

1 RESIDENTIAL LEASE AGREEMENT

THIS RESIDENTIAL LEASE AGREEMENT (this "Lease") is made and entered into on 8, May, 2026 by and between Landlord (defined below) and Tenant (defined below). Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises (defined below), for and subject to the terms and provisions set forth in this Lease.

1. Parties and Premises.

(A) As used in this Lease, "Landlord" means _____.

(B) As used in this Lease, "Tenant" means _____.
The individuals comprising Tenant and the children of such individuals, as set forth below, shall be the only occupants of the Premises. As of the date of this Lease, the children of the individuals comprising Tenant are _____.

(C) As used in this Lease, "Premises" means that certain residence situated in Baltimore City County, Maryland and having an address of _____.

2. Term. Subject to the terms and provisions of this Lease, Landlord leases the Premises to Tenant from twelve o'clock noon on _____, 20____ until 11:59 p.m. on _____, 20____ or ____ on a month-to-month basis (the "Term"). Subject to Tenant's performance of all obligations under the Lease, including without limitation, payment of Rent (defined below) and other amounts due to Landlord, Tenant shall enjoy quiet possession of the Premises, without hindrance from Landlord or any party claiming by, through, or under Landlord, subject to the terms and conditions of this Lease.

(Montgomery county requires a 2 year minimum term unless there is "reasonable cause" as to why the landlord is offering a term shorter than two years. In addition, a statement must be attached to the lease explaining the cause).

3. Rent.

(A) Rent for the Premises shall be paid in monthly installments of \$_____ per month payable in advance, on or before the first day of each calendar month during the Term of the Lease at the location set forth below, without notice or demand ("Rent").

(B) Tenant shall also pay additional rent of \$ 50 per month to Landlord for _____ ("Additional Rent"). Additional Rent shall also include any other amounts payable by Tenant to Landlord under this Lease.

All payments will be made via app like (stirpe, Venmo, etc)
(C) Unless Landlord notifies Tenant of a change in address, all payments must be mailed or delivered to Landlord at the following address: _____.

(D) Rent for any partial month during the Term will be prorated accordingly, on a per diem basis. The first (1st) monthly installment of Rent shall be paid to Landlord contemporaneously with the execution of this Lease.

(E) Rent (including any Additional Rent) is due on the first (1st) day of each calendar month. Any payments paid after the 1st day of any calendar month shall be deemed late. A late fee of 5% of the

rent will be charged for late payments on the soonest date allowed by the County (either 5 or 10 days in most jurisdictions). All late fees and interest shall be deemed Additional Rent payable by Tenant.

(F) Payments shall be deemed received when actually delivered to, and received by, Landlord at the payment location. Dishonored checks and any checks received late in the mail will be treated as late payments. A fee of \$_____ shall be applied by Landlord to any dishonored check, which fee shall be deemed Additional Rent. Any additional bank and handling charges that are assessed in the event of a dishonored check shall also be deemed Additional Rent. Landlord may require Tenant to replace any dishonored check with a money order, cashier's check, or bank check. Landlord may further require that all subsequent payments after a dishonored check be paid with a money order, cashier's check, or bank check.

(G) Acceptable forms of payment of Rent (including Additional Rent) are ___ personal check, ___ cashier's check, ___ bank check, ___ money order, and ___ the following online/ACH payment methods _____. No other forms of payment will be accepted by Landlord.

(H) TENANT MAY NOT WITHHOLD PAYMENT OF RENT TO LANDLORD WHILE IN POSSESSION OF THE PREMISES IN ORDER TO ENFORCE ANY TENANT'S RIGHTS UNDER APPLICABLE LAW ABSENT AN ORDER AUTHORIZING SUCH ACTION FROM A COURT OF COMPETENT JURISDICTION IN THE STATE OF MARYLAND.

4. Security Deposit. A security deposit in the amount of \$_____ (no greater than one months' rent), will be held as faithful performance by the Tenant of the covenants, conditions, rules, and regulations contained herein. The security deposit or any portion thereof, may be withheld for unpaid rent, other unpaid expenses, damage due to breach of lease, damage to the premises by the Tenant, Tenant's family or guests in excess of normal wear and tear. Damage by pets is not considered normal wear and and repairs for any such damage will be added as rent, or deducted from the security deposit upon Tenant vacating the premises.

- a. The tenant shall have the right to be present when the landlord inspects the premises after the Tenant quits and surrenders the premises, if the Tenant notifies the Landlord by certified mail of Tenant's intention to be present, the requested date of the inspection, and the Tenant's new address. The Tenant's notice to be present shall be sent by certified mail to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant of the date and time the premises are to be inspected. The date of inspection shall occur within ten (10) days after the date of moving, as designated in the Tenant's notice. In the event of a sale of the premises by Landlord, the Landlord shall have the right to transfer the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by tenant for all liability for the return of such Security Deposit and Tenant shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned, or encumbered by Tenant without the prior written consent of Landlord and any attempt to do so shall be void and without effect.
- b. Upon Tenant satisfactorily satisfying all obligations, duties, commitments, and costs under this lease, any remaining security deposit will be mailed to the Tenant, to an address provided by Tenant, within 45 days.
- c. Tenant may not use the security deposit in lieu of paying rent or other obligations.
- d. The security deposit shall bear interest in accordance with Maryland law.
- e. The tenant shall receive a signed copy of this lease agreement, which shall serve as a receipt for the security deposit.

f. If Tenant consists of more than one person, Tenant agrees that Landlord may provide, at Landlord's discretion, the return or accounting to one representative of Tenant or pro-rata refunds to each person.

5. Deductions from Security Deposit. Landlord shall have the right to deduct from the deposit (a) the cost of repairing any damage to the Premises other than normal wear and tear caused by Tenant, Tenant's household and/or their respective invitees, licensees and guests; (b) unpaid rent, utility charges or pet fees; (c) cleaning costs of the Premises if left unclean; (d) the cost to remove and dispose of any personal property; (e) Late Fees and any other unpaid fees, costs and charges referenced herein; and (f) the cost to cure any other default of Tenant hereunder.

The deposit may be applied by Landlord to satisfy all or part of Tenant's obligations hereunder and such application shall not prevent Landlord from claiming damages in excess of the deposit. It is hereby expressly understood that no part of the deposit is to be construed as a prepayment of rent by Tenant and may not be used to pay rent during any month during the term hereof, including, without limitation, the last month of such term.

6. Utilities. Tenant shall be responsible for paying the following utilities for the Premises, ___ Water, ___ Sewer, ___ Electricity, ___ Gas, ___ Heat, ___ Air Conditioning, ___ Garbage, ___ Internet, ___ Cable/Satellite TV, ___ Telephone, ___ Association Fees, ___ Other _____. Tenant shall arrange and pay for such utilities directly from the applicable service providers, and Landlord shall have no liability for any such utilities whatsoever. Tenant must transfer all utilities to be paid by Tenant into Tenant's name before moving into the Premises and maintain service throughout the Term of the Lease. Tenant shall pay all utility bills by the due date written on the applicable bill and include all late fees or other charges. If payment for the electrical, gas, water and/or sewer is not paid by the due date, the total amount will be treated as Additional Rent payable by Tenant and due to Landlord immediately. Tenant's failure to promptly pay for all utilities may result in a \$_____ service charge.

7. Furnishings and Appliances.

(A) The following appliances are supplied with the Premises: ___ Refrigerator, ___ Stove/Oven, ___ Dishwasher, ___ Microwave, ___ Washer, ___ Dryer, and ___ Other: _____. Tenant agrees to keep all such appliances clean and in good repair, ordinary wear and tear accepted. Supplied appliances may not be removed from the Premises.

(B) The following furnishings are supplied with the Premises _____. If any furnishings break or are damaged, they are Tenant's responsibility. Landlord shall not have any obligation to repair or replace the furnishings. Maintenance of the furnishings is Tenant's sole responsibility, and Tenant will keep all such furnishings in good repair, ordinary wear and tear accepted. Tenant's use of such furnishings shall be "AS-IS", and Landlord has not made, does not make and hereby disclaims any representations or warranties (including, without limitation, any warranty of merchantability or fitness for a particular purpose) as to the physical condition of the furnishings or the suitability or usefulness of the furnishings for Tenant's intended use. The furnishings may not be removed from the Premises.

8. Use of Premises. The individuals named as "Tenant" in Section 1 of this Lease and any of their children named in such Section 1 are the only individuals who may occupy the Premises, and the Premises may be used only as a private residence for those individuals. The Premises shall be used for

residential purposes only. Tenant may permit guests to stay with Tenant in the Premises for up to two (2) weeks. Any guest staying with Tenant for longer than two weeks shall be considered an occupant of the Premises. Any guests of Tenant must abide by the applicable terms and provisions of this Lease, and Tenant shall be liable for any acts or omissions of Tenant's guests. Landlord must approve any change to those listed as Tenants in the Lease. If Tenant desires any change or increase to those shown as Tenants in the Lease, and provided any increase is not in violation of applicable occupancy codes, those individuals desiring tenancy must complete any application and approval process required by Landlord, in advance of any change, and after Landlord's approval must execute a new Lease. If Tenant fails to obtain Landlord's approval in advance of any change in occupancy, Tenant understands that this failure constitutes a Default as described in the Lease. Tenant agrees to comply with and abide by all federal, state, county and municipal laws and ordinances in connection with the occupancy and use of the Premises. No alcoholic beverages shall be possessed or consumed by Tenant, or Tenant's licensees or invitees, unless the person possessing or consuming alcohol is of legal age. No illegal drugs or controlled substances (unless specifically prescribed by a physician for a specific person residing or present on the Premises) are permitted on the Premises. Tenant agrees to refrain from using the Premises in any way that may result in an increase of the rate or cost of insurance on the Premises. No hazardous or dangerous activities are permitted on the Premises. Tenant shall not use the Premises in a manner that may endanger the person or property of Landlord, co-tenants, or any person living on or near the Premises. Tenant agrees to limit use of the Premises to those uses consistent with the Premises' clean, safe, sanitary, and habitable condition. Neither Tenant nor Tenant's licensees or invitees shall be a nuisance or act in any manner that would interfere with the quiet enjoyment by adjacent property owners. This prohibition includes, but is not limited to, loud noises, loud music, noxious or unpleasant odors, and disruptive behavior or actions.

9. Pets. Pets are not allowed to reside in the Premises, unless written permission is granted by Landlord before the pet is moved in, which permission may be granted or withheld in Landlord's sole and absolute discretion. If allowed, pets will be subject to additional upfront and/or monthly fees, which will be non-refundable. The granting of consent for pets to others in properties owned by or under management of Landlord shall in no way be considered the granting of consent to Tenant. This provision shall not limit the right of a tenant to keep service animals covered by American with Disabilities Act (ADA).

10. Parking. If a garage for parking is present on the Premises, Tenant is permitted to use ____ parking spaces in the garage at a rental rate of \$_____ per space, per month. Vehicles parked at the Premises must be in working, drivable condition. Tenant may not repair Tenant's vehicles on the Premises or the surrounding property if such repairs take longer than one (1) day, unless in an enclosed parking garage. Vehicles may never, under any condition, be parked in or driven on the yard of the Premises. Tenant may not park more than one (1) vehicle at the Premises, per adult occupant of the Premises. Tenant has no rights in or to any particular parking space, and Landlord does not guaranty Tenant a parking space at the Premises or any property surrounding the Premises. If street parking is permitted by applicable laws, Tenant may be permitted to park vehicles on the street in front of the Premises in accordance with all such laws; however, Landlord does not guaranty the availability, quality or location of any street parking. In no event shall Landlord be liable for any damage or loss to Tenant's vehicles or to any personal property contained in such vehicles.

11. Surrender of Premises. Tenant will return the Premises to Landlord at the expiration of the Term in as good condition as when Tenant took possession of the Premises, normal wear and tear excepted. Any deterioration or damage caused by accident, abuse, carelessness, or negligence shall not be considered normal wear and tear. If Tenant fails to re-deliver the Premises in appropriate condition, Landlord may restore the Premises to appropriate condition, including repair, replacement and cleaning. Tenant will surrender any keys and garage door openers for the Premises prior to the expiration of the

Term. The cost of any work necessitated will be deducted from the Security Deposit, and if the Security Deposit is insufficient to cover work performed, Tenant will be obliged to pay the additional balance.

12. Check-In Inspection; Check-Out Procedure.

(A) Landlord (or a representative of Landlord) and Tenant may conduct an inspection of the Premises at the time of possession. A check-in inspection sheet may be completed at that time and the information contained in it will be sufficient and satisfactory proof of the condition of the Premises at the time of possession should a subsequent dispute arise. All systems and appliances on the Premises, including refrigerators, stoves, microwaves, dishwashers, washers, dryers, water heaters, furnaces, etc., will be deemed to be in working condition at the commencement of the Term, unless specifically noted to the contrary on the check-in inspection sheet. As of the commencement of the Lease, Tenant acknowledges that Tenant has examined the Premises and is satisfied with the condition of the Premises, including all systems and appliances on the Premises. Taking possession of the Premises by Tenant is conclusive evidence to the fact that the Premises are in good order and satisfactory condition.

(B) Landlord (or a representative of Landlord) may, at its discretion, conduct a check-out/walk-through of the Premises when, or immediately before, Tenant re-delivers the Premises at the end of the Term.

13. Subletting; Assignment.

(A) Tenant shall neither sublet any part of the Premises nor assign the Lease, nor any interest in the Lease, without Landlord's prior written consent. Consent to a sublease or assignment shall be in the sole and absolute discretion of Landlord.

(B) Airbnb and Other Similar Sharing Services. Tenant may ____ / may not ____ [check one] list the Premises on Airbnb (or similar service).

14. Tenant's Maintenance and Care of the Premises.

(A) In addition to the duties imposed upon Tenant by this or other provisions of this Lease, Tenant shall at all times maintain the Premises in good condition and in reasonably clean and safe manner. In addition, Tenant shall not knowingly, intentionally, deliberately, or negligently destroy, deface, damage, impair, or remove any part of the Premises or knowingly permit any person within Tenant's control to do so. Tenant shall use felt pads, rugs or similar scratch prevention materials under all furniture items or other items placed upon any hard surface flooring in the Premises. Bathmats or rugs shall be used on the floors in all bathrooms in the Premises to help prevent standing water on such floors. Tenant shall not place any additional locks on the Premises, including, but not limited to, exterior and interior doors. Landlord shall provide a key to the Tenant for the Premises and Landlord shall keep a duplicate key for access. Tenant shall not cause any of the locks or cylinders in the locks to be changed or re-keyed in any manner. Tenant must keep the Premises free and clear of all debris, garbage and rubbish.

(B) Except as may otherwise be permitted by applicable law, Tenant shall not perform or contract with third parties to perform any repairs of any kind on the Premises without the prior written consent of Landlord. If any repair which is the responsibility of either Tenant or Landlord becomes necessary, Tenant shall notify Landlord, in writing, as soon as possible and allow reasonable time for the work to be completed. Any unauthorized work performed or contracted for by Tenant will be at Tenant's sole expense and no deductions or offsets in Rent or Additional Rent will be permitted.

(C) Tenant shall not make any additions, improvements, or alterations to the Premises unless prior written consent is given by Landlord, which may be given or withheld in Landlord's sole and absolute discretion. Any additions, improvements, or alterations made by Tenant must be completed in compliance with all local, state, and federal laws. As used herein "additions, improvements, or alterations" includes, without limitation, lock changes, painting, replacing fixtures, installing wallpaper, attaching shelves, installing curtains or shades, or other permanent or semi-permanent changes to the Premises. Additionally, no trampolines, pools, satellite dishes, TV antennas, air conditioners, spas, swing sets, or other similar features shall be added to the Premises by Tenant unless express written permission is given by Landlord, which permission may be granted or withheld in Landlord's sole and absolute discretion.

(D) Tenant shall be responsible for all costs related to any repair or maintenance of any plumbing stoppage or slow-down caused by Tenant, whether accidental or purposeful. Tenant agrees not to place into any drain lines of the Premises any non-approved substances, such as cooking grease, sanitary napkins, diapers, children's toys or other similar object that may cause a stoppage. Tenant shall notify Landlord of any plumbing leak or slow drainage within twenty-four (24) hours. Landlord shall use reasonable efforts to remedy the plumbing problem. Tenant shall only use a plunger to attempt to fix a slow or stopped drain, and shall not pour chemical or other drain cleaners into any stopped or slow drains. Tenant shall also be responsible for any plumbing system freeze-ups occasioned by Tenant's negligence.

(E) It is generally understood that mold spores are present essentially everywhere and that mold can grow in most any moist location. Landlord has informed Tenant of the need for prevention of moisture in the Premises and on good housekeeping and ventilation practices. Tenant acknowledges the necessity of housekeeping, ventilation, and moisture control (especially in kitchens, bathrooms, and around outside walls) for mold prevention. In signing this Lease, Tenant has examined the Premises and certifies that Tenant has not observed mold, mildew or moisture within the Premises. Tenant agrees to immediately notify Landlord if it observes mold/mildew and/or moisture conditions (from any source, including leaks), and allow Landlord to evaluate and make recommendations and/or take appropriate corrective action. Tenant relieves Landlord from any liability for any bodily injury or damages to property caused by or associated with moisture or the growth of or occurrence of mold or mildew on the Premises. In addition, execution of this Lease constitutes acknowledgement by Tenant that control of moisture and mold prevention are an important part of Tenant's Lease obligations.

(F) Tenant shall keep the Premises free of all pests, including without limitation, rodents, fleas, bed bugs, ants, cockroaches, gnats, flies, and beetles. Tenant shall pay for all costs associated with remediating pests from the Premises and shall inform Landlord at first sighting of any pests in order to avoid any infestation of pests. In signing this Lease, Tenant agrees that Tenant has examined the Premises and certifies that it has not observed any pests in the Premises.

(G) To the maximum extent permitted by law, Tenant shall not be permitted to, and shall not permit any family, visiting friends, dependents, guests, licensees or invitees of Tenant to grow, produce, possess, consume, use, smoke, or ingest any marijuana, cannabis or any products or ingestibles containing marijuana or cannabis in any location in, on or about the Premises; the foregoing prohibition to be absolute and without exception and shall include any growing, production, possession, use or consumption pursuant to any medical use or medical prescription, or any medical, retail or recreational marijuana activities that may otherwise be permitted under any local, state or federal laws, rules or regulations now or hereafter in effect. Tenant's violation of this Section shall be an immediate and incurable Default of this Lease.

(H) No ice melt, salt or similar product may be used on the Premises. Any damage to the Premises (including, without limitation, concrete walkways and stairs) caused by Tenant's use of ice melt,

salt or similar product shall be the sole responsibility of Tenant, and Tenant shall be responsible for the cost and expense any repairs required as a result thereof.

(I) If a pool is present on the Premises, Tenant (____is / ____ is not) responsible for maintaining the condition of the pool. Tenant acknowledges that pools are potentially dangerous (especially to small children). Tenant assumes full responsibility for any injuries to Tenant and any family, visiting friends, dependents, guests, licensees or invitees of Tenant in connection with any pool on the Premises. Tenant shall indemnify, defend and hold Landlord harmless from and against any and all penalties, damages, fines, causes of action, liabilities, judgments, expenses (including, without limitation, attorneys' fees) or charges incurred in connection with or arising from any pool on the Premises.

(J) Tenant (____is / ____ is not) responsible for lawn/yard maintenance and snow removal. If Tenant is responsible for lawn/yard maintenance, such maintenance shall include, without limitation, mowing, watering, edging and pruning of trees, shrubs and bushes, and Tenant shall at all times keep the lawn/yard of the Premises sufficiently watered, well maintained and in good condition. If Tenant is responsible for snow removal, Tenant shall promptly remove snow and ice from the sidewalks and walkways serving the Premises.

(K) If Tenant changes the locks without supplying Landlord with a key, and Landlord is prevented from entering the Premises due to the lock change, Tenant shall be responsible for all costs of Landlord to enter the Premises by force, including, without limitation, any damage to the Premises. If Tenant is locked out of the Premises, and Landlord must unlock the door for Tenant, then Tenant will be charged a \$_____ service charge.

(I) The Premises has been equipped with ____ hard wired / ____ battery powered smoke detectors and carbon monoxide detectors. Tenant agrees these detectors are in working order and agrees to periodically test and maintain the smoke detectors and keep them in working order.

(J) If the Premises is part of a multi-unit building, Tenant, shall have the non-exclusive right to use the common hallways of such building for access to and from the Premises, such use to be in common with Landlord, other tenants in the building and other persons permitted by the Landlord to use the same. If Tenant causes any damage to the common hallways, beyond normal wear and tear, Tenant shall pay all costs to repair such damage to Landlord within thirty (30) days after receipt of an invoice.

15. Landlord's Maintenance of the Premises. Landlord agrees to maintain the structure, roof and foundation of the Premises, and the heating, plumbing and electrical systems of the Premises unless the repairs required are a result of any act or omission of Tenant (excluding normal wear and tear). In such case that the damage is a result of the act or omission of Tenant, Tenant will be responsible for all costs to repair such damage. Landlord will carry out all required repairs in as reasonable time as possible in accordance to applicable laws, but will not be liable to Tenant for any disruptions or inconvenience to Tenant as a result of damages or repairs or any claim that the Premises is uninhabitable (except to the extent of any non-waivable warranty of habitability provided by applicable laws).

16. Default. If Tenant is late in the payment of any installment of Rent or Additional Rent, or in violation of any other covenants or agreements set forth in the Lease (a "Default"), then Landlord may recover possession as provided by law and seek monetary damages. If possession is terminated by reason of a Default before the Term expires, Tenant shall still be responsible for the Rent and Additional Rent occurring for the remainder of the Term, subject to Landlord's duty to use reasonable efforts to mitigate such damages.

17. Abandonment. The Premises will be deemed abandoned if Tenant Defaults in Rent payment, appears absent from the Premises, and there is reason to believe that Tenant will not be returning to the Premises, as determined by Landlord in its reasonable discretion.

18. Re-Entry. If Landlord re-enters the Premises as a result of abandonment by Tenant:

(A) Tenant shall be liable for damages to Landlord for all loss sustained, including, without limitation, the balance of the Rent and Additional Rent due for the remainder of the Term subject to landlord's duty to use reasonable efforts to mitigate such damages, court costs and reasonable attorneys' fees;

(B) Tenant's personal property and the personal property of any guest, invitee, licensee or occupant may be removed from the Premises and left on the street or alley or, at Landlord's option, it may be removed and stored or disposed of at Landlord's sole discretion. Any expense related to storage of Tenant's personal property is the sole responsibility of Tenant. Landlord shall not be deemed a bailee of the removed property, and Landlord shall not be held liable for either civil or criminal action as a result of the removal. Tenant shall indemnify Landlord for any expense in defending against any claim by Tenant or third-party and for any legal expense, cost, fine or judgment awarded to any third-party as a result of Landlord's actions pursuant to this Section of the Lease;

(C) Landlord may attempt to re-let the Premises for such rent and under such terms as Landlord believes appropriate;

(D) Landlord may enter the Premises, clean and make repairs and charge Tenant accordingly;

(E) Any money that Landlord receives from Tenant shall be applied first to Rent, Additional Rent, and other payments due; and

(F) Tenant will surrender all keys and peacefully surrender and deliver up possession of the Premises.

19. Default by Landlord. In the event of any alleged default in the obligation of Landlord under this Lease, Tenant will deliver to Landlord written notice specifying the nature of Landlord's default and Landlord will have thirty (30) days following receipt of such notice to cure such alleged default or, in the event the alleged default cannot reasonably be cured within a 30-day period, to commence action and proceed diligently to cure such alleged default.

20. Indemnification; Insurance.

(A) Tenant shall indemnify, defend, and save Landlord harmless from all injury, loss, claim or damage to any person or property while on the Premises, or arising in any way out of Tenant's use or occupancy of the Premises. Landlord and Landlord's agents, contractors, and employees shall not be liable for, and Tenant waives all claims for, damage to person or property sustained by Tenant, resulting from any accident or occurrence in, on or about the Premises, including, but not limited to, claims for damage resulting from: (i) any equipment or appurtenances becoming out of repair; (ii) Landlord's failure to keep the Premises in repair; (iii) injury done or occasioned by wind, water, or other natural element; (iv) any defect in, or failure of, plumbing, heating or air-conditioning equipment, electric wiring or installation thereof, gas, water and steam pipes, stairs, porches, railings or walks; (v) broken glass; (vi) the backing-up of any sewer pipe or downspout; (vii) the bursting, leaking or running of any tank, tub, sink, sprinkler system, water closet, waste pipe, drain or any other pipe or tank in, on or about the Premises; (viii) the escape of steam or hot water; (ix) water, snow, or ice being on or coming through the roof,

skylight, doors, stairs, walks, or any other place on or near the Premises; (x) the falling of any fixtures, plaster or stucco; (xi) fire or other casualty; (xii) any act, omission or negligence of co-tenants or of other persons or occupants of the Premises; and (xiii) any hazardous materials or conditions on the Premises.

(B) Landlord, in its sole discretion and for its sole benefit, shall cause the Premises to be insured as it deems appropriate. Landlord does not carry insurance on any of the tenant's personal possessions. Tenant shall have no right or claim to any insurance or insurance proceeds of Landlord. Tenant understands and agrees that Landlord has no obligation to obtain insurance for Tenant including, but not limited to, liability, hazard, or contents insurance. Tenant shall, at Tenant's sole cost and expense, obtain renter's insurance covering the full value of all personal property of Tenant in the Premises, and providing liability coverage to Tenant in an amount not less than \$_____, which policy shall name Landlord as an additional insured. Tenant shall maintain such renter's insurance at all times during the Term of the Lease. Tenant shall provide a certificate of insurance to Landlord demonstrating that Tenant has procured the required insurance coverage, within ten (10) days after the commencement of the Term of this Lease and within ten (10) days after any renewal or change in such insurance coverage. If Tenant fails to procure the required insurance, allows such insurance to be cancelled or to lapse, or fails to timely provide the required certificates of insurance, the same shall be a Default of this Lease.

TENANT SIGN HERE Rhonda Campbell

TENANT SIGN HERE _____

TENANT SIGN HERE _____

By signing, you are confirming that you have read and understood the above insurance provision.

21. Holdover. Tenant must vacate the Premises and remove all of Tenant's personal property from the Premises before 11:59 p.m. on the date the Term expires if landlord has given tenant a written notice to terminate tenancy. If tenant fails to so vacate the Premises, Landlord may immediately commence eviction proceedings at its sole discretion. If tenant hold over (fails to vacate) the premises after proper notice, Landlord may hold the Tenant accountable for rent for the period of the holdover and for consequential damages due to an incoming tenant's inability to enter the premises because of the tenant's holdover occupancy. This lease shall serve as notice of a rent increase of _____% of the last rent charged if tenant holds over after proper notice.

22. Entry by Landlord. Landlord may enter the Premises (or cause its agents or contractors to enter the Premises) at reasonable hours for reasonable purposes (such as repairs, inspections or re-letting to prospective new tenants), after giving reasonable notice to Tenant. Landlord may also enter the Premises in the event of an emergency, without notice, or in the event of Tenant's abandonment of the Premises. Tenant's request for service or repairs shall be considered Tenant's approval of all necessary access to the Premises by Landlord or Landlord's agents or contractors, in connection with such service or repairs. If Tenant does not allow access to the Premises when Landlord or Landlord's agents or contractors have agreed to perform any services or repairs to the Premises, Tenant will be assessed a \$_____ service charge. Landlord may also display "For Rent" or "For Sale" signs on the Premises, including, without limitation, in the windows of the Premises or the front yard.

23. Subordination. The Lease is subordinate to all existing and future mortgages, deeds of trust and other security interests on the Premises. Tenant agrees that from time to time it will deliver to Landlord or Landlord's mortgagee or designee within ten (10) days of the date of Landlord's or Landlord's mortgagees or such other designee's request documentation confirming the subordination of this Lease to any current or future mortgage or mortgages placed on the Premises by Landlord and Tenant's agreement to attorn to any party acquiring rightful possession of the Premises by or through any such mortgage.

24. Possession. If Landlord is unable to deliver possession of the dwelling unit to Tenant, the parties will terminate this Lease without monetary obligation on the part of either party in connection with such termination. Following such termination, the parties may enter into a new lease with respect to the Premises or another property.

25. Waiver of Exemptions. Tenant hereby waives Tenant's exemption of personal property (other than those items of personal property described in Maryland Code Annotated, Real Property Section 8-307(a)) from attachment to satisfy any judgment rendered against Tenant in favor of Landlord arising from any action by Landlord to protect Landlord's rights under this Lease.

26. Military Activation. Notwithstanding any provision to the contrary contained herein, if Tenant is called to active duty in the military during the term of this Lease, Tenant shall present to Landlord the official orders activating Tenant, then and in that event, this Lease shall be controlled by the Servicemembers' Civil Relief Act of 2003, as amended and codified at 50 U.S.C. §§ 3901-4043 (the "Servicemembers' Civil Relief Act").

To the extent there is no conflict with the Servicemembers' Civil Relief Act or any provision Maryland law, if Tenant, or an immediate family member of Tenant occupying the Premises, is on active duty with the United States military and Tenant or such immediate family member of Tenant receives, during the term of this Lease, permanent change of station orders or temporary duty orders for a period in excess of three (3) months, then Tenant's obligation for rent hereunder shall not exceed the sum of: (1) 100% of the total rent and any applicable late fees accrued through the date on which Tenant gives notice, (2) thirty (30) days' rent after Tenant give notice under this section, and (3) the cost of repairing damage to Premises or Property cause by an act or omission of Tenant. If Tenant is active duty military and presents to Landlord a copy of official orders of transfer to another military location, then and in that event, Tenant shall be required to give Landlord the notice to terminate early set forth elsewhere herein but shall have no obligation to pay an Early Lease Termination Administrative Fee or additional rent other than for thirty (30) days after Tenant gives notice under this section.

27. Domestic Violence. If a Tenant or legal occupant is a victim of domestic violence or sexual assault, Tenant may terminate Tenant's future liability under this Lease if Tenant provides Landlord with written notice as required under Maryland Code Annotated, Real Property, Sections 8-5A-03 or 8-5A-04 by first-class mail or hand delivery of intent to vacate the premises and notice of Tenant's or legal occupant's status as a victim of domestic violence or sexual assault. The notice provided shall include a copy of a protective order issued for the benefit of the Tenant or legal occupant under Maryland Code Annotated, Family Law Section 4-506. If the written notice is provided, Tenant shall have 30 days to vacate the Premises from the date of providing the written notice. If Tenant vacates the Premises pursuant to this section, Tenant is responsible for rent only for the 30 days following Tenant providing notice of intent to vacate. If Tenant does not vacate the Premises within 30 days of providing to Landlord the written notice required under this section, the Landlord is, at the Landlord's option and with written notice to Tenant, entitled to: (1) All legal remedies against a tenant holding over available under Maryland Code Annotated, Real Property, Section 8-402; or (2) Deem Tenant's notice of an intent to vacate to have been rescinded and the terms of the Lease to be in full force and effect. The termination of Tenant's future liability under this Lease under this section does not terminate or in any other way impact the future liability of a Tenant who is the respondent in the action that results in: (1) A protective order issued for the benefit of the victim Tenant or victim legal occupant under Maryland Code Annotated Family Law Section 4-506; or (2) A peace order issued for the benefit of the victim Tenant or victim legal occupant

for which the underlying act was sexual assaults under Maryland Code Annotated, Courts and Judicial Proceedings Section 3-1505.

28. Tenant's Application. Tenant's application (the "Application") for this Lease is made a part of this Lease. Tenant hereby states that the information given by Tenant in the Application is true, complete and correct. As part of the Application, Tenant certified and warranted to Landlord that Tenant was not a convicted sex offender and Tenant hereby again warrants and certifies that Tenant and no members of Tenant's household is a convicted sex offender. Tenant understands that Landlord relies on such representation to comply with applicable laws. If any information contained in the Application is false, then, in consideration of Landlord's reliance upon the Application, any false representation shall be considered a material breach of this Lease and Landlord may deliver written notice to terminate this Lease pursuant hereto. Tenant shall notify Landlord of any change in the information given in the Application.

29. Security Policy. Landlord shall not provide, nor does Landlord have any duty to provide for Tenant, security services for the protection of Tenant or Tenant's property. Tenant hereby acknowledges that Tenant understands the foregoing, and Tenant shall look solely to the law enforcement agencies of the county or municipality in which the Premises is located for Tenant's protection. It is agreed and understood that Landlord shall not be liable to Tenant for any damages, injuries or wrongs sustained by others, or property of same from criminal or wrongful acts of third parties, that may cause harm to Tenant and/or anyone in Tenant's household and/or their respective invitees, licensees and guests resulting from a negligent, criminal or wrongful act by same. Tenant acknowledges that neither Landlord nor Agent has made any representations, written or oral, concerning the safety of the community or the effectiveness or operability of any security devices or security measures. Tenant acknowledges that neither Landlord nor Agent warrants or guarantees the safety or security of Tenant and/or anyone in Tenant's household and/or their respective invitees, licensees and guests against the criminal or wrongful acts of third parties. Each Tenant and/or anyone in Tenant's household and/or their respective invitees, licensees and guests is responsible for protecting his or her own person and property. Tenant acknowledges that security devices or measures may fail or be thwarted by criminals or by electrical or mechanical malfunction. Therefore, Tenant acknowledges that Tenant and/or anyone in Tenant's household and/or their respective invitees, licensees and guests should not rely on such devices or measures and should protect themselves and their property as if these devices and measures did not exist.

30. Lead-Based Paint. 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. Tenant hereby acknowledges receipt of a Lead-Based Paint disclosure form and EPA Lead-Based Paint Advisory Pamphlet if home was built prior to 1978.

31. Notices to Tenant. Notice to tenant can be provided by first class mail, posting or delivered electronically by e-mail message, text message, or property management/tenant portal. TENANT HEREBY EXPRESSLY CONSENTS TO THE ELECTRONIC DELIVERY OF NOTICES.

Rhonda Campbell
Tenant Signature(s)

By signing above tenant is consenting to the electronic delivery of all notices from landlord including but not limited to notice of intent to file a complaint for summary ejectment (failure to pay rent).

32. Notices to Landlord. Notice to landlord can be provided by first class mail or delivered electronically by e-mail, text message, or property management/tenant portal if landlord uses such services.

33. Lease Non-Renewal. If this is an annual tenancy, landlord or tenant must give at least 90 days' notice to not renew the tenancy. If this is a month-to-month tenancy, landlord or tenant must give 60 days' notice to not renew the lease.'

34. Automatic Renewal. If this is an annual lease, then this lease automatically renews for another annual term at the end of each term that has not been terminated by either landlord or tenant. If this is a month-to-month lease, then this lease automatically renews for monthly terms.

Tenant Signature(s)

By signing above tenant acknowledged that they understand the automatic renewal provision, and that they must provide proper notice if they wish to terminate the lease at the end of their intended term.

35. Property Conditions (Both parties initial next to A, B, or C. Write in the reasons for B or C)

(A) The property shall be in a condition permitting habitation, with reasonable safety.

(B) The property shall be in a condition permitting habitation, with reasonable safety, with the following exceptions:

(C) The property is not in a condition permitting habitation with reasonable safety because:

35. Miscellaneous.

(D) All notices required to be sent under the Lease must be in writing and either be: (i) delivered as provided by applicable law; (ii) personally delivered, with proper proof of service; or (iii) sent via U.S. certified mail, postage prepaid, return receipt requested. All notices required to be sent to Landlord must be sent or delivered to the address where the Rent is to be paid, and all notices required to be sent to Tenant may be sent or delivered to the Premises.

(E) In the event that Landlord commences legal action against Tenant to enforce any part of this Lease or applicable laws, Landlord shall be entitled to recover all costs and reasonable attorneys' fees incurred by Landlord in connection therewith.

(C) The Lease is governed by and construed in accordance with the laws of the State of Maryland. Venue is proper in the County in which the Premises is located.

(D) This Lease and any attached exhibits or addendums constitute the entire agreement between parties. Unless otherwise provided in this Lease, this Lease may be amended, modified, or terminated only by a written instrument executed by Landlord and Tenant.

(E) The Section titles or captions in the Lease are for convenience only and shall not be deemed to be part of this Lease.

(F) Whenever the terms referred to in this Lease are singular, the same shall be deemed to mean the plural, as the context indicates, and vice versa. All references to "Tenant" mean each and every person comprising Tenant or an individual person or combination of persons comprising Tenant as may be required by the specific context.

(G) No right under the Lease may be waived except by written instrument executed by the party who is waiving that right. No waiver of any breach of any provision contained in the Lease shall be deemed a waiver of any preceding or succeeding breach of that provision or of any other provision contained in the Lease. No extension of time for performance of any obligations or acts shall be deemed an extension of the time for performance of any other obligations or acts.

(H) If any term, covenant, condition, or provision of the Lease or the application thereof to any person or circumstance is found, at any time or to any extent, to be invalid or unenforceable, a legally valid provision as similar as possible to the invalidated provision will be substituted therefor, and the remainder of the Lease, or the application of that term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of the Lease shall be valid and shall be enforced to the fullest extent permitted by law.

(I) It is understood that if Tenant leaves personal property within the Premises after move-out, then Landlord can determine that such property has been abandoned. If Tenant abandons any personal property, then it shall be deemed that Tenant has specifically and irrevocably waived all title and interest in such property and grants Landlord the full authority to dispose of such property without notice, a court order, or accountability.

(J) This Lease shall be subject to, and Tenant shall comply with, all covenants, conditions and restrictions affecting the Premises, including, without limitation, the declaration, bylaws, and/or rules and regulations of any condominium association and/or homeowner's association governing the Premises (collectively, the "Association Documents"). Tenant's failure to comply with such covenants, conditions and restrictions, including, without limitation, the Association Documents, shall be a Default of this Lease. Additionally, Tenant shall immediately reimburse Landlord for any fines or other charges incurred by Landlord due to Tenant's violation of the Association Documents.

(K) Any partial payment made by Tenant will be allocated first to the payment of Additional Rent and second to unpaid rent. Landlord's acceptance of any partial payment does not waive Landlord's right to require immediate payment of the unpaid balance of Rent, or waive or affect Landlord's rights to institute legal proceedings including, without limitation, an eviction action.

(L) No assent, express or implied, to any Default of any one or more of the agreements in the Lease will be deemed or taken to be a waiver of any succeeding or other Default. The covenants set forth in the Lease are independent. Tenant shall have no right to withhold or set off any Rent due Landlord.

(M) If more than one person comprises Tenant, it is expressly understood and agreed that each person comprising Tenant is jointly and severally liable for any and all obligations of Tenant in the Lease. This means that each and every person comprising Tenant are each, together and separately, responsible for all of Tenant's obligations.

(N) Tenant shall not be permitted to, and shall not permit any family, visiting friends, dependents, guests, licensees or invitees of Tenant to smoke in the Premises, including, without limitation, the use of any vapor products.

(O) If any individual comprising Tenant dies before the end of the Term, any remaining individuals comprising Tenant shall continue to carry out the terms of the Lease. If the deceased individual is the sole Tenant under the Lease, a representative of the deceased Tenant may terminate this Lease by providing verified written documentation testifying to such Tenant's death.

(P) Landlord and tenant acknowledge that generally tenants have the right of first refusal under Maryland law if the landlord decides to sell the property.

(Q) In the event any section of this agreement shall be held to be invalid, all remaining provisions shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year provided with their respective signatures below.

TENANT(S):

Signature

Rhonda Campbell

Print Name

E-Mail

Cell Phone

Date:

Signature

Print Name

E-Mail

Cell Phone

Date:

LANDLORD:

Signature

Ami Best

Print Name

E-mail

Date:

Landlord's Address (For Notification Purposes)

7512 Carnival PL NW
Bremerton, WA
98311

BALTIMORE CITY ADDENDUM

BALTIMORE CITY LEASE ADDENDUM

This Addendum shall apply in the event that the Premises is located in Baltimore City Maryland and shall not apply in any other event. This addendum supersedes the lease agreement's late fee clause.

LATE FEE DISCLOSURE

Landlord is prohibited from applying a penalty fee for late payment of rent until:

- (a) Tenant's payment of rent is more than ten (10) days past due with the rent; or
- (b) Tenant has received Tenant's regularly scheduled government benefit disbursement if Tenant has previously provided Landlord with written notice that shows the day of the month the government

benefit is normally issued or mailed is later than the day on which the rent is due.

- (c) Government benefit means:

- (i) Temporary cash assistance or other assistance described in Title 5 of the State Human Services Article;
- (ii) Supplemental Security Income;
- (iii) Social Security Disability Income;
- (iv) Unemployment Insurance Benefits;
- (v) Veteran's Administration Benefits;
- (vi) Social Security Benefits; or
- (vii) Assistance from any other similar federal, state, or city government benefits program.

LATE FEE CHARGE

The late fee shall equal 5% of the monthly rent.

IN WITNESS WHEREOF, the parties have executed this Baltimore City Addendum as of the day and year provided with their respective signatures below.

TENANT:

Rhonda Campbell
Signature

Print Name

Date: _____

Signature

Print Name

Date: _____

LANDLORD:

Ami Boer
Signature

Print Name

Date: _____

LEAD DISCLOSURE ADDENDUM

Disclosure of Information on Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead -based paint and lead- based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure. Initials of Landlord or Authorized Agent: _____

☐ (a) Presence of lead-based paint or lead-based paint hazards (check one below): Known lead-based paint and/or lead-based paint hazards are present in the housing.

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

☐ (c) Records and reports available to the Landlord (check one below):

Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Property is certified "Limited Lead Free"

☐ (d) Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment. Initials of Tenant: RC

(a) Buyer/Tenant has received copies of all information, if any, listed above.

(b) Buyer/Tenant has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family from Lead in Your Home".

(c) Buyer/Tenant has [check one below]:

☐ Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead- based paint hazards.

Certification of Accuracy

The following parties have reviewed the Lead Disclosure Addendum and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Prince George's County Addendum as of the day and year provided with their respective signatures below.

TENANT:

Rhonda Campbell
Signature

Print Name

Date: _____

Signature

Print Name

Date: _____

LANDLORD:

Ami Best
Signature

Print Name

Date: _____

Move-in/Move-Out Condition Report

This Move-in/Move-Out Condition Report is part of the Residential Lease Agreement dated ____/____/____ between _____ (“Tenant”) and _____ (“Landlord”) for the property located at _____ (the “Property”).

Landlord and Tenant have each inspected the Property. Tenant understands that this Condition Report is a part of the Lease and will be used to document the condition of the Property upon gaining occupancy and upon vacating. Arrival condition considered good, in working order, and undamaged unless specified.

	Arrival Condition	Departure Condition
Living Room		
Floor and Floor Covering		
Walls and Ceiling		
Window(s)		
Window Covering(s)		
Lighting Fixture(s)/Fans		
Door(s)/Hardware		
Heating		
Outlets/Switches		
Smoke Alarms/CO Alarms		
Other		
Other		
Other		
Other		
Other		

	Arrival Condition	Departure Condition
Kitchen/Other		
Floors/Floor Coverings		
Walls and Ceiling/Caulking		
Window(s)		
Window Covering(s)		
Lighting Fixture(s)/Fans		
Door(s)/Hardware		
Heating		
Outlets/Switches		
Smoke Alarms/CO Alarms		
Cabinets/Hardware		
Refrigerator		
Stove/Oven		
Stove Vent		
Microwave		
Dishwasher		

Sink/Fixtures/Plumbing		
Counter		
Garbage Disposal		
Washer/Dryer		
Dryer Vent		
Other		
Other		
Other		
Other		
Other		

	Arrival Condition	Departure Condition
Bathroom(s)		
Floors/Floor Coverings		
Walls and Ceiling/Caulking		
Window(s)		
Window Covering(s)		
Lighting Fixture(s)/Fans		
Vanity/Mirror		
Door(s)/Hardware		
Heating		
Outlets/Switches		
Smoke Alarms/CO Alarms		
Cabinet(s)/Hardware		
Counter Surfaces		
Sink/Fixtures/Plumbing		
Bathtub/Shower/Fixtures		
Toilet		
Other		
Other		
Other		
Other		
Other		

	Arrival Condition	Departure Condition
Bedroom		
Floor and Floor Covering		
Walls and Ceiling		
Window(s)		
Window Covering(s)		
Lighting Fixture(s)/Fans		
Door(s)/Hardware		
Closet		
Heating		

Outlets/Switches		
Smoke Alarms/CO Alarms		
Other		
Other		
Other		
Other		
Other		

	Arrival Condition	Departure Condition
<u>Bedroom/Other</u>		
Floor and Floor Covering		
Walls and Ceiling		
Window(s)		
Window Covering(s)		
Lighting Fixture(s)/Fans		
Door(s)/Hardware		
Heating		
Outlets/Switches		
Smoke Alarms/CO Alarms		
Closet		
Other		
Other		
Other		
Other		
Other		

	Arrival Condition	Departure Condition
<u>Bedroom/Other</u>		
Floor and Floor Covering		
Walls and Ceiling		
Window(s)		
Window Covering(s)		
Lighting Fixture(s)/Fans		
Door(s)/Hardware		
Heating		
Outlets/Switches		
Smoke Alarms/CO Alarms		
Closet		
Other		
Other		
Other		
Other		
Other		

	Arrival Condition	Departure Condition
Other		
Exterior of Building		
Lawn/Garden		
Driveway/Walkways		
Garage		
Porch		
# of Keys Received:	Door___ Garage___ Mailbox___ Other___	Door___ Garage___ Mailbox___ Other___
Other		
Other		
Other		
Other		
Other		

Comments:

Move-in Inspection

Move-Out Inspection

Landlord/Manager *Chris B...* Landlord/Manager _____

Tenant _____ Tenant _____

Tenant _____ Tenant _____

Date of Move-in Inspection ____/____/____

Date of Move-Out Inspection ____/____/____