

## RENTAL PAYMENT INSTRUCTIONS

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Monthly rent may be paid in four ways:

1. Mail: Payments can be mailed to **Rebuild Property Management Inc,**  
**3700 O'Donnell St Suite 200 Baltimore MD 21224**

Payment must be postmarked by the 5th of the month to avoid a late fee.

2. Online Money Transfer Service: Rent can be paid via online money service/phone app:  
Zelle (use rebuildpropertymgmt@gmail.com) or Chime

3. Preferred Method - Online Tenat Portal. See instructions

**GENERAL RESIDENTIAL DWELLING LEASE TEMPLATE**

This template is designed to comply with laws of general application in the State of Maryland.  
Maryland

1. **DATE OF LEASE OFFER:** 05 / 30 / 2026

2. **LANDLORD and AUTHORIZED REPRESENTATIVE OF LANDLORD** (Collectively referenced herein as "Landlord"):

**Owner:** 3328 LAWNVIEW AVE LLC

**Property Manager:** Rebuild Property Management

3. **TENANT:** Sharita williams

4. **LEASED PROPERTY ADDRESS ("THE PROPERTY"):** 3328 Lawnview Avenue  
Baltimore MD 21213

5. **INITIAL LEASE TERM:** Landlord leases to Tenant and Tenant leases from Landlord the Property for the term of 12 month(s) commencing on the 1st day of June 2026 (mo./yr.) and ending on the 31st day of May 2027 (mo./yr.) (the "Initial Term"), at a total rental of Nineteen Thousand Two Hundred and 00/100 Dollars (\$ 19,200.00 ) for said Term, due and payable in equal monthly installments of One Thousand Six Hundred and 00/100 Dollars (\$ \$1,600.00 ), in advance, on the 1st day of each and every month ("Rent Due Date") of said Term, plus if applicable the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ) on \_\_\_\_\_ as "pro rata" rent for the period \_\_\_\_\_ through \_\_\_\_\_.

If this Lease commences on a day other than the first day of the month, the amount of Rent to be paid for the balance of said first month will be apportioned pro rata; thereafter rent will be paid on the first day of the month as aforesaid. Tenant covenants and agrees to pay said Rent as set forth herein. Tenant agrees to pay rent to Rebuild Property Management at 3700 O'Donnell Suite 200 Baltimore MD 21224, Zelle and Resident Portal (or at such other place as Landlord may from time to time designate) without deduction, demand or offset and said obligation to pay Rent is independent of any other clause herein. Failure to pay said rent at the time specified will constitute default and Landlord may pursue any remedy, whether at law or in equity, afforded under the terms of this Lease and/or applicable law. All sums of money or other charges, including payments and/or repairs, required to be paid by Tenant to Landlord or to any other person under the terms of this Lease, whether or not the same be designated "rent" or "additional rent", will be deemed rent and will be collectible as such. Landlord shall furnish to Tenant a receipt for all cash paid by Tenant to Landlord for rent, security deposit or otherwise.

6. **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 Sharita Williams

Tenant represents and warrants to Landlord that neither Tenant nor any person(s) identified in this Paragraph has been convicted of a felony crime in any federal or state court except as otherwise disclosed by Tenant to Landlord on the application for tenancy form, as signed by Tenant.

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**7. RENEWAL OF LEASE TERMS** (Landlord and Tenant to initial one selection):

- ☒ A. **END OF INITIAL TERM.** Tenant agrees to vacate the Property by the last day of the Initial Term. Landlord shall provide Tenant with a minimum of sixty (60) days notice to vacate prior to the end of the initial term.
- ☒ B. **MONTH-TO-MONTH:** This Lease shall continue in force from month to month after the expiration of the Initial Term. Either party may terminate the month- to-month lease at the end of any rental month, provided that written notice of not less than sixty (60) days is given to the other party.  
**NOTICE: notice requirements vary depending on the jurisdiction. The State requires that Landlord give 90 days' notice to Tenant of termination of a lease with a term of a year or longer.**
- ☐ C. **YEAR-TO-YEAR:** This Lease shall continue in force from year to year after the expiration of the Initial Term. Either party may terminate this year-to-year Lease at the end of any renewal term, provided that written notice of not less than ninety (90) days is given to the other party prior to the end of any renewal term.

**8. PAYMENT OF RENT:** Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment of rent is paid more than Five ( 5 ) days after the date when due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of delinquent rent due. If a check is accepted by Landlord from Tenant for rent, it is purely as an accommodation to Tenant. If the check is dishonored, Tenant agrees to pay a \$ 125 charge to Landlord as additional rent. The amount of 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. Tenant is hereby notified that all payments will be applied first toward late charges, then toward returned check service charges, then toward attorney's fees and finally toward rent. If the remaining amount is not sufficient to cover the full current month's rent, a late fee will be assessed on the current month's rent. Should the Landlord accept any partial payment of rent, this acceptance shall not be interpreted as changing the terms of the Lease which require the payment of rent as specified herein.

**9. 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 this Lease; (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; and (c) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. In the event Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of the 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.

**10. TENANT OPPORTUNITY TO PURCHASE:** If Landlord intends to sell the Property while occupied by Tenant, Tenant may have the right to an exclusive negotiation period to submit an offer to purchase the Property. To determine whether Tenant has the right to an exclusive negotiation period, Tenant may contact the Office of Tenant and Landlord Affairs of the Maryland Department of Housing and Community Development. Landlord shall attach as an Addendum to this Lease a copy of the most recent Maryland Tenant's Bill of Rights published by the Office of Tenant and Landlord Affairs.

**11. ACTIVE MILITARY DUTY:** In the event Tenant is a member of the Armed Services and on active duty at the time Tenant enters into this Lease, and Tenant subsequently receives a "change of assignment" as defined in Section 8-212.1 of the Real Property Article, Annotated Code of Maryland, Tenant's liability to pay rent may not exceed: (1) any rent or lawful charges then due and payable plus 30 days' rent after written notice and proof of the change of assignment is given to the Landlord; and (2) the cost of repairing damage to the premises caused by an act or omission of Tenant.

**12. LEGAL RIGHTS OF LANDLORD:** If Tenant shall fail to pay the rent or any additional rent as herein provided, or if Tenant shall breach any other term, covenant, or condition of this Lease, including, but not limited to, any misrepresentation in Tenant's application, Landlord may (a) re-enter the Property and terminate this Lease in accordance with the applicable provisions of law;

(b) bring summary ejectment proceedings to evict Tenant; or (c) pursue any and all other 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 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 this 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.

**13. 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 forty-five (45) days after the termination or expiration 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.)

Name Rebuild Property Management ☐ Landlord ☒ Property Manager  
Address 3700 O'Donnell St Suite 200  
Phone Baltimore MD 21224

**14. SECURITY DEPOSIT:** In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited with Landlord the sum of One Thousand Six Hundred and 00/100 Dollars (\$1,600.00), ("Security Deposit") receipt of which is hereby acknowledged, which sum does not exceed one (1) months' Rent. **NOTICE: Total security deposit, including pet deposit, may not exceed one month's rent.**

The Security Deposit is to be held as collateral security and applied to any rent or unpaid utility bill that may remain due and owing at the expiration of this Lease, any extension thereof or holding over period, or applied to any damages to the Property in excess of ordinary wear and tear caused by the Tenant, Tenant's family, guests, agents, employees, trades people, or pets, or other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Lease.

**Tenant may not utilize the Security Deposit as rent and must not apply the same as the last month's Rent.** The Security Deposit will be deposited within thirty (30) days after it has been received and maintained in an escrow account, devoted exclusively to security deposits, in a federally insured financial institution which does business in the State of Maryland. The Security Deposit may be held in insured certificates of deposit at branches of a federally insured financial institution within the State of Maryland or in securities issued by the federal government or the State of Maryland. The Landlord must provide the Tenant, within forty-five (45) days after the termination of the tenancy by first class mail directed to the last known address of the Tenant, a written list of any damages to the Property together with a statement of costs actually incurred. Within forty-five (45) days after the termination of the tenancy, Landlord must return the Security Deposit to Tenant together with simple interest which will accrue at the legal rate less any damages rightfully withheld. Interest will accrue at six (6) month intervals from the day Tenant deposits said collateral security with Landlord, provided the said Security Deposit is Fifty Dollars (\$50.00) or more. Interest on the Security Deposit shall not be compounded. Landlord need not notify Tenant of his/her intention to withhold all or any part of the Security Deposit if Tenant has been evicted, or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event Tenant may make demand for return of the Security Deposit by giving written notice by first class mail to Landlord within forty-five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. Landlord, within forty-five (45) days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail.

Tenant's obligations under this Lease may not end when Tenant ceases to occupy the Property. Repairs required may be so substantial or of such a nature that work will not be completed within the forty-five (45) day period following the termination of the tenancy. In such event, Landlord reserves the right to pursue Tenant for reimbursement for costs incurred for damages. Tenant has the right to have the Property inspected by Landlord, in the presence of Tenant, for the purpose of making a written list of damages to the Property that exist at the commencement of the Tenancy if Tenant so requests, in writing, by certified mail, to Landlord within fifteen (15) days of the Tenant's occupancy of the Property. Tenant has the right to be present at the time of inspection to determine if any damage has been done to the Property if Tenant notifies Landlord by certified mail of Tenant's intention to move, date of moving and Tenant's new address. Such notice, from Tenant to Landlord, must be mailed at least 15

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days prior to date of moving. Upon receipt of notice, Landlord shall notify Tenant by certified mail of the time and date when the Property is to be inspected. The inspection date shall occur within five (5) days before or five (5) days after the Tenant's stated date of intended moving as designated in Tenant's notice.

In the event of a sale of the Property or the transfer or assignment by Landlord of this Lease, Landlord has the obligation to transfer the Security Deposit to the transferee. After the transfer is made and after written notice of same is given to Tenant with the name and address of the transferee, Landlord is released from all liability for the return of the Security Deposit and Tenant must look solely to the new Landlord for the return of his Security Deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the Security Deposit to a new Landlord.

In the event of any rightful or permitted assignment of this Lease by Tenant to any assignee or sublessee, the Security Deposit is deemed to be held by Landlord as a deposit made by the assignee or sublessee and Landlord will have no further liability with respect to return of such Security Deposit to the assignor.

The failure of Landlord to comply with the Security Deposit Law may result in Landlord being liable to Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees. Landlord, by Maryland law, shall retain a copy of this receipt for a period of two (2) years following the termination of the tenancy, abandonment of the Property, or eviction of the Tenant.

Landlord or Landlord's estate but not the managing agent or court appointed receiver shall remain liable to Tenant for the maintenance of the Security Deposit as required by law.

Tenant acknowledges that this paragraph (SECURITY DEPOSIT) shall serve as receipt of Security Deposit.

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#### 15. PETS/SERVICE ANIMALS:

**A. PETS:** Tenant is not allowed to keep pets on the Property except with the written permission of Landlord. Landlord may revoke permission to allow pets for reasonable cause. Tenants who are authorized to have pets agree to pay the cost of having the Property de-fleaed and de-ticked by a professional exterminator, and if carpeted, the carpeting shampooed and deodorized by a professional cleaner, at the termination of occupancy. Tenant further agrees to assume all liability for pet's behavior and actions, and will be responsible for compliance with all laws, regulations and ordinances regarding pets and for any damage caused by said pet including, but not limited to, odor and property damage.

Pet Rent Addendum attached:

Yes ☐ No ☐

**B. SERVICE ANIMALS:** If Tenant or Tenant's minor child has a disability, Tenant may keep and maintain a service animal trained to do work or perform tasks for the benefit of the individual with a disability. Such service animal may be kept within the Property, and shall have access to the rental facility and all other related structures in accordance with applicable laws. If Tenant has a service dog, Tenant agrees to pay the cost of having the Property de-fleaed and de-ticked by a professional exterminator, and if carpeted, having the carpeting shampooed and deodorized by a professional cleaner, at the termination of occupancy. Tenant agrees to assume all liability for the service animal's behavior and actions, and agrees to comply with all laws, regulations and ordinances regarding such service animal. Tenant shall be liable for any damages to the Property or facilities caused by the service animal, including, but not limited to, odor and property damage. **NOTICE: A Landlord may not require Tenant with a disability accompanied by a service animal to pay a security deposit for the service animal. Tenant has service animal:**

Yes ☐ No ☒ TYPE OF SERVICE ANIMAL(S) \_\_\_\_\_.

**C. PET PROTECTION DURING EVICTION/LOSS OF POSSESSION OF PROPERTY:** If Tenant is evicted or loses possession of the Property pursuant to a court order, Tenant should visit

<https://mda.maryland.gov/SiteAssets/Pages/Pets-and-eviction/HB102%20-%20Pet%20Protections%20During%20Eviction%20F>

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[lyer.pdf](#) on the Maryland Department of Agriculture website for information on how to provide housing for the pet during Tenant's temporary or permanent housing relocation.

**16. TENANT'S RIGHT TO OCCUPY THE PROPERTY:** Landlord agrees that 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. If permission is given to Tenant to enter into possession of the Property prior to the date specified for the commencement of the Term, such occupancy shall be deemed to be in accordance with all the terms, covenants, conditions, and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.

**17. SMOKE ALARM INSTALLATION AND MAINTENANCE:** Tenant acknowledges that Landlord has installed one or more smoke alarms in accordance with §§ 9-101 through 9-109 of the Public Safety Article of the Annotated Code of Maryland. NOTICE: Local jurisdictions may have additional requirements. Tenant further acknowledges that with respect to any smoke alarm installed in accordance with state or local law, said smoke alarm is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any smoke alarm, or otherwise permit any smoke alarm to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the smoke alarm periodically and to report in writing to Landlord any malfunction. Written notification of any malfunction shall be delivered by certified mail, return receipt requested to Landlord, or by hand delivery to Landlord, at the address used for the payment of rent. If the delivery of the notification is made by hand, Landlord shall provide to Tenant a written receipt for the delivery. Landlord shall provide written acknowledgment of the notification and shall repair or replace the smoke alarm within 5 calendar days after the notification. Tenant assumes sole responsibility to test the smoke alarm and 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 such smoke alarm which Tenant shall not have specifically reported in writing to Landlord as required. If any smoke alarm within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Landlord and Landlord shall promptly cause the smoke alarm to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord, or such costs as may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent.

**18. CARBON MONOXIDE DETECTOR INSTALLATION AND MAINTENANCE:** Tenant acknowledges that Landlord has installed one or more carbon monoxide detectors in accordance with state or local law. Tenant further acknowledges that with respect to any carbon monoxide detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Landlord any malfunction. Tenant assumes sole responsibility to test the detector and 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 such detector which Tenant shall not have specifically reported in writing to Landlord as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Landlord and Landlord shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord, or such costs as may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent.

**NOTICE:** Some local jurisdictions require Landlord to provide written information on carbon monoxide detector testing and maintenance to at least 1 adult occupant of that unit. If the Property is located in a jurisdiction that requires Landlord to provide written information on carbon monoxide detector testing and maintenance to at least 1 adult occupant of that unit, Tenant should initial the Tenant Certification.

**TENANT CERTIFICATION:** I hereby certify that I am an adult and that I have received from Landlord written information concerning the manufacturer's recommendation for maintenance and testing of the carbon monoxide detector(s).

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**19. TENANT'S USE OF KEYS AND LOCKS:** No additional lock(s) shall be installed by Tenant and no existing lock(s) shall be changed by Tenant without the Landlord's prior written consent 1 set keys will be furnished to Tenant and any additional keys required will be obtained from Landlord and paid for by Tenant. Duplicate key(s) will not be made without Landlord's prior written consent. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant.

**20. INCLUSIONS/EXCLUSIONS:** Included in the Property are all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included, if box below is checked.

**INCLUDED**

- ☐ Alarm System
- ☐ Carbon Monoxide Detector(s) # \_\_\_\_\_
- ☐ Ceiling Fan(s) # \_\_\_\_\_
- ☐ Central Vacuum
- ☐ Clothes Dryer
- ☐ Clothes Washer
- ☐ Cooktop
- ☐ Dishwasher
- ☐ Drapery/Curtain Rods
- ☐ Draperies/Curtains
- ☐ Electronic Air Filter
- ☐ Exhaust Fan(s) # \_\_\_\_\_
- ☐ Exist. w/w Carpet
- ☐ Fireplace Screen Doors
- ☐ Freezer

**INCLUDED**

- ☐ Furnace Humidifier
- ☐ Garage Opener(s) # \_\_\_\_\_
- ☐ w/remote(s) # \_\_\_\_\_
- ☐ Garbage Disposer
- ☐ Hot Tub, Equip. & Cover
- ☐ Intercom
- ☐ Lawn Mowers(s) \_\_\_\_\_
- ☐ Microwave
- ☐ Playground Equipment
- ☐ Pool, Equip. & Cover
- ☒ Refrigerator(s) # \_\_\_\_\_
- ☐ w/ice maker
- ☐ Satellite Dish
- ☐ Screens
- ☐ Shades/Blinds

**INCLUDED**

- ☐ Storage Shed(s) # \_\_\_\_\_
- ☐ Storm Doors
- ☐ Storm Windows
- ☒ Stove or Range
- ☐ T.V. Antenna
- ☐ Trash Compactor
- ☐ Wall Oven(s) # \_\_\_\_\_
- ☐ Water Filter
- ☐ Water Softener
- ☐ Window A/C Unit(s) # \_\_\_\_\_
- ☐ Window Fan(s) # \_\_\_\_\_
- ☐ Wood Stove

Additional Inclusions: \_\_\_\_\_

Exclusions: \_\_\_\_\_

**21. 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 as 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 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 neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any

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improper, illegal, or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from the 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 of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by Tenant of any of the covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only.

**22. COMMUNITY ASSOCIATION:** In the event the Property is part of a condominium or homeowner association, Tenant agrees to obey and abide by the declaration, covenants, by-laws, restrictions, rules and regulations promulgated from time to time by the council of unit owners of the condominium or the homeowner association, copies of which shall be provided to Tenant by Landlord prior to occupancy. Landlord shall not be liable to Tenant for the violation of any of the declarations, covenants, restrictions, rules and regulations or the provisions in any other lease by any other tenant or occupant in the development. Unless otherwise provided in the Lease, Landlord is responsible for payment of Condo/HOA fee. Tenant acknowledges receipt of applicable documents. SW / \_\_\_\_\_ TENANT'S INITIALS

**23. UTILITIES AGREEMENT:** The obligations of Landlord and Tenant with respect to the provision of utilities shall be as follows:  
UTILITY FURNISHED AT COST OF:

|                     | <u>Landlord pays:</u>    | <u>Tenant pays utility provider directly:</u> | <u>Landlord pays and tenant reimburses landlord:</u> |
|---------------------|--------------------------|-----------------------------------------------|------------------------------------------------------|
| a. Cable TV         | <input type="checkbox"/> | <input checked="" type="checkbox"/>           | <input type="checkbox"/>                             |
| b. Cold Water/Sewer | <input type="checkbox"/> | <input checked="" type="checkbox"/>           | <input type="checkbox"/>                             |
| c. Cooking Fuel     | <input type="checkbox"/> | <input checked="" type="checkbox"/>           | <input type="checkbox"/>                             |
| d. Electricity      | <input type="checkbox"/> | <input checked="" type="checkbox"/>           | <input type="checkbox"/>                             |
| e. Heating Fuel     | <input type="checkbox"/> | <input checked="" type="checkbox"/>           | <input type="checkbox"/>                             |
| f. Heating of Water | <input type="checkbox"/> | <input checked="" type="checkbox"/>           | <input type="checkbox"/>                             |
| g. Trash Removal    | <input type="checkbox"/> | <input checked="" type="checkbox"/>           | <input type="checkbox"/>                             |
| h. _____            | <input type="checkbox"/> | <input type="checkbox"/>                      | <input type="checkbox"/>                             |
| i. _____            | <input type="checkbox"/> | <input type="checkbox"/>                      | <input type="checkbox"/>                             |

In the event the Property uses oil/propane for heat, the arrangement is as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If Tenant pays the costs of utilities for water, sewer, gas, or electricity directly to Landlord, Landlord shall provide a copy of the water, sewer, gas, or electricity utility bill to 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 the bill, such failure shall constitute a default under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which event, the amount thereof 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 utility costs as Landlord has for the non-payment of rent under this Lease.

**24. AGREEMENT FOR REPAIR OF UTILITY OR SERVICE:** 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 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.

**25. 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 they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Landlord is hereby released and discharged from any liability, loss, cost, 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.

**26. MAINTENANCE AND REPAIRS:** Landlord shall maintain, and/or repair/replace (if necessary in Landlord's sole discretion the plumbing, heating, cooling, electrical systems, and also the exterior walls and roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and Related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace.

Except as provided 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, window treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's expense, up to a repair deductible amount of \$ 75 ("Deductible") so as to restore the Property to the same condition as existed prior to the commencement of the Term. Landlord shall cover any cost in excess of the Deductible per each repair or replacement required. If 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 costs as Landlord has for the non-payment of rent under this Lease. Tenant shall furnish the HVAC system filters, electric light bulbs, and fuses at Tenant's expense.

In the event the Property is part of a multi-unit building, Tenant shall also be liable to Landlord for the cost of any repairs or replacements to the building if the need for such repairs or replacements results from the negligence or misuse of the building by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members. The cost of such repairs or replacements shall be added to and deemed a part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for collection of such costs as Landlord has for the non-payment of rent under this Lease.

Additional agreements, if any, regarding maintenance, repairs and/or replacement are as follows:

**27. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM:** Landlord 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.

**28. SHOWING OF PROPERTY FOR RENT OR SALE:** During the term of this Lease, or any renewal thereof, Tenant shall permit the posting of a "For Rent" or "For Sale" sign and shall allow the Property to be shown to prospective Tenants and Purchasers during the hours of 9am to 6pm daily. Landlord shall give Tenant reasonable notice of such

Tenant § 31 / \_\_\_\_\_

Landlord/Authorized Representative of Landlord LJ / \_\_\_\_\_

showings. If Tenant is not home, the Property may be shown utilizing the key retained by Landlord or by use of a key lockbox, as authorized by Landlord. Tenant agrees to keep Property reasonably clean and orderly and that any pets permitted on the Property shall not be allowed to obstruct nor interfere with any showing of the Property for rent or sale. Tenant agrees to make reasonable accommodations to comply.

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

**30. 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 nor permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any other governmental authority.

**31. TENANT'S RESTRICTIONS REGARDING PROPERTY:**

**A. CHANGES TO THE PROPERTY:** Tenant shall not install, attach, remove or exchange appliances or equipment, such as air conditioning, heating, refrigerator or cooking units, nor make any alterations, additions, or improvements, including painting or electrical work, to the Property without first obtaining Landlord's written consent.

**B. VEHICLE PARKING:** Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations and restrictions.

**C. TRASH:** All garbage and trash must be placed in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup.

**D. WATERBEDS:** Tenant acknowledges that waterbeds are not permitted on or about the Property.

**E. SMOKING:** Tenant acknowledges that smoking is not permitted on or about the Property.

**F. SPACE HEATERS:** Tenant acknowledges that space heaters are not permitted on or about the Property.

**32. WATER CONDITIONING SYSTEM, SWIMMING POOL, HOT TUB/SPA:** In the event the Property has a water conditioning system, swimming pool, and/or hot tub/spa, Tenant understands and agrees to exercise due caution in the care of these systems. Tenant agrees to properly maintain said systems at Tenant's expense according to the instructions provided. The cost of all chemicals and filters shall be at the expense of the Tenant. Until further notice, the designated service company is SSI.

**33. WATER/MOISTURE/MOLD:** Tenant shall promptly notify Landlord in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets), flooding and/or water damage to the Property.

In the event of water moisture, water leaks, water spillage, flooding and/or water damage, Tenant shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant shall notify Landlord promptly in the event mold of any type is observed within the leased Property. Upon notification from Tenant, Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the Property which occur through no fault of Tenant. In the event water damage or mold occurs within the Property through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold.

Tenant acknowledges receipt of the pamphlet entitled A Brief Guide to Mold, Moisture, and Your Home published by the U.S. Environmental Protection Agency, or a substantially similar pamphlet issued by the Maryland Department of the Environment

Tenant SSI / \_\_\_\_\_

Landlord/Authorized Representative of Landlord LJ / \_\_\_\_\_

in accordance with Maryland Code, Environment, Section 6-1702.

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#### 34. LEAD-BASED PAINT:

**A. FEDERAL LEAD-BASED PAINT 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 owner of pre-1978 housing is required to disclose to Tenant, based upon owner's actual knowledge, all known lead-based paint hazards in the Property and provide Tenant with any available reports in owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. In the event the Federal Program is applicable, the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards is attached and hereby made a part of this Lease.

**B. MARYLAND LEAD POISONING PREVENTION PROGRAM:** If the Property was built prior to 1978, the Property is also subject to the Maryland Lead Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the "Maryland Program"). Detailed information regarding compliance requirements may be obtained at: <http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx>.

**C. AGE CLASSIFICATION OF PROPERTY:** Landlord represents and warrants to Tenant(s), broker(s), broker(s)' agents and subagents, intending that they rely upon such warranty and representation, that:

The Federal Program (**check one**)

- ☐ the Property was built during or after 1978; the Federal Program does not apply.  
☒ the Property was built before 1978; the Federal Program applies.

The Maryland Program (**check one**)

- ☒ the Property was built prior to 1978; the Maryland Program applies.  
☐ the Property was built during or after 1978; the Maryland Program does not apply.

Age Classification Unknown (**check if applicable**)

- ☐ Landlord is uncertain as to age classification, therefore, Landlord acknowledges that, for the purposes of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1978, and agrees that the Property is fully subject to both the Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards.

**D. ACKNOWLEDGEMENT:** Tenant understands that the Property may be subject to the Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards. If the Property is subject to Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards, Tenant acknowledges receipt of the following required brochures:

**1. Under Federal Law** (The Residential Lead-Based Paint Hazard Reduction Act of 1992)

- a. The EPA "Protect Your Family From Lead In Your Home" brochure.

**2. Under Maryland Law** (The Maryland Lead Poisoning Prevention Program)

- a. The Notice of Tenants' Rights, Lead Poisoning Prevention, as published by the Maryland Department of the Environment  
b. The EPA "Protect Your Family From Lead In Your Home" brochure (the same brochure as in 1.a.)

**E. RENOVATION, REPAIR AND PAINTING OF PROPERTY:** In accordance with the Lead Renovation, Repair and Painting Rule ("RRP") as adopted by the Environmental Protection Agency ("the EPA"), effective April 22, 2010, if the improvement(s) on the Property was built before 1978, the contractor(s) engaged by the Tenant to renovate, repair or paint the Property must be certified by the EPA to perform such renovation, repair or painting projects that may disturb paint. Before and during any renovation, repair or painting projects on any pre-1978 housing, contractor(s) must comply with all requirements of the RRP.

Tenant 331 / \_\_\_\_\_

Landlord/Authorized Representative of Landlord LJ / \_\_\_\_\_

Tenant shall not personally perform any renovation, repair or painting project which might disturb paint in pre-1978 rental housing. Tenant shall not hire any contractor(s) to renovate, repair or paint pre-1978 rental housing unless Tenant provides to Landlord written evidence, satisfactory to Landlord, that all such contractor(s) to perform such work are certified by the EPA, or state equivalent, and shall perform such work in strict accordance with the RRP. For detailed information regarding the RRP, Tenant should visit <http://www2.epa.gov/lead/renovation-repair-and-painting-program>.

Tenant understands and acknowledges that compliance under Federal and Maryland law is the sole responsibility of Landlord and that Tenant agrees to read and become familiar with the requirements of Federal and Maryland law as contained in the above brochures and notice. SW / \_\_\_\_\_ TENANT'S INITIALS

**35. 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.

**36. CRIMINAL ACTIVITY AND SEXUAL OFFENDERS:** Tenant may contact the state, county or municipal police departments in which the Property is located or check the "Sex Offender Registry" at the Maryland Department of Public Safety and Correctional Services website in order to ascertain criminal activity in the vicinity of the Property or the presence of registered sexual offenders who live or work within the vicinity of the Property. Tenant acknowledges that Tenant is solely responsible to inquire of such matters before signing this Lease. Tenant shall have no right to cancel this Lease based upon criminal activity or the presence of registered sexual offenders in the vicinity of the Property. Tenant further acknowledges that no real estate licensee involved in the leasing of the Property, whether acting as the agent for Landlord or Tenant, has any duty nor assumes any duty or responsibility to ascertain criminal activity or the presence of registered sexual offenders in the vicinity of the Property.

**37. FLOOD-PLAIN NOTICE:** In the event any part of the Property is located within a designated flood hazard area, Tenant is advised of the following:

The rental unit you are to occupy or the motor vehicle parking area or separate storage facility you are to use (as the case may be) is situated in an area prone to flooding during unusually heavy or prolonged steady periods of rain. Such flooding may damage personal belongings and motor vehicles. Because of this possible loss, you may be eligible for U.S. Government subsidized flood insurance which may be purchased from some insurance agents. Damage to motor vehicles may not be covered by such insurance; therefore, you may also wish to determine whether or not you have sufficient motor vehicle insurance to cover loss due to damage to your motor vehicle resulting from flooding in this area. The local zoning authority can provide information pertaining to the susceptibility of this area to flooding. You may wish to contact the appropriate department before signing either this acknowledgement or Lease for this rental unit. Detailed information regarding flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future may be obtained at: <https://www.fema.gov/national-flood-insurance-program>. Detailed information regarding updated flood insurance rate maps may be obtained at: <http://www.mdfloodmaps.net/home.html>

I acknowledge reading and understanding the foregoing warning concerning flooding. I have been provided time, prior to signing either this acknowledgement or Lease, to contact the appropriate governmental agency concerning the susceptibility of the area around my rental unit to flooding. SW / \_\_\_\_\_ TENANT'S INITIALS

**NOTICE: Some jurisdictions require acknowledgement of this notice.**

**38. TENANT'S LIABILITY AND RESPONSIBILITY TO OBTAIN INSURANCE:** Tenant agrees that 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 Tenant. Landlord shall not be deemed a bailee as to any goods or chattels placed on, in, or about the Property. It is the 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 ("Tenant Liability Insurance"). Tenant agrees to obtain Tenant Liability Insurance in the minimum amount of \$ 100,000. Notwithstanding any provision of this Lease to the contrary, no provision of this Lease shall be construed to indemnify Landlord,

Tenant SW / \_\_\_\_\_

or to hold Landlord harmless, or to exonerate Landlord from any liability to Tenant, or to any other person, for any injury, loss, damage, or liability arising from any omission, fault, negligence, or other misconduct of Landlord on or about those areas which are not within Tenant's exclusive control.

**39. JOINT AND SEVERAL LIABILITY:** Each Tenant is jointly and severally liable to Landlord for full performance under each and every covenant and condition of this Lease and for compliance with applicable law.

**40. TENANT INDEMNIFIES LANDLORD:** Tenant shall indemnify and hold Landlord harmless against and from any and all liability arising from any 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 act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of Tenant.

**41. TENANT'S RESPONSIBILITY AT END OF TERM:** Tenant agrees to surrender the Property to Landlord at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear excepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition.

**42. FAILURE TO VACATE AT TERMINATION:** If Tenant does not vacate the Property on or before the last day of the applicable Term, Landlord may in accordance with Maryland law (a) eject Tenant and take possession of the Property; (b) hold Tenant liable as a tenant holding over at the same rent; and/or (c) exercise any other remedy granted to a landlord under Maryland law.

**43. TENANT RESTRICTED FROM SUBLEASING OR ASSIGNING LEASE:** Tenant shall not assign this Lease or sublet all or part of the Property without the prior written consent of Landlord, which consent may be withheld in the Landlord's sole and absolute discretion. Any assignment or subletting without Landlord's prior written consent shall be null and void and of no effect. Landlord may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability hereunder. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability hereunder.

**44. 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 rent 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, then 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.

**45. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT:** If the Property or any part thereof is taken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemnor. Tenant waives all claims against Landlord and condemnor by reason of the complete or partial taking of the Property, and all damages awarded as a result of any condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Landlord, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.

**46. LANDLORD'S RIGHT TO RE-RENT THE PROPERTY:** If the Property becomes vacant because of the exercise by Landlord of 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. Abandonment of leased Property means there is an absolute relinquishment of Property by Tenant consisting of act and intention. Tenant, upon demand by Landlord, shall pay to Landlord all costs and expenses incurred by Landlord in such re-letting and may be liable to Landlord for 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..

Tenant 331

LF

**47. 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 be reimbursed by the other party for all reasonable attorney’s fees, necessary expenses, and court costs incurred by the prevailing party in the action.

**48. LANDLORD DOES NOT WAIVE LEGAL RIGHTS:** The failure of Landlord to insist upon the strict performance of any of the terms and conditions 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 for future instances.

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

**50. 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. It is understood and agreed by the parties hereto that if any part, term, or provision of this Lease is by the Courts held to be illegal or in conflict with any law of the state or county where made, the validity of the remaining portions or provisions are not affected, and the rights and obligations of the parties will be construed and enforced as if the contract did not contain the particular part, term, or provision held to be invalid.

**51. TIME IS OF THE ESSENCE:** Time is of the essence of this Lease.

**52. ADDITIONAL PROVISIONS:** \_\_\_\_\_

ADDENDUM(S) ATTACHED CONCERNING Property condition, tenant's bill of rights, electronic notification, EPA mold notice, fees, utilities, etc

**53. ADDENDUM:** (See attached Local City/County Notices/Disclosure attached hereto and made part of this Lease).

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.

|                                                                                     |                |                                                                                      |                |
|-------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------|----------------|
|  | 06 / 01 / 2026 |  | 05 / 30 / 2026 |
| Tenant’s Signature                                                                  | Date           | Landlord or Authorized Representative of Landlord                                    | Date           |

|                    |       |                                                   |       |
|--------------------|-------|---------------------------------------------------|-------|
| _____              | _____ | _____                                             | _____ |
| Tenant’s Signature | Date  | Landlord or Authorized Representative of Landlord | Date  |

## Additional Lease Terms & Conditions

Address: 3328 Lawnview Avenue

Baltimore MD 21213

Tenant's  
Initials

§ 31

**Tenant acknowledges that payment of rent will be applied to pass due balances including but not limited to water bill, repairs paid on the Tenant's behalf, and late fees first before being applied to current months rent. If there is a shortage to pay current months rent, then a late fee will apply and the Landlord has the right to take all appropriate legal action for nonpayment of rent.**

§ 31

**Tenant acknowledges that the house is not currently infected with bed bugs. If the house does become infected it will become the Tenant's responsibility to treat. If the Landlord does pay for treatment, it will be billed as additional rent.**

§ 31

**Landlord is not responsible for water damage, caused from any source, to personal property stored in the basement or crawl space. Landlord advised tenants to elevate all personal property from the floor.**

§ 31

**Tenant acknowledges they have read section 25. Maintenance and Repairs. Tenant understands they are responsible the following, including but not limited to, clogged sinks due to hair and food, clogged toilets from flushing other items other than human waste (this includes feminine products, toys, excess paper, disposable wipes or cleaning products), broken faucet knobs from using too much force, broken windows, broken door knobs, damaged bedroom doors, and malfunctioning of HVAC due to dirty filter (please replace filter at least once every 2 - 3 months).**

§ 31

**Tenant acknowledges they will not place disposable wipes, sanitary napkins/tampons, or any other objects in the toilet. If backup of plumbing system occurs, it will be the responsibility of the tenant.**

§ 31

**Tenant acknowledges that is refrigerator stops working. Landlord will not be responsible for any lost of food. The landlord will fix or replace refrigerator as soon as possible based on vendor's schedule.**

§ 31

**Tenant acknowledges that any repairs paid by the Landlord at time of repair that are the responsibility of the tenant to paid, will be billed to the Tenant as additional rent.**

§ 31

**Tenant acknowledges that RENTERS INSURANCE IS REQUIRED and not obtaining renter insurance is a breach of lease and subject to early termination of lease.**

Sharita Williams

Sharita williams

06 / 01 / 2026

Tenant's Signature

Print Name

Date

Tenant's Signature

Print Name

Date

Property Manager's Signature:

Lynette Jones

## Appliance Addendum

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Property Address: 3328 Lawnview Avenue Baltimore MD 21213

Tenant acknowledges that if property has a washer and dryer, the Landlord will not be responsible for any repairs, maintenance and/or replacement of washer and/or dryer. Tenant will be responsible for any repairs, maintenances and/or replacement.

Tenant should provide the Landlord with proof of purchase of new washer and/or dryer before removing defective washer and/or dryer. Once the Landlord receives proof of purchase, the Tenant will not be liable for removal of washer and/or dryer upon termination of lease. If the Tenant does not provide proof or purchase of new washer and/or dryer, the Tenant will be held liable for washer and/or dryer removal.

If property has a dishwasher, tenant acknowledges that landlord will repair dishwasher at the Landlord's discretion and understand there is a possibility the dishwasher may not be replaced.

|                                                                                     |                  |                |
|-------------------------------------------------------------------------------------|------------------|----------------|
|  | Sharita williams | 06 / 01 / 2026 |
| Tenant's Signature                                                                  | Print Name       | Date           |

|                    |            |      |
|--------------------|------------|------|
| Tenant's Signature | Print Name | Date |
|--------------------|------------|------|

Lynette Jones

Property Manager's Signature:

## RENTAL AGREEMENT ADDENDUM –WATER TO BE PAID BY TENANT AS RENT

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Property Address: 3328 Lawnview Avenue Baltimore MD 21213

It is the Tenant's responsibility to pay the metered water bill and sewer charge in full on the herein rented Property immediately on presentation of these bills when issued by the City of Baltimore (online bill or physical bill) AS ADDITIONAL RENT. If Tenant fails to pay the bill as stated above, the amount of the bill will be additional rent due to RPMi. In such case, RPMi will have the right to file civil suit for collection of water bill. Tenant is responsible for water bill even if the Landlord pay's the prior to receiving payment form tenant.

Tenants can view current bill at <https://pay.baltimorecity.gov/water>. The landlord may upload the bill to the tenant ledger as a courtesy to the tenant, however, the tenant is still responsible for any missed charges not added to the ledger. It is in the tenant's best interest to view the bill on the City's website or the actual bill if mailed to the property by the City.

|                                                                                     |                  |                |
|-------------------------------------------------------------------------------------|------------------|----------------|
|  | Sharita williams | 06 / 01 / 2026 |
| Tenant's Signature                                                                  | Print Name       | Date           |

|                    |            |      |
|--------------------|------------|------|
| Tenant's Signature | Print Name | Date |
|--------------------|------------|------|

|                                                                                     |                |
|-------------------------------------------------------------------------------------|----------------|
|  | 05 / 30 / 2026 |
| Property Management Signature                                                       | Date           |

Property Address: 3328 Lawnview Avenue

Baltimore MD 21213

## PARTIAL PAYMENT ADDENDUM

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It is agreed that the acceptance by the Landlord of less than the full amount of rent due and owing shall not serve to prevent the Landlord from filing a summary ejection action for any balances still due and owing.

|                                                                                   |                  |                |
|-----------------------------------------------------------------------------------|------------------|----------------|
|  | Sharita williams | 06 / 01 / 2026 |
| Tenant's Signature                                                                | Print Name       | Date           |

|                    |            |       |
|--------------------|------------|-------|
| _____              | _____      | _____ |
| Tenant's Signature | Print Name | Date  |

## HOUSE GUEST

---

Any guest that stays over two weeks will become a tenant. Written permission by the landlord must be obtained before the house guest can stay longer than two weeks. After one month, the guest will convert to a potential tenant and must submit an application and be approved. Guest not approved and stay longer than two weeks will be a violation of lease and the Tenant will be charged an additional \$100 a month for violation.

|                                                                                     |                  |                |
|-------------------------------------------------------------------------------------|------------------|----------------|
|  | Sharita williams | 06 / 01 / 2026 |
| Tenant's Signature                                                                  | Print Name       | Date           |

|                    |            |       |
|--------------------|------------|-------|
| _____              | _____      | _____ |
| Tenant's Signature | Print Name | Date  |

Property Address: 3328 Lawnview Avenue

Baltimore MD 21213

## CONDITION OF WALLS AND WOODWORK

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Tenant has inspected the Property and agree that all there are no holes in the wall and woodwork is smooth and without peeling and flaking paint.

Tenant agrees to pay the Landlord for repairs to walls and woodwork damaged during Tenant's occupancy. Tenant further agrees to notify Landlord by certified mail of any broken plaster or flaking paint on walls or woodwork.

|                                                                                   |                  |                |
|-----------------------------------------------------------------------------------|------------------|----------------|
|  | Sharita williams | 06 / 01 / 2026 |
| Tenant's Signature                                                                | Print Name       | Date           |

|                    |            |       |
|--------------------|------------|-------|
| _____              | _____      | _____ |
| Tenant's Signature | Print Name | Date  |

## Yearly Inspections

---

Tenant acknowledges that Landlord will inspect property a minimum of twice a year to a maximum of four times a year. Notice will be sent out to residence at least 15 days in advance prior to inspection date. If tenant(s) do not cooperate with Landlord for scheduling of inspections, this will constitute a violation of lease.

|                                                                                     |                  |                |
|-------------------------------------------------------------------------------------|------------------|----------------|
|  | Sharita williams | 06 / 01 / 2026 |
| Tenant's Signature                                                                  | Print Name       | Date           |

|                    |            |       |
|--------------------|------------|-------|
| _____              | _____      | _____ |
| Tenant's Signature | Print Name | Date  |

Property Address 3328 Lawnview Avenue

Baltimore MD 21213

## Service Request

For all service request, someone 18 years or older must be present at the house when maintenance enters property. For non-emergency service request, tenants may give permission for maintenance to use pass key if no minors are home. The Landlord will coordinate with tenant to arrange a day and time. If Maintenance is not able to gain entry at the agreed upon time, the tenant will be billed for a no-show fee of \$50 which will be billed as additional rent.

In the event of emergency repairs, the Landlord will use key to gain entry without tenant's prior approval. In this case, the Tenant will be notified of such event as soon as reasonably possible

In the case of repairs due to city code enforcement or voucher inspection, if after two unsuccessful attempts to schedule repairs, The Landlord will place a minimum 24-hour notice on the property to indicate day and time maintenance will enter property to perform required repairs for the city. Maintenance will use pass key, if necessary, to enter property.



Sharita williams

06 / 01 / 2026

Tenant's Signature

Print Name

Date

Tenant's Signature

Print Name

Date

## Lawn/Yard Maintenance

Tenant is responsible lawn and yard maintenance and keeping grounds clear of trash and debris. Any fines assessed to the property for code violations due to high grass, trash and debris will be the responsibility the Tenant and will be assessed as additional rent.



Sharita williams

06 / 01 / 2026

Tenant's Signature

Print Name

Date

Tenant's Signature

Print Name

Date

# RENTAL AGREEMENT ADDENDUM-DRUG-FREE HOUSING

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Property Address: 3328 Lawnview Avenue Baltimore MD 21213

1. The Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control will not engage in or facilitate criminal activity on or near the property, including, but not limited to violent criminal activity or drug-related criminal activity.
2. The Tenant or any member of the Tenant's household shall not permit the dwelling unit to be used for, or to facilitate, criminal activity, including, but not limited to, violent criminal activity or drug-related criminal activity.
3. "Violent criminal activity" means any felonious criminal activity that has as one of its elements, the use, attempted use, or threatened use of physical force against the person or property of another.
4. "Drug related criminal activity" means the illegal manufacture, sale, distribution, or use or possession with intent to Manufacture, sell, distribute or use, of a controlled substance (as defined in Section 102 of the Controlled Substance Act)(21 U.S.C. 802).
5. One of more violations of Section 1 or Section 2 of this Lease Addendum constitutes a substantial violation of the Lease and a material non-compliance with the Lease. Any such violation is ground for termination of tenancy and eviction from the unit.
6. Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by the law.



Sharita williams

06 / 01 / 2026

Tenant's Signature

Print Name

Date

Tenant's Signature

Print Name

Date



05 / 30 / 2026

Property Management Signature

Date

# ADDENDUM TO LEASE AGREEMENT UTILITY TRANSFER

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Property Address: 3328 Lawnview Avenue Baltimore MD 21213

Tenant must call one week prior to the beginning of the lease to transfer utilities into tenant name and provide account number to RPMi.

A \$50.00 fee will be charged for any utility not transferred as of lease start date as well as charges billed to RPMi up until transfer of utility service out of RPMi's name. Tenant understands that RPMi will terminate service out of RPMi's name at least five (5) days after lease start date.

Utilities must be on during entire lease period. Tenant is responsible for any damages that may occur to the leased premises if tenant fails to maintain utilities per lease agreement.

Tenant is responsible for disconnecting service upon termination of lease.

BGE: 1-800-685-0123

|                                                                                     |                  |                |
|-------------------------------------------------------------------------------------|------------------|----------------|
|  | Sharita williams | 06 / 01 / 2026 |
| Tenant's Signature                                                                  | Print Name       | Date           |

|                    |            |      |
|--------------------|------------|------|
| Tenant's Signature | Print Name | Date |
|--------------------|------------|------|

|                                                                                    |                |
|------------------------------------------------------------------------------------|----------------|
|  | 05 / 30 / 2026 |
| Property Management Signature                                                      | Date           |

# Administration Fees and Court Cost Addendum

---

PROPERTY ADDRESS: 3328 Lawnview Avenue

Baltimore MD 21213

Tenant acknowledges that they are responsible for all filling fees and cost of court appearances as a result of nonpayment of rent. This will be due as additional rent.

Tenant acknowledges that in the event of eviction, the Tenant will be liable for all court cost incurred and an administration fee of \$150.00.

The Landlord will pursue any and all other remedies available at law or in equity



Sharita williams

06 / 01 / 2026

Tenant's Signature

Print Name

Date

Tenant's Signature

Print Name

Date



05 / 30 / 2026

Property Management Signature

Date

## Military Addendum

PROPERTY ADDRESS: 3328 Lawnview Avenue

Baltimore MD 21213

SW

Tenant(s) is currently and active member of the United States Armed Forces.

Name: . \_\_\_\_\_

Branch of Military: . \_\_\_\_\_

Name: . \_\_\_\_\_

Branch of Military: . \_\_\_\_\_

Name: . \_\_\_\_\_

Branch of Military: . \_\_\_\_\_

§ 31

Tenant is not currently and active member of the United States Armed Forces.

Sharita Williams

Sharita williams

06 / 01 / 2026

Tenant's Signature

Print Name

Date

Tenant's Signature

Print Name

Date

Lynette Jones

05 / 30 / 2026

Property Management Signature

Date

## SMOKE-FREE ADDENDUM

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PROPERTY ADDRESS: 3328 Lawnview Avenue

Baltimore MD 21213

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Due to the increased risk of fire, smoke damage, increased wear and tear on the premises, and known health effects of second-hand tobacco smoke, smoking is prohibited in property. Further, smoking is prohibited in all common areas of the property identified below as "Smoke-free areas", whether enclosed or outdoors if property is an apartment complex. This policy shall apply to the Landlord, agents, leasing representatives, residents, guests, invitees, and vendors. The term "smoking" shall be defined as burning, inhaling, exhaling, or carrying any lighted cigar, cigarette, or other tobacco product in any manner or any form.

**Resident Acknowledgment:**

The Tenant hereby acknowledges and agree to the above smoke-free policy and that this addendum shall become a material part of the lease or month-to-month rental agreement under which the Tenant holds possession of the premises.

The Tenant agrees that the smoking prohibition will include the above listed property. The Tenant shall be responsible for enforcing this policy with all co-occupants, visitors, guests, co-signers, and other persons who visit the premises.

|                                                                                     |                  |                |
|-------------------------------------------------------------------------------------|------------------|----------------|
|  | Sharita williams | 06 / 01 / 2026 |
| Tenant's Signature                                                                  | Print Name       | Date           |

|                    |            |      |
|--------------------|------------|------|
| Tenant's Signature | Print Name | Date |
|--------------------|------------|------|

|                                                                                    |                |
|------------------------------------------------------------------------------------|----------------|
|  | 05 / 30 / 2026 |
| Property Management Signature                                                      | Date           |

## TV Wall Mount Addendum

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Property Address: 3328 Lawnview Avenue Baltimore MD 21213

Due to the damage caused by TV Wall Mounts installations it is the Landlord's policy that TV wall mounts are not installed on walls without prior approval from the Landlord.

If the TV wall mount installation is approved, the TV wall mount must be a universal wall mount and all fixtures, including the attachment that is connected to the TV, must be left at the property or the wall must be repaired by licensed MHIC contractor and the license must be provided to the office. If the TV wall mount and all accompanying parts are not left at the property or the wall is not fixed by a licensed MHIC contractor, the cost to accurately fix the wall will be deducted from the security deposit.

Tenant acknowledges that they are responsible for the cost of any damaged associated with installing the TV wall mount. All cost of damages will be added to the tenant's account as additional rent and will be collected according to all applicable laws.



Sharita williams

06 / 01 / 2026

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Tenant's Signature

Print Name

Date

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Tenant's Signature

Print Name

Date



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Property Manager's Signature:

## Electronic Notification Consent

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Property Address: 3328 Lawnview Avenue Baltimore MD 21213

Tenant consents to receiving notifications from RPMi via email, text, and/or the tenant portal. The notifications can be any notification pertaining to rent payments, late notices, court notices and any other information deemed pertinent from RPMi concerning the above property.

Notifications can also be mailed or posted on the property.

Tenant can opt-out of electronic communication by notifying RPMi in writing.

|                                                                                     |                  |                |
|-------------------------------------------------------------------------------------|------------------|----------------|
|  | Sharita williams | 06 / 01 / 2026 |
| Tenant's Signature                                                                  | Print Name       | Date           |

|                    |            |      |
|--------------------|------------|------|
|                    |            |      |
| Tenant's Signature | Print Name | Date |

  
\_\_\_\_\_  
Property Manager's Signature:

## Replacement Key/Lock Out

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Property: 3328 Lawnview Avenue

Baltimore MD 21213

Tenant acknowledges that in the event of a replacement key is needed or lockout occurs, the tenant should call a locksmith to gain entry to their unit. If tenant calls RPMi for lost key replacement or lockout, the fee is \$150, payable at the time of service. The fee will not be billed later.

It is recommended that the tenant make a copy of their keys and leave it with someone they trust.

Tenant will not be charged a key replace fee if the locks malfunction. This does not include key breakage in door. In the event a key breaks in the lock, the tenant will be charge a lock change fee of \$175.



Sharita williams

06 / 01 / 2026

Tenant's Signature

Print Name

Date

Tenant's Signature

Print Name

Date



Property Manager's Signature:



# BALTIMORE CITY TRASH CANS

Address: 3328 Lawnview Avenue Baltimore MD 21213

Trash Can Serial Number:     .

Baltimore City has provided each residence with a trash can. This trash can is for trash only. If the trash can is stolen, tenants must contact the Baltimore City Police Department to file a police report and notify PRM promptly to get a replacement trash can. If the trash can is damaged, please notify RPM to get a replacement trash can. The first replacement trash can is free. Any additional replacement will be charged a fee. This fee is the responsibility of the tenant and will be billed as additional rent.

All trash must be placed in the trash can and closed. Any environmental fines due to the tenant not properly using trash can will be the responsibility of the tenant and will be billed as additional rent.

Shant Wilson

Sharita williams

06 / 01 / 2026

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Tenant's Signature

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Print Name

Date \_\_\_\_\_

---

Tenant's Signature

---

Print Name \_\_\_\_\_

Date \_\_\_\_\_

## PAYMENTS APPLIED TO ARREAR

---

Property: 3328 Lawnview Avenue

Baltimore MD 21213

Tenant acknowledges that all payments made will be applied to the oldest charge on the account. If a payment is made that does not cover the total amount of rent, late fee, water bill, etc. for the current month, the next payment made will be applied to the previous month's charges (arrear). The amount received will be applied to the oldest charge first (in the order listed below) and then any remaining funds applied to the subsequent months.

Rent Payments will be applied in the following order:

- 1) Rent
- 2) Late Fee
- 3) Water
- 4) Misc. Charges

§ 31

Tenant acknowledges that by not paying the entire amount of the current total monthly charges, that any subsequent payments will be applied to the prior months bill. As a result, a late fee for the current month's rent or any past due rent will be applied to the account and may result in legal proceedings including but not limited to, possession of property and/or judgements against the tenant.



Sharita williams

06 / 01 / 2026

Tenant's Signature

Print Name

Date

Tenant's Signature

Print Name

Date



Property Manager's Signature:

# MARYLAND TENANTS' BILL OF RIGHTS

(EFFECTIVE JULY 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. 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
- 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.

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

A landlord who rents five or more units may not charge more than \$25 in fees, outside of a security deposit.

Some landlords may choose to accept a tenant screening report prepared in the previous 30 days by a consumer reporting agency which the tenant obtains and pays for. If a landlord accepts such a report from you, the landlord may not charge you an application fee.

(Real Property Article of the Maryland Code, Sections 8-213 and 8-218)

## 2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is 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.

However, if your landlord does give you a written lease, it must include:

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- 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 contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

A landlord that rents four or fewer units in the state is not required to use a written lease.

Some local jurisdictions may require additional information in leases.

A lease may not include:

- Requires you to allow the landlord to "confess judgment" 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 by you separately

For the landlord to end your tenancy:

- For a written lease with a stated term, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For month-to-month periodic tenancies, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For year-to-year periodic tenancies, the landlord must notify you in writing at least 90 days before the tenancy ends

For you to end your tenancy:

- For leases with a stated term, month-to-month tenancies, and all other tenancies but a year-to-year tenancy, you must notify your landlord in writing at least 30 days before terminating the tenancy
- For year-to-year tenancies, you must notify your landlord in writing at least 90 days before terminating the tenancy

- Exceptions to these provisions:
  - Exception #1: If you are a victim of domestic violence or sexual assault and have a protective order or peace order, you have 30 days to vacate the leased premises after giving notice. You are only responsible, however, for rent from the time following the notice, until the date that you vacate, which may be fewer than 30 days. If you vacate in fewer than 30 days after giving notice, you must provide signed, notarized, written notification to the landlord, by first class mail or hand delivery, stating that you vacated the premises.
  - Exception #2: These provisions do not apply in Baltimore City.

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 8-208, 8-210, and 8-402)

### 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
- Your landlord must give you a receipt for your rent payment if you pay rent in cash.
- 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 the amount by which 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.
- If you pay utilities directly to your landlord, your landlord must give you copies of the monthly utility bills.

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

### 4. SECURITY DEPOSITS

In most cases, a landlord may not require you to pay a security deposit higher than one month's rent. But your security deposit may be up to two months' rent. If you qualify for utility assistance from the Department of Human Services and lease agreement requires that you make payments for utility services directly to your landlord.,

A "security deposit" is any payment you give to the landlord to cover things like breaking the lease, damage to the property, or unpaid rent, including pet deposits.

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.

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

At the end of your tenancy, your landlord must provide you with a written list of any charges deducted from the security deposit. They must return the rest of your deposit with interest within 45 days.

If you plan to move out, you must send your landlord a certified letter at least 15 days before leaving. The letter should say you're moving and give your new address. If you do this, you have the right to be present when the landlord inspects your unit for damage that may reduce your security deposit.

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 landlord does not return your deposit or give you a written list of charges within 45 days after you move out, they may lose the right to keep any of the deposit. You may also be able to get up to three times any amounts they unlawfully did not return.

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

## **5. CONDITION OF RENTAL UNITS**

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

If you find such a problem, notify your landlord in writing right away. You must provide your landlord with access to your property to make repairs.

If your landlord doesn't fix the problem within a reasonable time after you provide notice, you have options: you can bring suit in the District Court for damages and a decrease in rent, or you may refuse to pay rent (and then raise the issues as a defense to the landlord's suit for rent). . You may also file a rent escrow case, through which you pay rent into the court instead of the landlord.

You have the right to basic services, including heat, light, electricity, hot and cold running water, and proper sewage disposal. Depending on the specific safety or living condition problems in your unit (for example in the case of lead paint), you may

- Have the right for temporary relocation assistance from the landlord
- Take legal action if your landlord does not assist with safe relocation

If the issue is not dangerous but violates local housing codes, you may contact your local code enforcement office if your landlord does not respond.

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as 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, and 8-212)

## 6. EVICTIONS

If you violate your lease, don't pay rent on time, or don't move out when your lease ends, your landlord may start the eviction process by filing a case in the District Court.

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 include 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.

You have the right to attend any court hearing in an eviction case brought against you by a landlord. You may also have the right to have an attorney provided to represent you if you are unable to afford one.

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. The 10 day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.

If judgment is entered against you for failing to pay rent, you have four days to appeal that decision to the Circuit Court.

In most cases, you can stop the eviction by paying all past-due amounts and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."

However, redemption is not an option if you have had 3 (4 in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, and 8-902)

## 7. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when a landlord's actions - or failure to act – make it difficult for a tenant to use and enjoy their rental unit, forcing the tenant to move out.

In order to successfully claim constructive eviction, a tenant must prove several things, such as the landlord's actions or neglect significantly disrupted the tenant's use and enjoyment of the property, the landlord is responsible for the interference, the tenant told the landlord about the issue, and the tenant moved out a reasonable time after the interference. If you are interested in pursuing a claim for constructive eviction, you should consult with an attorney.

If constructive eviction is proven (1) You can treat your lease as ended and you are no longer responsible for paying rent; and (2) you may be able to sue the landlord for your losses. This may include moving costs, rent differences, attorney fees, and other related expenses resulting from the constructive eviction claim.

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

## 8. TENANT RIGHT OF FIRST REFUSAL

If you are a named tenant on the lease and have lived in a rental property with 1, 2, or 3 units for at least six months, your landlord may be required to give you the chance to buy the property before selling it to someone else. This applies if your landlord plans to sell the property, or receives an offer to buy it from a third party. This rule does not apply in certain situations, such as when the property is transferred without a sale; for example, when the property is transferred to a family member, to a business owned by the landlord, or pursuant to a court order, among several other examples. .

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)

## 9. 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, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

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

- a. making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property;
- b. filing or participating in a lawsuit involving the landlord;
- c. participating in a tenants' organization;
- d. requesting police or emergency services at the property; or
- e. providing information to the landlord relating to lead paint issues.

Retaliation may include filing or threatening to file a lawsuit against you, 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.

Unless your lease provides 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. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; 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)

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

The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed below.

## 10. RESOURCES

### Office of Tenant and Landlord Affairs

#### Maryland Department of Housing and Community Development

[Tenant and Landlord Affairs Website](https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx) (<https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx>)

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
- 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 Access to Counsel in Evictions Program

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

Services Provided:

- This program can provide legal representation and advice to renters who have household income at or below 50% of Maryland's median income, and the household is at risk of eviction, have lost or are at risk of losing their housing voucher or subsidy.

### Maryland District Court Self-Help Centers

Contact Information and Hours: [District Court Help Centers](https://www.courts.state.md.us/helpcenter/inperson/dc)  
(<https://www.courts.state.md.us/helpcenter/inperson/dc>)

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.

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS FOR HOUSING RENTALS AND LEASES

ADDENDUM NUMBER\_\_\_\_\_ TO LEASE DATED\_\_\_\_\_

TENANT: Sharita williams\_\_\_\_\_

OWNER/LANDLORD: Owner: 3328 LAWNVIEW AVE LLC /Property Manager:Rebuild Property Management\_\_\_\_\_

PROPERTY3328 Lawnview Avenue Baltimore MD 21213\_\_\_\_\_

NOTICE TO TENANT REGARDING LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

LEAD WARNING STATEMENT

Housing built before 1979 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-1979 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive Federally and State approved pamphlets on lead poisoning prevention.

A. OWNER DISCLOSURE

(a) Presence of lead-based paint or lead-based paint hazards (initial one selection below):

☒ The Property has been certified “Lead Free” by an inspector accredited by the State.

☒ The Property has been certified “Lead Safe” by an inspector accredited by the State.

☐ Owner has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

☐ Lead-based paint and/or lead paint hazards are present in Property. (please describe):

(b) Records and reports available to the Tenant (Initial one selection below):

☒ Owner has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

☐ Owner has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in Property. (Please list all documents provided)

B. TENANT’S ACKNOWLEDGEMENT (Initial all that apply)

Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of Owner and Tenant will read and become familiar with the requirements of Federal and Maryland law as contained in the above brochures and notice.

☒ Tenant has received copies of all reports and records listed in (b) above, if any.

☒ Tenant has received the pamphlets “Protect Your Family From Lead in Your Home” and “Notice of Tenant’s Rights.”

☒ Tenant also acknowledges receipt of the “Verified Inspection Report.”

C. AGENT’S ACKNOWLEDGEMENT (Listing Agent to initial)

☐ Agent has informed Owner of Owner’s obligations under the Federal Program and the Maryland Program, as applicable, and is aware of his/her responsibility to ensure compliance.

D. CERTIFICATION OF ACCURACY The following parties have reviewed the information above and certify to the best of their knowledge, that the information provided by the signatory is true and accurate.

|                                                                        |                                                                        |
|------------------------------------------------------------------------|------------------------------------------------------------------------|
| <div>Sharita Williams</div> <div>Tenant</div> <div>Date</div>          | <div></div> <div>Tenant</div> <div>Date</div>                          |
| <div></div> <div>Owner/Authorized Representative</div> <div>Date</div> | <div></div> <div>Owner/Authorized Representative</div> <div>Date</div> |
| <div>Lynette Jones</div> <div>Agent</div> <div>Date</div>              | <div></div> <div>Agent</div> <div>Date</div>                           |

This form is prepared for the sole use of the following Board/Associations of REALTORS® and their members. Each Board/Association, its members and employees, assume no responsibility if this form fails to protect the interests of any party. Each party should secure its own legal, tax, financial or other advice. Greater Baltimore Board of REALTORS®, Inc.; Carroll County Association of REALTORS®, Inc.; Harford County Association of REALTORS®, Inc.; Howard County Association of REALTORS®, Inc. (3/2001) © 2001 The Greater Baltimore Board of REALTORS® Inc. FORM 1009



# Lead Paint Acknowledgement Form

PROPERTY ADDRESS: 3328 Lawnview Avenue Baltimore MD 21213

I herein acknowledge that as the Tenant(s) of the above property that I have received a copy of:

1. EPA and HUD Real Estate Notification and Disclosures Rule
2. Lead Poisoning Prevention Notice of Tenants Right
3. MDE Notice of Tenants Right
4. Protect Your Family From Lead Paint

on the 06 / 01 / 2026  
day of \_\_\_\_\_, 20\_\_\_\_

☒ As part of my (our) written lease for the premise

☐ As current tenant(s) of this premise

☐ Sent by CERTIFIED MAIL, RETURN RECEIPT REQUESTED

# \_\_\_\_\_

*Lynette Jones*

*Lynette Jones*

Witness

Tenant

(SIGN)

*Lynette Jones*

Witness

Tenant

(SIGN)

Witness

Tenant

(SIGN)

# LEAD POISONING PREVENTION

## NOTICE OF TENANTS' RIGHTS

SW

### INTRODUCTION

*This is a Notice of Tenants' Rights which discusses your legal rights under a Maryland law which went into effect October 1, 1994. The purpose of the law is to reduce the number of children poisoned by lead in paint, while maintaining the supply of affordable rental housing in Maryland.*

*Under the law, property owners receive protection from lead paint poisoning lawsuits if they meet the requirements of paint maintenance, and give tenants education materials about lead hazards. When the property owner is given written notice of areas of chipping, peeling, and flaking paint in a property, he must repair those areas using lead-safe work practices. Tenants may also receive assistance with moving to a lead-safe house when a family member has a high blood lead level.*

*Please read this material carefully and call the Lead Hotline at (410) 537-4199 or 1-800-776-2706 if you have questions about this law. TDD FOR THE DEAF (410)-631-3009.*

### **I HAVE JUST MOVED INTO THIS HOUSE. WHAT DO I NEED TO KNOW?**

The property owner should give you this notice and a Lead Information Packet on, or near, the day you move in.

The property owner may ask you to sign a statement acknowledging that you received these items.

Before you move in, the property owner should have performed **Full Lead Hazard Reduction Treatments**. This means that when you move in there should be:

- No chipping, peeling or flaking paint;
- Smooth and cleanable window wells and window sills; and
- Smooth and cleanable floors.

After doing the treatments, the property owner must have the unit inspected.

If the house passes the inspection, the Maryland Department of the Environment (MDE) and the property owner will be given a Lead Paint Risk Reduction Inspection Certificate which states that the treatments were completed properly. This certificate will be on file at MDE.

The owner has the option of testing the house for lead dust instead of doing the treatments. If the house is tested, the lead dust test results will be on file at MDE.

**If you wish to know the results of any visual inspection or lead dust tests done to your home, call the Lead Hotline at 410-631-4199, 1-800-776-2706 or TDD 410-631-3009.**

## **ARE THERE OTHER TIMES THAT THE PROPERTY OWNER MUST DO SPECIAL LEAD HAZARD REDUCTION TREATMENTS WHILE I LIVE HERE?**

Yes. When a child under six or a pregnant woman has a blood lead level of 15 or more micrograms of lead per deciliter of blood, the local health department will inform the property owner of the obligation to do the **Modified Lead Hazard Reduction Treatments** or pass a lead dust test.

Also, if there is chipping, peeling and flaking paint in your home, you should report it to the property owner in writing. This paint may contain lead which can be dangerous to you and your children. The only way you can be sure your property owner knows about possible lead paint hazards in your home is if you tell him in writing.

In most cases, the property owner will have 30 days to do the Modified Lead Hazard Reduction Treatments, or pass a lead dust test.

## **DO I TELL THE PROPERTY OWNER ABOUT THE CHIPPING, PEELING AND FLAKING PAINT IN A SPECIAL WAY?**

Yes. You must send notice to the property owner in writing. You may either write your own letter or use a "Notice of Defect Form." A sample copy form is attached.

In order to send a notice, you may: Send it Certified Mail, Return Receipt Requested or hand deliver it to the property owner or his agent and get the signature of the person you delivered it to.

**IT IS AGAINST THE LAW FOR THE PROPERTY OWNER TO EVICT YOU FOR REPORTING PAINT DEFECTS IN YOUR HOME OR BECAUSE THERE IS A PERSON IN YOUR HOME FOUND TO HAVE A HIGH BLOOD LEAD LEVEL.**

## **WHAT ARE THE MODIFIED LEAD HAZARD REDUCTION TREATMENTS?**

The Modified Lead Hazard Reduction Treatments include:

- Removal & repainting of any chipping, peeling and flaking paint
- Making window sills smooth and cleanable; and
- Special cleaning of the work area

The property owner must pay for those repairs required to be done to your home.

Pregnant women and children under 6 years old must not be in the house while the Lead Hazard Reduction Treatments are being performed.

If you are required to leave your house for more than 24 hours while treatments are performed, the property owner must pay reasonable expenses for overnight housing and meals for your family.

You must allow the property owner to enter your home to do the treatments. The property owner may ask you to sign a statement verifying that the treatments were completed. You are not required to sign.

If you do sign the statement, it can be used as evidence that the property owner complied with the law.

If you refuse to sign, the property owner must have an inspector perform a visual inspection of the house at the property owner's expense. A copy of the inspection report will be sent to you, the property owner and MDE. In most cases the property owner will get notice from the local or state government that a child under six or a pregnant woman has been diagnosed with a high blood lead level.

The property owner will have 30 days to decide whether to make a Qualified Offer.

### **WHAT IS A QUALIFIED OFFER?**

A Qualified Offer is an agreement by the owner insuring that certain expenses related to the lead problem will be paid and that the tenant will get help. However, the terms of a Qualified Offer are very specific and must be presented on a Maryland Department of the Environment form. A Qualified Offer can be made by the property owner, their insurance company, lawyer or other agent. Once one of these persons makes a Qualified Offer, they are known as the Offeror.

The Qualified Offer has two parts:

- Payment up to \$9,500, or until the child is 6, whichever occurs first, for permanent or temporary relocation of the family of the person with a high blood lead level; and
- Payment up to \$7,500, or until the child is 18, whichever occurs first, for some medical expenses related to the lead problem required by a person with the high blood lead level.

**A Qualified Offer is not an admission of liability by the property owner.**

### **HOW WILL A QUALIFIED OFFER AFFECT MY LEGAL RIGHTS?**

If you accept the Qualified Offer:

- You get the benefits of the Offer as required; and
- You cannot sue for more.

If you reject the Qualified Offer:

- You may still be able to sue, but you run the risk of getting nothing from the lawsuit unless you have certain proof. The law is very specific about the type of proof required.

**You have 30 days from the day you received the Qualified Offer to accept it. If you do not accept the Qualified Offer within 30 days, the Offeror may assume that you have rejected it.**

### **IF I ACCEPT THE QUALIFIED OFFER, HOW WILL I KNOW THAT THE PAYMENTS ARE BEING MADE PROPERLY?**

The Offeror is required to send a report to you and to MDE by the end of each year detailing how much money they have spent and who has received the money.

When 80% of the money for relocation or medical treatments has been spent, they are required to send you a notice warning you that only 20% is left.

## **WHAT IS RELOCATION AND WHY RELOCATE?**

Relocation is permanently or temporarily moving the person with the high blood lead level and his family to lead-safe housing. Lead-safe housing is a house that:

- Is certified lead-free
- Was built after 1978; or
- May have lead paint in it but has specially treated windows and has passed a lead dust test and, possible, a visual inspection.

Relocation is vital because health experts agree that one of the most important things that you can do in treating a person with a high blood lead level is to move the person to a safer environment as soon as possible.

## **WHAT IS PERMANENT RELOCATION?**

Permanent relocation occurs when the family moves to a lead-safe home, and does not return to the original home. For permanent relocation, the Offeror may suggest choices for new homes for your family. After reviewing their suggestions you have the right to choose your own home, but it must be lead-safe.

The Offeror must provide payment for moving and other related costs.

If rent for the lead-safe home that the family relocates to is higher than the rent the family was paying when it accepted the Qualified Offer, the family will pay the owner of the lead-safe home the same amount it paid for the home it lived in when it accepted the Qualified Offer. The Offeror will pay the rest of the rent by paying a rent subsidy of up to 150% of your current rent to the owner of the lead-safe home.

## **WHAT IS TEMPORARY RELOCATION?**

Temporary relocation is when the family moves out of the home while the owner makes it lead-safe. After the repairs are done, the family may move back into the home.

The Offeror will pay the rent for the time the family spends in temporary, lead-safe housing.

Also, they will pay for moving, storing or cleaning furniture, and possibly food costs for the family while work is being done on the home.

## **WHO GETS THE RELOCATION PAYMENTS?**

The Offeror will make most of these payments directly to the service provider (new property owner, the moving company, etc.), not to the family.

The only payments that come directly to the family are for minor expenses.

The Offeror can stop making these payments when they have spent \$9,500, or when the child reaches 6 years of age, whichever comes first (even if the full \$9,500 has not been spent.)

### **WHAT MEDICAL EXPENSES WILL BE PAID, TO WHOM, AND FOR HOW LONG?**

The Offeror will pay for treatments that are not covered by your own medical insurance or Medicaid.

These include medical, emotional, educational or psychological treatments.

Payments will be made directly to the health care provider (doctor, therapist, etc.), not to the family. For costs that are not covered by the person's own medical insurance or Medicaid, forward the bill to the Offeror

The Offeror can stop paying when they have paid out \$7,500 or when the child reaches the age of 18, whichever comes first.

### **IF I NEED HELP UNDERSTANDING A QUALIFIED OFFER, IS THERE SOMEONE WHO CAN GIVE ME ADVICE?**

If you need help understanding the Qualified Offer, call the Lead Hotline at 410-631-4199, 1-800-776-2706 or TDD 410-631-3009.

The person taking the call will answer your questions or refer you to an organization in your area that can help.

Also, the local health department will receive a copy of the Qualified Offer from the property owner and, within a week, will be calling you to offer assistance in finding treatment and prevention services.

### **WHAT IF I NEED TO SPEND MY OWN MONEY?**

Coordinate payments with the Offeror in advance whenever possible. Never make a large payment for a service with your own money without first agreeing with the Offeror in advance and in writing that they will reimburse you for the expense.

Otherwise, when you ask for reimbursement, the Offeror may argue that they want to pay the service providers directly, and refuse to pay you.

### **WHERE CAN I READ THE LAW FOR MYSELF?**

The entire law, known as House Bill 760, can be found in the following volumes of Maryland law:

- Annotated Code of Maryland, Environment Article, Sections 6-801 et seq.
- Annotated Code of Maryland, Article 48A – Insurance Code, Sections 734-737
- Annotated Code of Maryland, Real Property Article, Section 8-208.2

If you wish to receive a copy of House Bill 760 from the 1994 session of the Maryland General Assembly, call:

**Department of Legislative Reference**  
**410-841-3810 (Baltimore/Annapolis area)**  
**301-858-3810 (D.C. Metro area)**  
**800-492-7122 (elsewhere in Maryland)**

For further information, contact the Lead Hotline at 410-537-4199, 1-800-776-2706 or TDD 410-631-3009.

## NOTICE TO TENANT

### LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Tenant acknowledges that Property may be subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards. Tenant acknowledges the receipt of the following required brochures from Agent:

1. Under Federal Law (the Residential Lead-Based Paint Hazard Reduction Act Of 1992)
  - a. The EPA "Protect Your Family From Lead In Your Home" brochure
2. Under Maryland Law (the Maryland Lead Poisoning Prevention Program)
  - a. The Notice of Tenants' Rights, Lead Poisoning Prevention, as published by the Maryland Department of the Environment.
  - b. The EPA "Protect Your Family From Lead In Your Home" brochure (the same brochure as 1.a.)

Tenant understands and acknowledges that compliance under the Federal and Maryland Laws is the sole responsibility of Owner and that Tenant will read and become familiar with the requirements of Federal and Maryland law as contained in the above brochures and notice.

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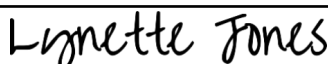
Tenant

Date

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Tenant

Date

|                                                                                     |                |
|-------------------------------------------------------------------------------------|----------------|
|  | 05 / 30 / 2026 |
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Agent

Date

3328 Lawnview Avenue

Baltimore MD 21213

Property Address

**NOTICE OF DEFECT/NOTICE OF ELEVATED BLOOD LEVEL ABOVE  
15pg/dL**

**TENANT: SEND THIS NOTICE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR HAND DELIVER THIS NOTICE AND GET A SIGNATURE FROM THE PROPERTY OWNER OR THE PROPERTY OWNER'S AGENT OR MANAGER.**

**TO:**

\_\_\_\_\_  
**Name of Property Owner/Manager/Agent**  
**This is to notify you to perform Modified Risk**

**Reduction Treatments under § 6-189 of the  
Environment Article of the Annotated Code  
of Maryland because:**

**A child under the age of 6 years or a  
Pregnant woman at this address has a  
lead level of 15 micrograms or more per  
deciliter of blood.**

**AND/OR**

**The following defects require your attention:**

**CHIPPING, PEELING FLAKING PAINT**

**This room, \_\_\_\_\_  
has chipping, peeling or  
flaking paint on the:**

- ☐ Walls/ceiling
- ☐ Window sills
- ☐ Window wells
- ☐ Window frames
- ☐ Porch
- ☐ Door/door frame

**This room \_\_\_\_\_  
has chipping, peeling or  
flaking paint on the:**

- ☐ Walls/ceiling
- ☐ Window sills
- ☐ Window wells
- ☐ Window frames
- ☐ Porch
- ☐ Door/door frame

**This room \_\_\_\_\_  
has chipping, peeling or  
flaking paint on the:**

- ☐ Walls/ceiling
- ☐ Window Sills
- ☐ Window Wells
- ☐ Window frames
- ☐ Porch
- ☐ Door/door frame

**This room \_\_\_\_\_  
has chipping, peeling or  
flaking paint on the:**

- ☐ Walls/ceiling
- ☐ Window Sills
- ☐ Window Wells
- ☐ Window frames
- ☐ Porch
- ☐ Door/door frame

**STRUCTURAL DEFECTS**

**This room, \_\_\_\_\_  
has the following  
structural defects:**

- ☐ Leaking ceiling
- ☐ Leaking roof
- ☐ Leaking plumbing
- ☐ Other

**This room \_\_\_\_\_  
has the following  
structural defects:**

- ☐ Leaking ceiling
- ☐ Leaking roof
- ☐ Leaking plumbing
- ☐ Other

**This room \_\_\_\_\_  
has the following  
structural defects:**

- ☐ Leaking ceiling
- ☐ Leaking roof
- ☐ Leaking plumbing
- ☐ Other

**This room \_\_\_\_\_  
has the following  
structural defects:**

- ☐ Leaking ceiling
- ☐ Leaking roof
- ☐ Leaking plumbing
- ☐ Other

**PROPERTY OWNER/MANAGER/AGENT SIGNATURE**

I, \_\_\_\_\_, ☐ owner, ☐ agent of the owner, ☐ manager of the above-noted property (CIRCLE ONE) hereby acknowledge receiving this Notice of Defect/EBL.

Signature \_\_\_\_\_

**FROM:**

\_\_\_\_\_  
**Name of Tenant**

\_\_\_\_\_  
**Street Address & Unit #**

\_\_\_\_\_  
**City, \_\_\_\_\_ Maryland**

\_\_\_\_\_  
**Day Phone #**

\_\_\_\_\_  
**Evening Phone#**



# **Lead Poisoning Prevention Program**

## **Notice of Tenants' Rights**

### **INTRODUCTION**

This Notice of Tenants' Rights explains your legal rights pursuant to the Maryland Reduction of Lead Risk in Housing Law, which went into effect on February 24, 1996. Under this law, property owners are required to address all potential lead-based paint hazards in rental properties constructed prior to 1978, register and annually renew registration of their properties with Maryland Department of the Environment's (MDE) Lead Poisoning Prevention Program, and provide tenants with lead educational materials. This Notice of Tenant's Rights also provides a detailed explanation of what property owners are required to do to comply with the law, how to inform your landlord that repairs need to be performed in your home, and steps you can take to enforce your legal rights if your landlord refuses to respond to your request.

**Please read this material carefully and call the Lead Hotline at 410-537-4199 or 800-776-2706 if you have any questions. (TTY Users 800-735-2258)**

### **I HAVE JUST MOVED INTO A RENTAL DWELLING THAT WAS BUILT BEFORE 1978, WHAT DO I NEED TO KNOW?**

In order to be fully compliant with the law, your landlord is required to:

- 1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home," and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
- 2) Ensure that the property is currently registered with the Maryland Department of the Environment (MDE) and is required to pay a \$30.00 per property/unit registration fee.
- 3) Obtain a passing Full Risk Reduction certificate prior to you moving into the property.



### **DOES MY RENTAL DWELLING UNIT HAVE TO BE INSPECTED BEFORE I MOVE IN?**

Yes. The property owner must have the unit inspected at the owner's expense. All inspections are required to be performed by an inspector accredited by MDE. If the house passes the inspection, the property owner will be given a Lead Paint Risk Reduction Inspection Certificate. This certificate will be on file at MDE. The owner is required to give you a copy of the inspection certificate when you

move in. If you wish to know the results of the inspection, ask your landlord or call the Lead Hotline at 410-537-4199, 1-800-776-2706, or TTY 800-735-2258.

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## ARE THERE OTHER TIMES THAT THE PROPERTY OWNER MUST COMPLY WITH SPECIAL STANDARDS WHILE I LIVE HERE?

Yes. When a child under six or a pregnant woman has an elevated blood lead level (EBL) 10 µg/dl or more, the local health department will inform the property owner of the obligation to meet the **Modified Risk Reduction Standard**.



The Modified Risk Reduction Standard must also be met when the property owner receives a written Notice of Defect that there are structural defects and/or chipping, peeling, and flaking paint in your home. Chipping, peeling and flaking paint in pre-1978 constructed rental properties is presumed to contain lead, which can be dangerous to you and your children.

The property owner will have 30 days to satisfy the Modified Reduction Standard after receipt of a written Notice of Elevated Blood Lead Level or Notice of Defect.

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## HOW DO I TELL THE PROPERTY OWNER ABOUT STRUCTURAL DEFECTS and/or THAT THERE IS CHIPPING, PEELING, AND FLAKING PAINT IN MY HOME?

You must send a notice to the property owner in writing. You may either write a letter or use a “Notice of Defect Form.” A sample copy of the form is attached on page 5. When sending a notice, it is suggested to send it **Certified Mail, Return Receipt Requested** or **Hand Deliver** it to the property owner and obtain a signature evidencing receipt. This documentation is also useful when making a referral to MDE or your local housing department.



Once the property owner receives the notice, your property must satisfy the Modified Risk Reduction Standard within 30 days.

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## HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect, the property owner provides for the temporary relocation of tenants to a lead free dwelling unit or another dwelling unit that has meet the full risk reduction standard;

OR

Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect, the property owner ensures that the property passes a test for lead contaminated dust and by performing certain lead hazard reduction treatments. The property owner must pay for those repairs and must use a contractors accredited by MDE to perform lead abatement work.

## SHOULD MY FAMILY STAY IN THE HOME WHILE REPAIRS ARE BEING MADE?

Nobody is permitted in the work area. Pregnant women and children under 6 years old are prohibited from being in the house while the lead hazard reduction treatments are being performed. If you are required to leave your house for more than 24 hours while treatments are performed, the property owner must pay for all your reasonable expenses directly related to your required relocation to temporary lead safe housing.

The property owner is also responsible for expenses related to the moving, storing, or cleaning of furniture, and possibly food costs for the family while work is being done in the home.

**You must allow the property owner to enter your home to do the treatments.**

The property owner is required to have the home inspected to verify the Modified Risk Reduction standard has been met. After all work is completed, an MDE accredited inspector must inspect the property to verify compliance with the Modified Risk Reduction standard.

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## WHAT IF MY LANDLORD HAS NOT COMPLIED WITH THE LAW, OR HAS FAILED TO RESPOND TO MY NOTICE?



### 1. Make a Referral

If you have given your landlord a written Notice of Defect or Notice of EBL and no repairs have been completed, you can make a referral to Maryland Department of the Environment's Lead Poisoning Prevention Program by calling 1-800-776-2706 or 410-537-3825. When making a referral, please provide copies of the Notice of Defect or Notice of EBL, along with any verification of receipt you may have.



### 2. Rent Escrow

Rent Escrow is a legal process that requires you to file a Complaint for Rent Escrow in the District Court in the county in which you live. If the District Court grants your request for an escrow account, you will be required to pay your rent into the District Court's escrow account instead of to your landlord. This provides an incentive for your landlord to complete repairs in your home that threaten the life, health, or safety of you and your family. In order to have an escrow account established based on lead hazards, you only need to prove that your landlord is not in compliance with Maryland's Lead Laws.

An escrow account is only established after all facts have been presented to a judge in a judicial proceeding. Therefore, it is suggested that you seek the advice and representation of an attorney.

### 3. Rent Protection

In 2004, the Maryland General Assembly enacted legislation requiring landlords to confirm their compliance with Maryland's Lead Risk Reduction in Housing Law when filing for repossession of property based on a tenant's failure to pay rent. If the property to be repossessed was constructed prior to 1978, the landlord must state that they are currently registered with Maryland Department of the Environment and provide the certificate number for the inspection conducted for the current tenancy. Failure to provide this information may result in the dismissal of the landlord's complaint.

### 4. Retaliatory Eviction

It is unlawful for your landlord to evict you for complaining about dangerous conditions present in your home, including the presence of peeling, chipping, and flaking paint. The law protects tenants against eviction and illegal rent increases initiated after notification. It is presumed that any attempt to evict a tenant or to raise the rent, except for nonpayment of rent, within two months after compliance with the applicable risk reduction standard, is in retaliation for the tenant's notification of dangerous conditions, and shall be void. It is also against the law for the property owner to evict you because there is someone in your home found to have a high blood lead level.



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If you have any questions about the Maryland Lead Law, visit:

[www.mde.state.md.us/lead](http://www.mde.state.md.us/lead) or call the Lead Hotline at 410-537-4199 or toll-free at 1-800-776-2706, or TTY 1-800-735-2258.



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1800 Washington Boulevard | Baltimore, MD 21230-1718 | [www.mde.state.md.us](http://www.mde.state.md.us)  
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Lawrence Hogan, *Governor* | Boyd K. Rutherford, *Lt. Governor* | Ben Grumbles, *Secretary*

*Revised 03/2015 Page 4 of 5*

## Notice of Defect/Notice of Elevated Blood Level

Send this notice by certified mail, return receipt requested or hand-deliver this notice and get a signature from the property owner or the property owner's agent or manager.

|                                                                                                             |                                                                                                              |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| To: _____<br>Name of Property Owner<br><br>_____<br>Property Owner Address<br><br>_____<br>City, State, Zip | From: _____<br>Your Name<br><br>_____<br>Your Address<br><br>_____<br>City, State, Zip<br><br>_____<br>Phone |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|

Property Subject To This Notice: \_\_\_\_\_

THIS IS TO NOTIFY YOU TO MEET THE MODIFIED RISK REDUCTION STANDARD AS REQUIRED BY § 6-819 OF THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND BECAUSE:

\_\_\_ A child under the age of six years, or a pregnant woman, residing at the above address has been diagnosed with a blood lead level of 10 µg/dl or more on; **and/or**

\_\_\_ The following defects require your attention:

**The following areas contain peeling, chipping, flaking paint that is accessible to a child:**

|                 |                 |                    |                 |
|-----------------|-----------------|--------------------|-----------------|
| ___ Living Room | ___ Bathroom    | ___ Hallway        | ___ Door Frame  |
| ___ Dining Room | ___ Front Porch | ___ Stairway       | ___ Windows     |
| ___ Kitchen     | ___ Bedroom     | ___ Exterior Walls | ___ Other _____ |

**The following areas contain structural defects:**

|                 |                 |                    |                 |
|-----------------|-----------------|--------------------|-----------------|
| ___ Living Room | ___ Bathroom    | ___ Hallway        | ___ Door Frame  |
| ___ Dining Room | ___ Front Porch | ___ Stairway       | ___ Windows     |
| ___ Kitchen     | ___ Bedroom     | ___ Exterior Walls | ___ Other _____ |

**Other Hazardous Conditions:**

\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY OWNER / MANAGER SIGNATURE**

I, \_\_\_\_\_ owner / manager of the above-noted property (circle one) hereby acknowledge receiving this Notice of Defect / EBL.

Signature \_\_\_\_\_ Date \_\_\_\_\_



# Protect Your Family From Lead in Your Home



United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

# Are You Planning to Buy or Rent a Home Built Before 1978?

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Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

## Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

## Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

## If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



## Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.

## Lead Gets into the Body in Many Ways

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### **Adults and children can get lead into their bodies if they:**

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### **Lead is especially dangerous to children under the age of 6.**

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



### **Women of childbearing age should know that lead is dangerous to a developing fetus.**

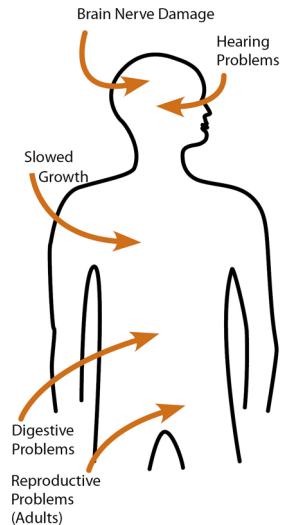
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

## Health Effects of Lead

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

## Check Your Family for Lead

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**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Where Lead-Based Paint Is Found

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In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

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<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

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**Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

## Checking Your Home for Lead

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You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

## Checking Your Home for Lead, continued

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In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](https://epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

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<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

## What You Can Do Now to Protect Your Family

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**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

## Reducing Lead Hazards

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**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

## Reducing Lead Hazards, continued

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**If your home has had lead abatement work done** or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit [epa.gov/lead](https://epa.gov/lead), or call 1-800-424-LEAD.

# Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



**RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:**

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit [epa.gov/getleadsafe](https://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

## Other Sources of Lead

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**While paint, dust, and soil are the most common sources of lead, other lead sources also exist:**

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit [epa.gov/lead](https://www.epa.gov/lead) for EPA's lead in drinking water information.

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

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<sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

## For More Information

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### **The National Lead Information Center**

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](http://epa.gov/lead) and [hud.gov/lead](http://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### **EPA's Safe Drinking Water Hotline**

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/lead](http://epa.gov/lead) for information about lead in drinking water.

### **Consumer Product Safety Commission (CPSC) Hotline**

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at [cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov).

### **State and Local Health and Environmental Agencies**

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](http://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

# U. S. Environmental Protection Agency (EPA)

## Regional Offices

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The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, OES 05-4  
Boston, MA 02109-3912  
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 321-6671

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
AFC Tower, 12th Floor, Air, Pesticides & Toxics  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (DT-8J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 886-7836

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
11201 Renner Blvd.  
WWPD/TOPE  
Lenexa, KS 66219  
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, CO 80202  
(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. EPA Region 9 (CMD-4-2)  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10  
Solid Waste & Toxics Unit (WCM-128)  
1200 Sixth Avenue, Suite 900  
Seattle, WA 98101  
(206) 553-1200

## Consumer Product Safety Commission (CPSC)

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The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

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HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/offices/lead/](http://hud.gov/offices/lead/)

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# IMPORTANT!

## **Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

# EPA and HUD Real Estate Notification and Disclosure Rule Questions and Answers

## The Rule

### What is the purpose of this rule and who is affected?

To protect the public from exposure to lead from paint, dust, and soil, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X. Section 1018 of this law directed HUD and EPA to require disclosure of information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. The rule would ensure that purchasers and renters of housing built before 1978 receive the information necessary to protect themselves and their families from lead-based paint hazards.

### When does the rule take effect?

The rule's effective date depends on the number of housing units owned.

! For owners of more than 4 dwelling units, the effective date is September 6, 1996.

! For owners of 4 or fewer dwelling units, the effective date is December 6, 1996.

## Affected Housing

### What type of housing is affected by this rule?

This rule applies to all housing defined as target housing, which includes most private housing, public housing, housing receiving federal assistance, and federally owned housing built before 1978.

### What type of housing is not affected by this rule?

Housing that is not affected by this rule includes:

! 0-bedroom dwellings, such as lofts, efficiencies, and studios.

! Leases of dwelling units of 100 days or fewer, such as vacation homes or short-term rentals.

! Designated housing for the elderly and the handicapped unless children reside or are expected to reside there.

! Rental housing that has been inspected by a certified inspector and is found to be free of

lead-based paint.

## **How does this rule apply to housing common areas such as stairwells, lobbies, and laundry rooms?**

Common areas are those areas in multifamily housing structures that are used or are accessible to all occupants. The rule requires that sellers and lessors disclose available lead information about common areas so that families can be informed about preventive actions.

## **Why doesn't this rule affect housing built after 1978?**

Congress did not extend the law to housing built after 1978 because the Consumer Product Safety Commission banned the use of lead-based paint in housing in 1978.

## **Is my home unsafe if it contains lead-based paint?**

Approximately three-quarters of the nation's housing built before 1978 contains some lead-based paint. This paint, if properly managed and maintained, poses little risk. If allowed to deteriorate, lead from paint can threaten the health of occupants, especially children under 6 years old. If families and building owners are aware of the presence of lead-based paint and the proper actions to take, most lead-based paint hazards can be managed. The EPA pamphlet *Protect Your Family From Lead in Your Home* provides important information for families and home owners to help them identify when lead-based paint is likely to be a hazard and how to get their home checked.

## **Seller & Lessor Responsibilities**

### **What if I'm selling target housing?**

Property owners who sell target housing must:

- ! Disclose all known lead-based paint and lead-based paint hazards in the housing and any available reports on lead in the housing.
- ! Give buyers the EPA pamphlet *Protect Your Family from Lead in Your Home*.
- ! Include certain warning language in the contract as well as signed statements from all parties verifying that all requirements were completed.
- ! Retain signed acknowledgments for 3 years, as proof of compliance.
- ! Give buyers a 10-day opportunity to test the housing for lead.

### **What if I'm renting target housing?**

Property owners who rent out target housing must:

- ! Disclose all known lead-based paint and lead-based paint hazards in the home and any available

reports on lead in the housing.

- ! Give renters the EPA pamphlet *Protect Your Family From Lead in Your Home*.
- ! Include certain warning language in the lease as well as signed statements from all parties verifying that all requirements were completed.
- ! Retain signed acknowledgments for 3 years, as proof of compliance.

**Am I required to give the EPA pamphlet *Protect Your Family From Lead in Your Home* to existing tenants?**

No, but when tenants renew their leases, you must give them the pamphlet and any available reports. In other words, you must give them the same information that you are required to provide new tenants.

**What if the buyers/renters don't speak English?**

In cases where the buyer or renter signed a purchase or lease agreement in a language other than English, the rule requires that the disclosure language be provided in the alternate language. The EPA pamphlet *Protect Your Family From Lead in Your Home* is printed in English and Spanish and will be made available to the public. EPA and HUD are considering publishing the pamphlet in other languages as well.

**Must I check my house for lead prior to sale?**

No. The rule does not require that a seller conduct or finance an inspection or risk assessment. The seller, however, is required to provide the buyer a 10-day period to test for lead-based paint or lead-based paint hazards.

**Is the seller required to remove any lead-based paint that is discovered during an inspection?**

No. Nothing in the rule requires a building owner to remove lead-based paint or lead-based paint hazards discovered during an inspection or risk assessment. In addition, the rule does not prevent the two parties from negotiating hazard reduction activities as a contingency of the purchase and sale of the housing.

**What if I know there is lead-based paint in my home?**

If you know there is lead-based paint in your home, you are required to disclose this information to the buyer or renter along with any other available reports on lead.

**What if the lessor knows that there is no lead-based paint in my rental**

## **housing?**

If your rental housing has been found to be free of lead-based paint by a certified inspector, this rule does not apply. However, landlords seeking an exclusion to this rule must use state certified inspectors. If your state does not have a certification program, you may use a certified inspector from another state. In addition, EPA is developing certification requirements for individuals and firms conducting lead-based paint inspections, risk assessments, and abatements.

## **Agent Responsibilities**

### **What are my responsibilities as an agent?**

Agents must ensure that:

- ! Sellers and landlords are made aware of their obligations under this rule.
- ! Sellers and landlords disclose the proper information to lessors, buyers, and tenants.
- ! Sellers give purchasers the opportunity to conduct an inspection.
- ! Lease and sales contracts contain the appropriate notification and disclosure language and proper signatures.

### **What is the responsibility of an agent if the seller or landlord fails to comply with this rule?**

The agent is responsible for informing the seller or lessor of his or her obligations under this rule. In addition, the agent is responsible if the seller or lessor fails to comply. However, an agent is not responsible for information withheld by the seller or lessor.

## **Purchaser & Renter Rights**

### **As a purchaser, am I required to conduct and finance an inspection?**

No. The rule simply ensures that you have the opportunity to test for lead before purchase.

### **Can the inspection/risk assessment period be waived?**

Yes. The inspection or risk assessment period can be lengthened, shortened, or waived by mutual written consent between the purchaser and the seller.

### **If I am renting, do I have the same opportunity to test for lead?**

Under the law, the 10-day inspection period is limited to sales transactions, but nothing prevents

the renter from negotiating with the lessor to allow time for an inspection before rental.

### **Where can I find a qualified professional to conduct an inspection?**

State agencies can provide helpful information for locating qualified professionals in your area. The EPA pamphlet *Protect Your Family From Lead in Your Home* provides the phone numbers of these state agencies. It is important to verify the qualifications of individuals and firms before hiring them.

### **Must inspectors be certified?**

Some cities and states have their own rules concerning inspector certification. These requirements, which may be administered at the state or federal level, may not be in place for several years. Once these requirements are in place, professionals who offer to perform lead-based paint inspections must be certified. The certification requirements that EPA is developing will ensure that inspectors engaged in lead-based paint activities have completed an EPA-certified training program or an EPA-approved state program. Meanwhile, EPA and HUD recommend that people inspect the qualifications and training of individuals and firms before hiring them to conduct risk assessments, inspections, or abatements.

## **Liability**

### **Does this rule increase my liability for future lead poisoning on my property?**

In some cases, disclosure may actually reduce the owner's liability since occupants may be able to prevent exposure from the beginning. Under this rule, however, sellers, landlords, or agents who fail to provide the required notices and information are liable for triple the amount of damages.

### **Are mortgage lenders liable under these rules if the seller or lessor fails to disclose?**

Under the disclosure regulation, the rule does not identify mortgage lenders as liable parties. This rule does not affect other state and federal provisions regarding the obligations and responsibilities of lenders.

### **What if a seller or lessor fails to comply with these regulations?**

A seller, lessor, or agent who fails to give the proper information can be sued for triple the amount of damages. In addition, they may be subject to civil and criminal penalties. Ensuring that disclosure information is given to home buyers and tenants helps all parties avoid misunderstandings before, during, and after sales and leasing agreements.

# MARYLAND DEPARTMENT OF THE ENVIRONMENT

## LEAD PAINT RISK REDUCTION (MDE FORM 330)

INSPECTION CERTIFICATE NO. 1156659

0391615  
MDE TRACKING NO.

0326354179 015  
MDE PROPERTY NO.

3328 LAWNVIEW AVE LLC  
OWNER NAME

03328 LAWNVIEW AVE Unit # SFP BALTIMORE MD 21213  
Street Address

Baltimore city  
County

1931  
Construction Year

Full Risk Reduction  
Inspection Category

Dust Inspection  
Inspection Method

PASSED  
Inspection Status

Re-Inspection required no later than

Certificate Expiration Date

Invalid

Invalidated Date

I certify that I inspected the above listed property/unit on 1/8/2026 10:30:00 AM under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

Shannon Scott Bridges  
Inspection Contractor Name

13405  
Inspection Contractor Accreditation No.

2/14/2026  
Inspection Contractor Accreditation Exp. Date

Shannon Bridges  
Inspector Name

13404  
Inspector Accreditation No.

2/14/2026  
Inspector Accreditation Exp. Date



Inspection certificates with numbers under 1000000 are not original documents; they were issued on paper prior to implementation of this online system.

## STATE OF MARYLAND

|                         |                                                      |
|-------------------------|------------------------------------------------------|
| Title                   | 3328 LAWNVIEW AVE Lease                              |
| File name               | BCity_RPMI_Lease_2026_Standard_copy.pdf and 7 others |
| Document ID             | 7dc4901a86b4b5347f883aaab9f26195d47c7175             |
| Audit trail date format | MM / DD / YYYY                                       |
| Status                  | ● Signed                                             |

This document was requested on [rebuildpropertymanagement.managebuilding.com](https://rebuildpropertymanagement.managebuilding.com) and signed on [rebuildpropertymanagement.managebuilding.com](https://rebuildpropertymanagement.managebuilding.com)

## Document History



SENT

**05 / 30 / 2026**

14:20:15 UTC

Sent for signature to Lynette Jones (info@rebuildpropertymgmt.com) and Sharita Williams (sharitawilliams86@gmail.com) from dropboxsignproduction@buildium.com  
IP: 69.255.146.140



VIEWED

**05 / 30 / 2026**

14:20:22 UTC

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IP: 69.255.146.140

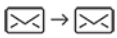


SIGNED

**05 / 30 / 2026**

14:22:03 UTC

Signed by Lynette Jones (info@rebuildpropertymgmt.com)  
IP: 69.255.146.140


EMAIL  
CHANGED

**06 / 01 / 2026**

20:17:25 UTC

sharitawilliams86@gmail.com was changed to sharitawilliams86@aol.com after requester reassignment.  
IP: 52.15.113.31

|                         |                                                      |
|-------------------------|------------------------------------------------------|
| Title                   | 3328 LAWNVIEW AVE Lease                              |
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