.** Tenant may NOT use the stove to heat the home. Proper heating devices are required and supplied by Landlord. Tenants may not add extra heat units in the unit without the written permission of the Landlord. If Tenant is caught using illegal devices or stove to heat the home, Tenant becomes in direct violation of the lease and may be evicted.

22. TENANT AND LANDLORD AGREEMENT FOR REPAIRS: If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any

Tenant initials **AH**

such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

23. LANDLORD'S RIGHT TO RE-RENT THE PROPERTY: If the Property becomes vacant because of the exercise of the Landlord's remedies under this Lease, or should Tenant abandon the Property, Landlord may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Landlord shall reasonably determine. Tenant, upon demand by Landlord, shall pay to Landlord all costs and expenses incurred by Landlord in such re-letting and shall thereafter pay monthly to Landlord, in advance, the difference between, the rent payable under this Lease and the amount of the rent received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Landlord any obligation to show or lease the Property in preference to any other rental property(ies) owned by Landlord.

24. TENANT RESPONSIBLE FOR ADDITIONAL RENT: Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms and conditions of the Lease by Tenant; (b) any and all damages, costs and /or expenses which the Landlord may suffer or incur by reason of any default under this Lease by Tenant; (c) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or tenant agents, employees, invitees, or family members. In the event the Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of rent due, and Landlord shall have the same remedies for the collection of such payments as Landlord has for non – payment of rent under this Lease.

25. ATTORNEY'S FEES AND COURT COSTS: Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall reimburse by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.

26. LANDLORD DOES NOT WAIVE LEGAL RIGHTS: The failure of the Landlord to insist upon the strict performance of any of the terms of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition or an election in future instances.

27. HEIRS AND ASSIGNS ARE BOUND BY LEASE: The terms and conditions of this Lease shall be binding upon and insure to the benefit of the heirs personal representatives, successors, and assigns (if permitted) of Landlord and Tenant.

28. CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.

29. TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than a private single-family residence; to keep all lawns neatly mowed and all hedges, flower beds, and shrubbery in good order; to promptly remove snow, ice and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to the Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of the neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, and agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on or from Property. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage, or expense arising out of any violation by Tenant such laws, codes, ordinances, rules, or regulations; (b) any violation or non-performance by the Tenant of any of the covenants contained herein; or (c) any other act or omission of the Tenant, other residents of the Property, or Tenant's agent, employees invitees, or family members. All electrical, heating, cooking, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only. The stove can be used for cooking only.

30. TENANT'S RESTRICTIONS ON CHANGES TO THE PROPERTY: The Tenant shall not make any alterations, additions, or improvements to the Property without obtaining Landlord's written consent.

31. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors and carbon monoxide detectors. Certain other now existing items may be considered personal property, whether installed or stored upon the property, are included as follows:

STOVE OR RANGES
REFRIGERATOR

SCREENS

STORM DOORS

Tenant initials

AM

CEILING FANS

REFRIGERATOR
MINI BLINDS

WASHER / DRYER

32. UTILITIES AGREEMENT: The obligations of Landlord and Tenant with respect to the provisions of utilities shall be as follows: All Items listed below will be at the cost of the Tenant:

- a) Gas, BGE (TENANT)
- b) Electric, BGE (TENANT)
- c) Water/Sewer (TENANT)
- d) Environmental Fines (TENANT)

Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within fifteen (15) days of receipt of bill, such failure constitute a default under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which even, the amount thereof shall be added and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this lease.

33. MAINTENANCE AND REPAIRS (a) Landlord shall maintain, and/or repair/replace (if necessary in Landlord's sole discretion) the plumbing, heating, cooling, electrical systems, exterior walls, and the roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repair, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agent, servants, employee's, invitees, or family members. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace. If Tenant does not notify Landlord it is a direct violation of this Lease. (b) Except as provided in (a) above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, windows treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by the Tenant, at Tenant's sole expense, so as to restore the Property to the same condition existing at the commencement of the Term. If the Tenant shall fail to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such cost as Landlord has for non-payment of rent under this Lease. **Tenant shall furnish the HVAC filters, light bulbs, smoke detector and carbon monoxide detector batteries at Tenant's expense.**

34. PETS: NO PETS may be kept on the Property without the prior written permission of the Landlord. If pets are allowed, an addendum containing PET provision must be attached to this Lease. Under no circumstances are Pit Bulls or partial breed Pit Bulls allowed in the unit.

35. DELIVERY OF NOTICES: All notices required to be given by Landlord to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Landlord of any portion of the security deposit shall be mailed by Landlord to Tenant at Tenant's last known address, within (45) days after the termination of this Lease.

ALL Notices required to be given by Tenant to Landlord, and all rent, shall be delivered to the following address: (Notices shall be given by certified mail.):

**Millhill Properties, LLC
6014 EASTERN AVE, SUITE A
BALTIMORE MD 21224**

36. LEAD PAINT-APPLICABLE LAW: Title X Section 10108, The Residential Lead- Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead based paint and lead –based paint hazards in connection with the rental of residential real property. An Landlord of pre-1978 housing is required to disclose to the tenant, based upon the Landlord's actual knowledge, all known lead –based paint hazards in the Property and provide the tenant with any available reports in the Landlord's possession relating to lead –based paint or lead – based paint hazards applicable to the Property. If the Property was built prior to 1979, the property is subject to the Maryland Lead Paint Poisoning Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the property was

constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed between 1950 and 1978, the provisions of the Maryland Program will also apply to the Property except that the Landlord will have the option to participate in the liability limitation portion of the Maryland Program.

AGE CLASSIFICATION OF THE PROPERTY: Landlord represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that

THE PROPERTY WAS BUILT BEFORE 1978; **The Federal Program applies**

THE PROPERTY WAS BUILT PRIOR TO 1950; **The Maryland Program applies fully. AGE CLASSIFICATION:**

The Landlord is uncertain of the age classification; therefore, Landlord acknowledges that, for the purpose of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead – based paint and/or lead – based paint hazards.

NOTICE TO TENANT – LEAD PAINT AND LEAD-BASED PAINT HAZARDS: Tenant acknowledges that Property may be subject to Federal and Maryland law to the presence of lead –based paint and/or lead-based paint hazards. Tenant acknowledges the receipt of the following required brochures:

- a. The EPA booklet “Protect Your Family From Lead in Your Home”.
- b. The “Notice of Tenants’ Rights”, Lead Poisoning Prevention as published by MDE.

Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of the Landlord and that the Tenant agrees to read and become familiar with the requirements of the Federal and Maryland law as contained in the above brochure and notice. **initial:** AM

37. LEAD CERTIFICATION: Tenants understands that the Property has passed the lead swipe inspection, is limited lead free or is lead free and was given a copy of the MDE Lead Certificate. **initial:** AM

38. RENTERS INSURANCE: Tenant has been informed about renter’s insurance and is advised to obtain it. Landlord is not responsible for the loss of any of Tenant’s personal belongings from fire, water, theft, etc.

initial: AM

39. WATER BILLS & ENVIRONMENTAL FINES: Water bills and environmental fines become rent after 15 days past due. Nonpayment of water bills or environmental fines is a direct violation of your lease. After they become past due they will be considered part of tenant’s rent. **initial:** AM

40. MOLD WAIVER: Mold contaminants may exist in the property of which the Landlord is unaware. Landlord is not an expert in the field of mold contaminants, and Tenant agrees to hold Landlord harmless in the event that mold contaminants are discovered on the property. If mold contamination is suspected or discovered, the Tenant agrees to notify the landlord IMMEDIATELY in writing and a phone call and the appropriate action will be taken by landlord to remedy the situation. **initial:** AM

41. PEST CONTROL: The Tenant understands he/she is accepting the unit that is free from all mice, roaches, rats, etc. The unit is free from all pests and tenant is responsible for all pest control for entire tenancy. Landlord will not pay for any pest control. BED BUGS ARE ALSO THE TENANTS RESPONSIBILITY. **initial:** AM

42. PLUMBING PROBLEMS: Tenant understands house is free from all leaks and plumbing backups. If there is a leak or plumbing backup that is Tenant’s fault, Tenant will be billed. Landlord will not pay for grease clogs, hair clogs, clogs from 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 invoice. Tenant will pay for all invoices for damage that Tenant has caused.

initial: AM

43. APPLIANCES: All appliances: refrigerator, stove and clothes washer/dryer (where applicable) are supplied by the landlord and in good, working order. Appliances are NOT a part of the lease; they are only supplied by the landlord as a convenience to the tenant. Any repairs are the financial responsibility of the tenant. It is highly recommended you use Best Used Appliances for all maintenance/service. Their phone number is 410-362-1252.

initial: AM

44. LAWN & WALK WAYS: Tenant understands it is their responsibility to maintain the lawn by mowing, weeding, etc. and promptly remove snow and ice from walk ways. **Initial:** AM

45. MARYLAND TENANTS’ BILL OF RIGHTS (effective July 1, 2025). I have been provided and read the Maryland Tenants’ Bill of Rights. **Initial:** AM

46. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its Present condition, unless otherwise agreed in writing below. Tenant also accepts all provisions of the lease written, read, and explained above.

45. NOTICES: All notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at 6014 Eastern Ave Suite A, Baltimore MD 21224. All notices from Landlord to Tenant shall be delivered personally or to the Premises, or sent by first class or certified mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

47 MISCELLANEOUS: Any portion of this Agreement found to be invalid shall be considered null and void, just as if it had never appeared in the Agreement and it shall NOT affect the validity of any other item in this Agreement. Landlord and Tenants shall use good faith in performing their obligations under this Agreement. Plural references made to the parties in this Agreement may also be singular, and singular references may be plural. Any references to any particular gender shall apply to all genders. All terms of this Agreement also apply to Landlord's heirs, personal representatives, successors, or assigns, as the case may be. All riders and addenda shall be subject to the terms of this Agreement. Any references to this Agreement shall also include any Riders or addenda attached hereto. Riders, addenda, and/or handwritten terms will control if there is a conflict with the preprinted typewritten terms of this Agreement.

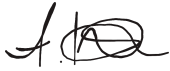
48. CHANGES IN TERMS OF TENANCY: As written, this Agreement constitutes the entire agreement between the tenants and Landlord. They have made no further promises of any kind to one another, nor have they reached any other understandings either verbal, written, express, or implied. Any modifications, amendments, or changes to this Agreement must be in writing and executed by all Landlords and all Tenants in order to be enforceable except as otherwise described in this Agreement.

49. WAIVER: The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or exercise any option herein contained, shall not be construed as a waiver of such covenant rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other tenant.

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. LANDLORD AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE. BEFORE SIGNING, THIS IS A LEGALLY BINDING CONTRACT, IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.

I acknowledge that I understand and agree to the terms of the lease, which has been read to me in my native language.

Reconozco que entiendo y acepto los términos del contrato de arrendamiento, que me han leído en mi idioma nativo.



Tenant Signature

Date

Ashley Harvey

Tenant Name Printed

Tenant Signature

Date

Tenant Name Printed



Landlord/Agent Signature

Date

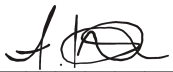
Denise Uhrin

Landlord/Agent Name Printed

Pet Addendum to Rental Agreement

It is hereby agreed by and between Management and Resident that Management will allow resident to have the following described pet, in the leased premises upon and subject to the terms and conditions of this addendum. Resident hereby agrees to comply with the following:

1. Breed of Pet: None
2. Name of Pet: _____
3. Provide written veterinary verification that the pet is current with all vaccinations for respiratory diseases, rabies and distemper.
4. Agrees to keep leased premises in good condition and allow management periodic inspections to assure there are no damages caused by pet.
5. Assumes ALL monetary responsibility for damage or destruction interior and exterior caused by the pet to the leased premises. Such responsibility and liability of resident will include the repair of damaged items to their former condition and/or replacement where necessary and all extermination costs.
6. Resident agrees to put the pet out for board or otherwise remove the pet from the leased premises for the balance of the lease term if the pet is or becomes a nuisance or annoyance to neighbors.
7. Resident agrees to keep the pet kenneled or contained at the request of Landlord in order to have necessary access to the property.
8. Resident will maintain and keep the outside clean and free from any odors and pet waste.
9. Resident agrees if there is reasonable cause to believe an emergency situation exists with respect to the pet and efforts to contact Resident are unsuccessful, the Landlord may contact the local animal control authority and assist its staff in entering the property. (ie fire, abandonment, suspected abuse or any prolonged disturbance). All costs incurred will be the sole responsibility of the resident.
10. Resident agrees to indemnify, hold harmless and defend Landlord, Landlord against all liability, judgments, expenses (including attorney fees) or claims by third parties for any injury to any person or damage to property of any kind caused by residents pet(s).
11. Resident agrees to assume full liability to all persons on the premises for damages and/or injury directly or indirectly caused as a result of Resident's pet.
12. Resident will pay a non-refundable pet fee of \$250 (per pet) due at the signing of this addendum.
13. Resident will abide by all local laws.
14. **Absolutely NO Pit Bulls or partial breed Pit Bulls are allowed in the residence.**



Tenant

Date

Tenant

Date

Tenant

Date

Denise Uhrin

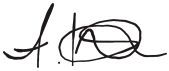
Landlord/Agent

Date

Tenant initials 

Carbon Monoxide Detector Lease Addendum Signed Affidavit

Tenants acknowledge that the Landlord has installed a carbon monoxide detector(s), as required by law, at my residence. I understand it is my responsibility to replace the batteries if they die. Should the carbon monoxide detector fail for any other reason, I will contact the Landlord immediately at 410-808-0230.



Tenant

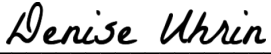
Date

Tenant

Date

Tenant

Date



Landlord/Agent

Date

Tenant initials



Lease Addendum for Bedbugs

This community has a comprehensive plan of action to follow when we encounter bedbugs in our community. Bedbugs are now a pandemic, not just here in the United States, but around the world. Following a systematic plan will ensure that issue is mitigated quickly and will protect other tenants, family members, and guests in the community. Every effort is made to protect tenants from the social embarrassment associated with having a bedbug infestation. Because self-treatment poses extreme dangers to tenants and family, we require that a licensed pest management professional be engaged to help respond and treat infested apartments. Without full cooperation of the tenant, this treatment program will not be successful. Because involving a pest management professional in the eradication plan is very difficult and costly, we require tenants to cooperate fully in the treatment solution and policies relating to controlling bedbug infestations. Integrated pest management requires that the tenant, landlord and pest management professional work together. Lack of cooperation constitutes a material violation of the Lease and will result in termination of tenancy.

This Bedbug Addendum (this "Addendum") is made and entered into as this 30th day of March, 2024 by and between Millhill Properties LLC (the "Landlord") and all tenants.. This Addendum will acknowledge that all parties are aware of bedbug issues and will cooperate throughout the tenancy to deal with potential issues.

Landlord has inspected the unit and is aware of no bedbug infestation upon move-in on 4/1/2024..

Tenant(s) hereby represent to Landlord that all furnishings and personal properties to be moved into the premises are free of bedbugs AM (Tenant Initials) _____ (Tenant Initials) _____ (Tenant Initials).. If Tenant fails to report any pest infestation and/or problems with the Premises within fourteen (14) days of Move-In, it is hereby agreed that the Premises are acceptable, in good condition and pest free. Tenant(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities for the duration of the tenancy:

Inspection. Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guest visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation. Following Tenant(s) Move-In date, no used furniture or clothing may be brought into the rental unit without first being inspected by Landlord. Upon inspection, if Landlord finds any evidence of bed bugs in that furniture or clothing, it shall not be allowed to be brought into the rental unit for any purpose. Landlord shall have the right to set limits on the amount of furniture that Tenant(s) are allowed to have in the rental unit. Excessive furniture and personal property in a rental unit have been found to be one of the leading causes of pest and bed bug infestation. If during any inspections, Landlord determines that there is excessive furniture and/or personal property in your rental unit, Landlord may serve you with a written notice remove excessive furniture and/or personal belongings. Failure to comply with that notice shall constitute a material violation of the Lease and shall be grounds for termination of the tenancy.

Duty to Report. Tenant shall report any problems immediately to Landlord. All reports and/or complaints must be in writing. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units. Landlord will then be given access to rental unit for inspection within 72 business hours of Tenant being given written notice.

Mandatory Cooperation. Tenant shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional will be called in to inspect and eradicate the problem. Tenant agrees to cooperate fully with and to undertake all efforts and tasks required by Landlord, and in Landlord's sole discretion, or Landlord's pest control company employed to eradicate pests. Tenant's full cooperation includes, but is not limited to, making the premises available for entry to complete pest inspection and eradication treatment(s), completing all required pre-treatment activities, evacuating the premises during and after treatment for the required time frame, completing all required post-treat activities, and immediately reporting ineffective treatment or re-infestations to the Landlord in writing.

Cost of Treatment. The tenant is responsible for the treatment if any of the following conditions apply:

The tenant has lived in the property for 2 weeks or more without any reports of bed bugs
And

For multi-family units or townhomes, no adjacent units were determined by a third-party professional pest control company to have bed bugs; or the unit is a single-family detached home.

Tenant initials AM

The tenant will be charged for pest control services unless the owner or manager is found to be at fault through an investigation conducted by a third-party professional pest control company. In this case, if the tenant cannot afford to pay for the treatments in a single payment, the tenant will have the option to make payments over a period of at most 90 days BUT ONLY IF the tenant signs the "hold harmless" agreement. The payments will be scheduled by the Manager and the tenant must sign an additional agreement that includes the specifications of the payment schedule, the total amount to be paid (if paid on time), the amount of interest to be paid (if any), and the amount of the late fees.

In the event that the Tenant fails to grant access, prepare the Premises for treatment, or fails to permanently remove infested personal property from the Premises, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease

NOTE: If the payments are made "as additional rent," the maximum late fee is 5% of the past due amount. Include the following verbiage.

Time is of the essence of this agreement. If these payments are not paid by the due dates, the following late fees shall apply. If the payments are made "as additional rent," the late fee shall be 5% of the past due amount for each late payment. Otherwise, the late fee shall be the greater of \$35 per month per late payment or 10% of the unpaid balance per month per late payment.

I agree to make the payments as additional rent.

AM

(Tenant Initials)

I do not agree to make the payments as additional rent.

(Tenant Initials)

Bed Bug Treatment. In the event of a bedbug issue, Tenant must comply with recommendations and requests from the pest control specialist prior to professional treatment including, but not limited to:

Place all bedding drapes, curtains and small rugs in plastic bags for transport to laundry or dry cleaners.

Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly. Call Management for removal and disposal. Empty dressers, night stands and closets. Remove all items from floors and bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable separately from non-washable items. Used plastic bags must be disposed of properly.

Wash all machine-washable bedding, drapes, and clothing, etc. on the hottest water temperature and dry on the highest heat setting. Items that cannot be washed must be taken to a dry cleaner who MUST be informed of the issue. You must safely discard ALL items that cannot be decontaminated.

Vacuum all floors, including the inside of closets. Vacuum all furniture including inside drawers and nightstands, mattresses and box springs. Carefully remove vacuum bags, sealing them tightly in plastic and discarding of properly. Use a brush attachment to dislodge eggs.

Move furniture toward the center of the room so that technicians can easily treat carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Items must be removed from the closet to allow for treatment.

Indemnification. Tenant agrees to indemnify and hold the Landlord, Landlord's agents and employees harmless from any actions, claims, losses, damages and expenses including but not limited to replacement of furniture, medications or medical expenses, for any damage done to Tenant's unit or personal items during pest control inspections or treatment, and for attorneys' fees that Landlord may incur as a result of the negligence of the Tenant(s) or any guest occupying or using the premise.

Property Insurance. It is acknowledged that the Landlord shall not be liable for any loss of personal property to the Tenant as a result of an infestation of bedbugs. Tenant agrees to obtain personal property insurance to cover such losses.

Default. Any Default of this Addendum or of the Lease by Tenant shall entitle Landlord to pursue all rights and remedies available under this Addendum, the Lease, or applicable law including, but not limited to, terminating the Tenant's right to possession of the premises for material non-compliance. The following will be considered material non-compliance of the Lease and Addendum:

Any misrepresentation by the Tenant in this Addendum.

Refusal to comply with Bed Bug Treatment requests from pest control specialist.

Tenant initials

AM

Failure to promptly notify the Landlord of the presence of bedbugs.
Failure to adequately prepare for treatment in the sole discretion of the pest control professional.
Refusal to allow the Landlord to inspect the premises.
Failure of the Tenant to have personal property insurance to cover damage or losses to furniture.
Any action that prevents treatment of the Unit or potentially exasperates or increases the bedbug issue.

Conflicts. To the extent that the terms of this Addendum are inconsistent with the terms of the Lease, the terms of this Addendum shall control.

By signing below, the undersigned Tenant(s) agree and acknowledge having read and understood this addendum.



Tenant

Date

Tenant

Date

Tenant

Date



Landlord/Agent

Date

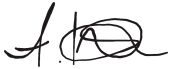
Tenant initials



WATER USE TO BE PAID BY TENANT AS RENT

It is the responsibility of the tenant to pay the metered water bill and sewer service charge in full on the herein rented property immediately on presentation of these bills when issued by the City of Baltimore AS ADDITIONAL RENT. If the tenant fails to pay the bill as stated above, the amount of the bill shall be additional rent due from the tenant to the landlord. In such case, the landlord shall have the right to file summary ejectment for nonpayment of rent in the Rent Court Division of the District Court of Maryland, and the tenant shall be subject to eviction for nonpayment of water and sewer service charge in the same manner as nonpayment of any other rent.

All of the above has been fully explained to me by the landlord or his agent, and I fully understand and agree to the above and have received copies of this agreement.



Tenant

Date

Tenant

Date

Tenant

Denise Urrin

Date

Landlord/Agent

Date

Tenant initials



Disclosure of Information on Lead-Based Paint or 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, by law, Landlord/Agents must disclose the presence of known lead-based paint and/or lead-based hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards. Check (i) or (ii) below:

☐ (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (Explain):

_____.

☒ (ii) Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Tenant. Check (i) or (ii) below:

☐ (i) Landlord has provided the tenant with all available records and reports pertaining to lead-based paint

and/or lead-based paint hazards in the housing (list documents below):

_____.

☒ (ii) Landlord has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) HH Tenant has received copies of all information listed above.

(d) HH Tenant has received the pamphlet *Protect Your Family from Lead in Your Home*.

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.

HH

Tenant

Date

Tenant

Date

Tenant

Date

Denise Uhrin

Landlord/Agent

Date

Tenant initials

HH

LEASE ADDENDUM

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.publicjustice.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, www.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/distict/adr/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 Balt., MD 21201



Tenant

Date

Tenant

Date

Tenant

Date



Landlord/Agent

Date

Approved for Use by

Baltimore City Department of Housing and Community Development



Tenant initials

Sanitation Guide For Units With Trash Removal By Baltimore City

SANITATION GUIDE FOR: 2698 St. Benedict St

1. Your trash day is (insert day of the week) _____
2. On trash day, or the evening before, your trash container must be placed (circle one) FRONT / REAR of the property. All trash must be inside a container with a tight fitting lid. Trash may not be set out in bags. Trash may not be placed at the corner or on vacant lots.
3. Return the trash container(s) to the storage area after the trash has been collected. Trash containers cannot remain on streets, sidewalks or alleys on non-collection days.
4. Between trash days all waste must be stored in a trash can with a tight fitting lid.
5. Your recycling day is (insert day of the week) _____
6. Baltimore City offers single stream recycling of clean: paper/cardboard; aluminum and steel cans; glass bottles and jars; plastic cups; containers & bottles; aluminum foil & pans; milk and juice cartons. All containers must be clean and empty. No soiled items or food. Place items in any box, bin or other container. Items for recycling cannot be placed in plastic bags for collection.
7. Dog waste must be cleaned up immediately and disposed of properly. 8. Bulk trash items, oversized trash items like furniture or appliances, may not be stored on the exterior of the property. Baltimore City offers bulk trash removal for free. Call 311 to schedule a bulk trash pick-up. You may also contact 311 using 443-263-2220 or online at <http://311.baltimorecity.gov>

Security Deposit Receipt

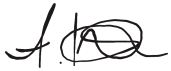
Tenant's security deposit amount paid at time of signing lease: \$1500.00.

Balance Due Amount: \$ 1500.00

Balance Due Date: 7/1/2026

If the balance of security deposit is not paid by the due date, the remainder will be due as additional rent.

- A. The security deposit is intended to pay the cost of damages, cleaning, excessive wear and tear and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges or attorney fees suffered by the Landlord by reason of Tenant's default of this Lease Agreement.
- B. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Landlord by reason of Tenant's default of this Lease Agreement in accordance to state laws and regulations.
- C. Under no circumstances can the Security Deposit be used as payment and/or other charges due during the term of this Lease Agreement.
- D. The Leased Premises must be left in good, clean condition with all trash, debris, and Tenant's personal property removed. The Leased Premises shall be left with all appliances and equipment in working order.
- E. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.



Tenant

Date

Tenant

Date

Tenant

Denise Uhrin

Date

Landlord/Agent

Date

Tenant initials



Tenant:

Address:

Tenant Contact information:

Home Phone: _____

Cell Phone: 2025493958

E-mail: Arharv396@gmail.com

Other: _____

Emergency Contact:

Name: Nichelle Schultz

Address: _____

Bethesda, MD

Phone: 3013467469

Tenant initials AH

TENANT DAMAGE/REPAIR AND SERVICE MINIMUM CHARGES

The following is a list of charges for items which the Landlord/Agent performs for the Tenant, which are the responsibility of the Tenant. The amounts shown cover materials and labor only and may change at any time without notice. The charges are collectible as additional rent and/or will be deducted from the Security Deposit. This list is meant to cover repairs that are described in the Lease Agreement as the responsibility of the Tenant and are not due to normal wear or tear. The costs below are minimum fees. A 20% administrative fee will be added to all charges. This form should not be taken as a comprehensive list of charges. Charges are subject to change without further notice should costs increase.

Kitchen Cleaning	
Stove (including drip pans and grates)	\$30.00
Oven	\$30.00
Refrigerator	\$40.00
Cabinets	\$25.00
Sinks	\$10.00
Walls	\$50.00
Floors	\$30.00
Misc. Cleaning	
Carpets (per room)	\$75.00
Windows (each)	\$15.00
Wood/Tile/Vinyl Floors	\$75.00
Re-Coating/Re-Plastering	\$75.00
Furniture Removal	
Chair	\$25.00
Sofa/Love seat	\$75.00
Box Spring/Mattress	\$75.00
Headboard/Frame	\$50.00
Table	\$25.00
Dresser	\$75.00
Other Charges	
Lock-out fee between 9am and 5pm weekdays	\$40.00
Between 5pm and 9am, weekends and holidays	\$75.00
Re-inspection due to Tenant violation	\$35.00 for 1 st re-inspection and \$50 thereafter
Replace missing smoke detector	\$25.00
Replace missing CO detector	\$40.00
Replace missing CO or smoke detector battery	\$12.00 each
Replace missing light fixtures/globes	\$50.00 each
Replace lost key (house/apt, mailbox, laundry room, etc)	\$25.00 each
Re-key apartment (keys not returned at move-out)	\$100.00 per door
Emergency Re-key apartment	\$150.00 per door
Plugged toilet	\$90.00 minimum
Replace or re-hang blinds/shades	\$35.00 each
Broken window pane	\$60.00
Missing or damaged screen(s)	\$55.00 each
Carpet replacement	Market price (Labor + materials)
Painting/Wall repair	\$45.00 minimum per room

Tenant initials 



MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it annually. The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed at the end of this document. The Maryland Department of Housing and Community Development's Office of Tenant and Landlord Affairs drafted this document, not your landlord.

Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws • Independent research through Maryland Court Help Centers and The Peoples' Law Library of Maryland
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland unless specifically noted otherwise.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this Bill of Rights.

1. RENTAL APPLICATIONS

Application fees:

- Landlords who rent five or more units can only keep a maximum of \$25 for an application fee, unless their actual application related costs (such as credit checks) are more than \$25.
- If a landlord charges more than \$25 but their costs were less than the amount charged, they must refund the portion of the application fee that was not used for application related costs.
- The refund must be made within 15 days of one of the following:



- The tenant moved into the unit, or
- The landlord or the applicant gives written notice that the applicant will not rent the unit.

Application expenses:

- Applicants may ask the Landlord for a list of the application expenses. ● The list must include monetary amounts and descriptions of each expense.

Tenant screening report:

- Some landlords may choose to accept a tenant screening report that was:
 - Prepared by a consumer reporting agency within the 30 days before application is submitted,
 - Prepared by a consumer reporting agency, and
 - Obtained and paid for by the tenant.
- If a landlord accepts such a report, they may not charge you an application fee.

Pet policy:

- Landlords must include a written copy or a summary of their pet policy in their rental application form.
- The pet policy must include:
 - Any breed or weight restrictions.
 - Any limit on the number of pets allowed.
 - Any required fees, including:
 - Up front non-refundable pet fees,
 - Refundable pet deposits, and
 - Monthly pet fees.
 - Any vaccination requirements.
 - Any liability insurance requirements.
 - Any additional requirements

Assistance Animals:



- Assistance animals are not pets and are always allowed, regardless of your landlord's pet policy. An assistance animal is an animal that:
 - works, provides assistance, or performs tasks for the benefit of a person with a disability, or
 - provides emotional support that reduces one or more identified effects of a person's disability,
- If you have an assistance animal, your landlord can't charge an additional application fee or additional security deposit for your assistance animal. Your landlord can charge you repair fees if your assistance animal causes damage to your unit or common areas.
- Landlords may ask for information that allows them to evaluate a request for an assistance animal if:
 - Your disability is not obvious, and/or
 - Your need for an assistance animal is not obvious.

(Real Property Article of the Maryland Code, Sections 8-210, 8-213, and 8-218, 42 U.S.C.

3604) **2. LEASES & TENANCIES**

Written lease requirements:

- A landlord who rents five or more units in Maryland is required to use a written lease.
- A landlord who rents four or fewer units in the state is not required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.
- If your landlord gives you a written lease, it must include:
 - A statement of the condition of the property
 - An explanation of who is required to pay for heat, gas, electricity, water utilities and make repairs of the premises
 - A receipt for your security deposit
 - A copy of the most recent version of the Maryland Tenants' Bill of Rights
 - Contact information for the landlord or the agent authorized to receive notices and service of process on the landlord's behalf (unless posted in a noticeable place on the property).

- Local jurisdictions may require additional information in leases.

A lease may not include:

Page 3 of 14



- Anything that requires you to allow the landlord to "confess judgment" (agree in advance to let the landlord win a claim) on a claim arising out of the lease.
- Anything that says you give up your legal rights under the law or your right to a jury trial.
- Any provision that shortens any notice period required by law.
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law.

An automatic renewal term in a lease must:

- Be separate from other parts of the lease.
- Be signed or acknowledged separately by you.

Ending tenancy:

- For the landlord to end your tenancy:
 - For a written lease with a stated term, the landlord must give you at least 60 days written notice before terminating the tenancy.
 - For month-to-month periodic tenancies, the landlord must give you at least 60 days written notice before terminating the tenancy.
 - For year-to-year periodic tenancies, the landlord must give at least 90 days written notice before the tenancy ends.
- For you to end your tenancy:
 - For leases with a stated term, month-to-month tenancies, and all other tenancies except year-to-year tenancy, you must give at least 30 days written notice before terminating the tenancy, unless the lease requires more time.
 - For year-to-year tenancies you must give at least 90 days written notice before terminating the tenancy. (This requirement does not apply in Baltimore City where tenants are only required to provide 30 days notice to end all tenancies.)

Ending your lease early due to abuse:

- If you have experienced abuse, you can end your lease early by giving notice to your landlord. The notice must include
 - A copy of a final protective order or peace order issued by the courts, or
 - A copy of a report from a qualified third party like a doctor, psychologist, social

worker, or an advocate from a domestic violence organization.

- After providing notice, you have up to 30 days to move out.
 - You are only responsible for the rent from the notice date until you move out, which may be less than 30 days.

Page 4 of 14



- If you move out in fewer than 30 days, you must give your landlord a signed, notarized, and written notification that you have moved out. The notification must be hand delivered or sent by first class mail.
- If you do not give your landlord this notice, you will be responsible for the rent for the full 30 days.

If the lease ends and no one gives notice:

- If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease.
- Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.

(Real Property Article of the Maryland Code, Sections 8-5A-01, 8-5A-02, 8-5A-03, 8-208, 8-210, and 8-402; Baltimore City Public Local Law Section 9-16)

3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee, but it cannot be more than 5% of the late rent amount. You cannot be charged a late fee on partial rent payments paid on time.
- Your landlord must give you a receipt for your rent payment if you pay rent in cash or if you ask for a receipt.
- Rent Increases:
 - Your landlord may only increase your rent when your lease is renewed.
 - In most cases, they must tell you in writing 90 days in advance of any rent increase.
 - Some local jurisdictions may limit how much rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
 - Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, 8-208, and

8-209) **4. UTILITIES**

Your unit must offer heat, light, electricity, hot and cold water, and proper sewage disposal. However, your landlord is not responsible if these utilities are not available because you have not paid bills that are your responsibility.

Page 5 of 14



If your lease requires you to pay utilities directly to your landlord, your landlord must

- Give you copies of the monthly utility bills or,
- At the beginning of each lease term, give you in writing the total utility costs billed to the landlord for the previous year. Annual costs for water, sewer, gas, and electricity bills for the previous year must be provided separately.

Some landlords in larger buildings use a Ratio Utility Building System (RUBS) where tenants are charged a portion of the building's total utility costs. If your landlord uses RUBS, they must:

- Tell you before you sign your lease that they use RUBS,
- Provide copies of the last two utilities bills, and
- Describe how they calculate your share of the total utility costs.

(Real Property Article of the Maryland Code, Sections 8-208, 8-211,

8-212) **5. SECURITY DEPOSITS**

Maximum deposit:

- In most cases, a landlord may not require you to pay a security deposit higher than one month's rent.
- You may offer a larger security deposit if your rental application would be denied based on credit or rental history.
- Your security deposit may be up to two months' rent If:
 - You signed your lease before October 1, 2024 or
 - If you qualify for utility assistance from the Department of Human Services and lease agreement requires you to pay utilities directly to the landlord.

What is a security deposit:

- A "security deposit" is any payment you give to the landlord, including pet deposits, to protect the landlord against
 - Unpaid rent
 - Property damage to the unit, common areas, major appliances, and furnishings
 - Damage due to lease violations

Payment rules:

- Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.

Page 6 of 14



- The landlord must keep your security deposit in an interest-paying bank account.
- The landlord must give you a written receipt, which must be included with the written lease.
- The landlord must inform you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

Move-out inspection at end of tenancy:

- In the move-out inspection, the landlord inspects the unit for damage that may reduce your security damage.
- If you plan to move out and want the right to be present during the inspection, you must send your landlord a certified letter at least 15 days before leaving. The letter should:
 - Say that you plan to move,
 - Share your move-out date, and
 - Include your new address
- At the end of your tenancy, your landlord must give you a written list of any charges deducted from the security deposit and documents supporting the charges.
- They must return the rest of your deposit with interest within 45 days.

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

- Damage to the property beyond normal wear and tear
- Unpaid rent or utility bills
- Costs or fees from an eviction case judgment

If the deposit is not returned on time:

- If the landlord does not return your deposit or give you a written list of charges within 45 days after your lease ends, they may lose the right to keep any of the deposit.
- You may sue the landlord for up to three times the amount the landlord did not return.

(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

6. CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it must be safe and suitable for people to live in. It must be free from serious defects or conditions that could cause a fire or are a serious and substantial threat to your life, health or safety.

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Reporting a problem:

- Notify your landlord in writing right away if you find a problem.
- You can also reach out to your local code enforcement agency and request an inspection.
- A citation or violation notice is considered written notice to the landlord.

Mold-specific requirements:

- Landlords must test for a mold within 15 days of receiving written notice of possible mold in your unit.
- If mold is found, the landlord must remove it and fix the cause within 45 days if possible.
- If the mold can't be fixed within 45 days, it must be fixed within a reasonable time frame after the mold is found.
- Landlords must keep you informed during the mold testing and repair process.

Repair and Access:

- Landlords must provide at least 24 hours of advance notice before entering your apartment, except in an emergency.
- You must provide your landlord with access to your property to make repairs.

If problems are not fixed:

If your landlord doesn't fix the problem within a reasonable time after you provide notice, and the problem threatens life, health, or safety you have options:

- File a lawsuit in District Court for damages and a decrease in rent.
- Refuse to pay rent and use the issues as a defense if the landlord sues you for rent.

- File a rent escrow case, which allows you pay rent to the court instead of the landlord until the problems are fixed.

Lead paint:

If lead paint is present in the unit, you may, in certain circumstances, have the right to:

- Receive money from your landlord for a temporary relocation
- Take legal action if your landlord does not assist with safe relocation

Living in your unit:

- You have the right to quiet enjoyment of your rental unit for the duration of your tenancy.

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- You have the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, 8-212, 8-215, and

8-220) 7. EVICTIONS

Your landlord may start the eviction process by filing a case in the District Court if you:

- Violate your lease
- Don't pay rent on time
- Don't move out when your lease ends

Court process required:

- Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution).
- Efforts to evict you like changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit are not allowed.

Your rights in court:

- You have the right to attend any court hearing in an eviction case brought against you by a landlord.
- You may qualify for a free attorney through Maryland's Access to Counsel in Evictions program if your income is 50% of the Area Median Income or less. Call 211 or visit legalhelpmd.org to find out if you qualify.
- You can access legal counsel as soon as you receive notice that your landlord is seeking to end the lease or to start the eviction process.

Notice before eviction:

- If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court.
- In a “Failure to Pay Rent” eviction case, rent only includes the base rent. It may not include utility charges, maintenance charges or other penalties.
- A longer notice period may be required if you receive a housing subsidy funded by the state or federal government.
- Other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease may also require more notice.

Eviction requirements and stopping the eviction:

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- If the court rules against you, you have seven days to move out or the landlord can ask the court to issue a warrant of restitution to evict you by removing all of your property from the unit.
- In most cases, you can stop the eviction by paying all past-due rent and any court costs the court orders you to pay before the eviction is carried out. This is called the “right of redemption.”
- Redemption may not be an option if:
 - you have had three (four in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case, and
 - your landlord asks the court not to allow you to redeem.
- Your landlord must give you written notice before the initial scheduled eviction. Six days is required under state law. Your local jurisdictions can the number of days required but it must be between four and 14 days of notice before the initial scheduled eviction.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, 8-407, and

8-902) **8. CONSTRUCTIVE EVICTIONS**

In Maryland, constructive eviction occurs when your landlord doesn't fix a major issue that stops your use and enjoyment of your rental unit and you move out instead.

When it applies:

You may not be responsible for the rent if you can prove all of the following:

- Your landlord's actions or neglect cause the major issue that disrupted your use and enjoyment of your unit.
 - You told your landlord about the issue.
 - You gave the landlord a reasonable amount of time to fix it before you moved out. ●
- You moved out within a reasonable time after your landlord failed to fix a major issue.

Before moving out, you should consult with an attorney. If you can prove construction eviction,

- Your lease will be considered ended (terminated).
- You will not be responsible for paying rent after you move out.
- You may be able to sue your landlord for your losses-- including moving costs, rent differences, attorney fees, and other related expenses.

What landlords must do to avoid constructive eviction:

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- Landlords must avoid substantial interference with the tenant's enjoyment of their rental property,
- Ensure the rental property is safe and livable.
- Generally respond to tenant complaints promptly to avoid legal and financial consequences.

9. TENANT RIGHT OF FIRST REFUSAL

The "right of first refusal" (a legal term) means you get the first chance to buy the property you rent before the landlord sells it to someone else.

When it applies:

- You are a named tenant on the lease.
- You have lived in a rental property with 1, 2, or 3 units for at least six months. ● Your landlord plans to sell the property or receives an offer to buy it from a third party.

However, this rule does not apply in certain situations, such as when the landlord transfers the property without selling it, including transfers:

- To a family member
- To a business owned by the landlord
- Under court order

Notice process:

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it.

- You have 30 days from the date of the notice to make an offer to buy the property or decline.
- If you make an offer with the same or better terms than those in the notice, your landlord must accept it.
- If you decline to make an offer, your landlord may sell the property to a third party.

Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law.

(Real Property Article of the Maryland Code, Section 8-119)

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10. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of:

- Race
- Color
- Religion
- Sex
- Disability
- Marital status
- Familial status
- Sexual orientation
- Gender identity
- National origin
- Source of income
- Military Status.

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

A landlord may not retaliate, or threaten to retaliate, against you for:

- Making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property.
- Filing or participating in a lawsuit involving the landlord.
- Participating in a tenants' organization.
- Requesting police or emergency services at the property.
- Providing information to the landlord relating to lead paint issues.

Retaliation may include actions such as:

- Filing or threatening to file a lawsuit against you.
- Threatening to notify law enforcement about your immigration status.
- Increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities).
- Failing to make necessary repairs, or terminating your tenancy, among other things.

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It is a crime for anyone, including landlords, to attempt to take money, property, labor, services, or anything of value by threatening to notify law enforcement about your immigration status.

Notice requirements before your landlord can enter your unit:

Unless your lease says otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters.

- Your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs
- They can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency.
- You can give your landlord written permission to enter your home with less than 24 hours notice.

Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(42 U.S.C. Sections 3601, et seq.; State Government Article of the Maryland Code, Sections 20- 101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8- 208.1, and 8-208.2; Criminal Law Article of the Maryland Code, Section 3-701)

Exceptions to the protections of these laws exist in certain circumstances.

11. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

Website: [Office of Tenant and Landlord Affairs](https://dhcd.maryland.gov/Tenant-Landlord-Affairs) (dhcd.maryland.gov/Tenant-Landlord-Affairs)

Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords

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- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

Contact Information: Call 211 or go to [Legal Help Maryland](https://LegalHelpMD.org) (LegalHelpMD.org)

ACE provides free legal representation to income eligible renters at risk of eviction, has lost or is at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

Website: [District Court Help Centers](https://courts.state.md.us/helpcenter/inperson/dc)

(courts.state.md.us/helpcenter/inperson/dc) If you are unable to go in person, call 410-260-1392 for assistance.

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
 - Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

The People's Law Library of Maryland

Website: [The People's Law Library of Maryland](http://peoples-law.org) (peoples-law.org)

The People's Law Library is a legal information and self-help website maintained by a court related agency of the Maryland Judiciary. It's also supported by Maryland's nonprofit legal service providers, pro bono attorneys, and law schools.

Services provided:

- The website provides general information about the law to people representing themselves in court.
- They offer a directory of legal service organizations who may be able to assist you in resolving your civil legal problems.



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