

LEASE AGREEMENT



This lease is made on **June 16, 2026** between **REAL PROPERTY MANAGEMENT** (hereinafter referred to as "Landlord" or "Landlord/Agent") located at 401 N Washington St., Suite 600, Rockville MD 20850 and the Tenant(s)

Sarah Antico and Lisa Sullivan.

Who hereby leases from the Landlord, premises known as **432 E Clement St Baltimore MD 21230**

The term of this lease is for **One Year and Three Days** starting on **June 28, 2026** and ending on the last day of **June 2027**

Tenant shall pay a total rent of **Thirty Thousand One Hundred Ninety Dollars (\$30,190.00)** payable in equal monthly installments of **Two Thousand Four Hundred Ninety-Five Dollars (\$2,495.00)** on the first day of each and every month ("Rent Due Date") of said term. If this lease commences on a day other than the first 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 Real Property Management at P.O. Box #4164 Rockville, MD 20849 (or at such other place as Landlord/Agent may designate) without diminution, deductions or demand 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 the Landlord may use any remedy afforded under the terms of this Lease and/or applicable law. All sums of money or other charges, including payments required to be paid by Tenant to Landlord/Agent 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/Agent shall furnish to Tenant a receipt for all cash or money orders paid by Tenant to Landlord/Agent for rent when requested, security deposit or otherwise. Each Tenant is jointly and severally liable to Landlord/Agent for full performance under each and every covenant and condition of this Lease Agreement and for compliance with applicable law.

1. Pro Rata Rental Payments. It is additionally understood and agreed that Tenant is to commence occupancy of the premises on **June 28, 2026**. Tenant is to pay the sum of **\$250.00** on **July 1, 2026** as "pro rata" rent for the period **June 28, 2026 through June 30, 2026**

2. Additional Charges.

Landlord/Agent may require that all rental payments be made by money order, cashier's check and/or certified check. Tenant must pay Landlord, in addition to the rent, a late charge in the amount of five percent (5%) of the monthly rent if not paid by the 5th of the month. However, the five (5) day late period is NOT a grace period, and the rent is due and payable on the first of each month. The late charge must be paid as additional rent together with the rent then overdue and in arrears, and acceptance of such payment is not a waiver of the requirement that rent is due on the first day of the month. Nothing in this lease constitutes a waiver or limitation of Landlord's right to institute legal proceedings for rent, damages and/or repossession of the leased premises for non-payment of any installment of rent when and as the same becomes due and payable. Tenant hereby agrees to a Two hundred dollar fee for each lease renewal term. Tenant hereby agrees to a move in admin fee of Two hundred dollars due and payable with or before the second month's rent payment. A service charge (which sum shall not exceed the maximum permitted by state law) of Thirty-five Dollars will be automatically made for each instance in which a rent payment is returned unpaid for any reason.

3. Security Deposit.

The total security deposit prior to move in is **Two Thousand Four Hundred Ninety-Five Dollars (\$2,495.00)**

In accordance with the Annotated Code of Maryland, Real Property Article, this sum does not exceed the amount of two (2) months' rent, which is to be held as collateral security and applied on 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 premises in excess of ordinary wear and tear caused by the Tenant, the Tenant's family, guests, employees, agents, 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 and maintained in an escrow account in a federally insured financial institution which does business in the State of Maryland, devoted exclusively to security deposits, within thirty (30) days after it has been received. 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/Agent 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 premises together with a statement of costs actually incurred. Within forty-five (45) days after the termination of the tenancy, the Landlord/Agent must return the deposit to the Tenant together with simple interest, which will accrue in the amount mandated by the State of Maryland per annum less any damages rightfully withheld. Interest will accrue at six (6) month

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intervals from the day Tenant deposits said security with Landlord/Agent, provided the said security deposit is Fifty Dollars (\$50.00) or more. The foregoing provisions do not apply to any Tenant who has abandoned the premises or who has been evicted unless such Tenant makes a written demand for the return of the security deposit within 45 days of being evicted, ejected or abandoning the premises, and provides the Landlord with his/her new address. Tenant's obligations under this Lease may not end when Tenant ceases to occupy the premises. 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 to repair damages to the premises.

In the event of a sale of the property upon which the premises are situated or the transfer or assignment by the Landlord/Agent of this Lease, the Landlord/Agent 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 the Tenant with the name and address of the new Landlord/Agent, Landlord/Agent is released from all liability for the return of the security deposit and the Tenant must look solely to the new Landlord/Agent 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/Agent. In the event of any rightful or permitted assignment of this Lease by the Tenant to any assignee or sub lessee, the security deposit is deemed to be held by the Landlord/Agent as a deposit made by the assignee or sub lessee and the Landlord/Agent will have no further liability with respect to return of such security deposit to the assignor. The Landlord or Landlord's estate, but not the managing agent or court appointed receiver, will remain liable to the Tenant for the maintenance of the security deposit as required by law.

4. Possession.

Tenant is hereby notified that requested work prior to move in, may or may not be done before move in, and that all work requested and approved in the application process may be completed after move in. If on the date of this Lease another person is occupying the premises and Landlord is unable to deliver possession on or before the commencement of the term of this Lease, Tenant's right of possession hereunder is postponed until said premises are vacated by such other person, and the rent due hereunder must abate at the rate of one thirtieth (1/30) of a monthly installment for each day that possession is postponed. In such event, the Tenant, on written notice to the Landlord before possession is delivered, may terminate, cancel, and rescind the lease; the security deposit and rent paid must be returned to the Tenant within fifteen (15) business days after Landlord's receipt of the notice.

5. Acceptance of Property.

a. Delivered in compliance with law. Landlord covenants that the leased premises and all common areas are delivered in habitable condition, and in complete compliance with all applicable laws. Tenant acknowledges that he/she has seen the premises and found them to be in satisfactory condition, unless otherwise specified herein. Tenant acknowledges that if property is considered a quick move in, that there may be defects that will have to be worked on after move in. Tenant acknowledges that no cosmetic work will be completed not requested and approved with application.

b. List of existing damages. Tenant has the right to inspect the premises for the purpose of making a written list of damages that exist at the commencement of the tenancy, and must submit the inspection to the Landlord within seven (7) days of the Tenant's occupancy. This list is for information only, and Landlord/Agent shall not be obligated to make any repairs except as specified herein or as required by law.

6. Uses/Authorized Occupant.

The premises will be used solely for residential purposes and be occupied by no more than Two (2) person, not including children. The following persons and no others, except after-born children, are authorized by Landlord to reside within the demised premises: Sarah Antico and Lisa Sullivan. Tenants will not use the premises for business, any disorderly or unlawful purposes or disruptive to the quiet enjoyment of others and will comply with all applicable Federal, State, County and local laws and ordinances.

Guests. Persons visiting Tenant may not reside at the premises for more than two (2) weeks in aggregate during any calendar year, unless written permission is first secured from Landlord. Tenant's guests and visitors must abide by all applicable covenants and rules contained in this Lease, and a breach of the lease by a guest or visitor will be treated as a breach by Tenant.

7. Common Ownership Community Rules and Regulations.

TENANTS MUST REGISTER THEIR LEASE WITH HOA OR COA PRIOR TO MOVING IN

Tenant, Tenant's family, guests and employees must abide by all rules and regulations and all notices governing the property now or hereafter in effect by the HOA: N/A that the tenant consents to in writing, and that are reasonably necessary to preserve the property of the landlord, other tenants, or any other person. A copy of this Lease Agreement must be submitted to the common ownership community, if required. Any obligation of the owner that affects the use and occupancy of the unit or any common area associated with the unit is enforceable against the Tenant. Tenant acknowledges receipt of a copy of the rules and regulations. In addition, the

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Declaration, Covenants and Bylaws, where applicable, are currently on file in the Depository of the Clerk of the County Circuit Court. Failure to cure any on-going violations of the Rules and Regulations, lease or lease addendums, by the Tenant will be deemed a breach of this Lease and Tenant will be responsible for the cost of any fines levied upon the Landlord as a result thereof.

8. Pets.

The Tenant is not allowed to keep pets on the premises except with the written permission of the Landlord/Agent. Tenants who have pets agree to having the demised premises de-fleaed, de-ticked and if carpeted, the carpeting shampooed and deodorized at the termination of occupancy. Tenant is required to submit a picture of all pets that will occupy the home. Tenant further agrees to pay for any and all damages caused by pets to the premises. Tenant is authorized to have pets:

☒ Yes ☐ No # ALLOWED: Two TYPE OF PET(S): ESA Cats WEIGHT: 10 and 12 Pounds

If your tenancy is terminated and possession of the premises is returned to the Landlord as a result of an eviction, please find a Maryland Department of Agriculture fact sheet on the care and protection of your pets here:

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

This flyer can also be found on the Maryland Department of Agriculture Website under the "Pets and Eviction" Section.

9. Maintenance. RPM Maintenance line: Please contact first American Home Shield #683343088 Home Warranty Company, Phone number: 800-858-1922 and then contact RPM Maintenance line: 1-888-400-0184.- 24 hrs. a day 7 days a week.

a. Tenant must generally maintain the rental dwelling and the garage, shed and other appurtenances, if any, in a clean, sanitary and safe condition. No Smoking in home. Such maintenance includes replacement of HVAC filters, fuses, resetting of circuit breakers, batteries and light bulbs; clearing of gutters and downspouts, window wells and drainage areas; cleaning of carpets, chimneys, fireplaces and pools (as applicable); and cleaning of appliances including, but not limited to, stoves and microwave ovens, refrigerators and freezers, garbage disposals, trash compactors, dishwashers, washing machines, clothes dryers, window air conditioning units, humidifiers, de-humidifiers, and any other appliances entrusted to the Tenant's care. Tenant is responsible for general control and elimination of household pests including, but not limited to, fleas, ticks, roaches, silverfish, ants, crickets, and rodents. Tenant shall be responsible for replacement of broken glass and screens. Tenant shall be responsible for properly maintaining, cutting, and watering the grass as necessary. Tenant is responsible for keeping plumbing fixtures clean, sanitary and maintaining commode, drains and air gaps free of blockages, and operate all electrical and plumbing fixtures properly. Window treatments /covering in the property are as is.

b. Tenant must not refinish, shellac, or wax the wood floors and shall take measures to protect the wood floors. Tenant must keep grass trimmed and maintained; must remove leaves and debris; must promptly remove ice and snow from all walks, steps and drives; and must maintain grounds in good condition. Tenant must keep the premises heated and turn off water to exterior spigots in cold weather to avoid freezing pipes.

c. Landlord/Agent is responsible for replacement of or mechanical repairs to structural elements of the building, major appliances (including washers and dryers) and electrical, plumbing, heating and air conditioning systems. Structural elements include, but are not limited to, the roof, floor and ceiling systems; bearing walls and partitions; columns, lintels, girders and load-bearing beams; foundation systems and footings; all interior stair-carriage systems; all necessary materials required for the joining, support, fastening or attachment of the foregoing items; all components of the exterior designed to prevent infiltration of water (i.e., paint, shingles, siding and trims); and hand railings, steps, sidewalks and driveways.

If any of the above was caused by Tenant neglect, Tenant may be held responsible for all related costs. In the event of a bona fide emergency, and if notification to the Landlord/Agent is impractical or impossible, the Tenant may request reasonable and necessary repairs to alleviate the emergency condition at Landlord's expense; Tenant must immediately notify the Landlord in writing of such repairs.

d. Tenant must promptly report to Landlord any problems requiring repairs or replacement beyond general maintenance. Tenant must not order repairs or replacements without prior written approval from the Landlord/Agent. It is further agreed and understood that in the event the items described as Tenant's responsibilities in this lease are not properly maintained in accordance with the terms hereof, after fourteen (14) days' written notice from the Landlord/Agent to Tenant of the need for maintenance if the maintenance is not performed, the Landlord/Agent has the right to complete the necessary maintenance and charge the Tenant for the costs.

e. Tenant acknowledges that a work order request, is permission to enter the premises, and that if the tenant requests work, makes an appointment with RPM, and misses that appointment, the tenant is then responsible for the cost of the service call.

The Landlord may consider the failure of the Tenant to maintain the property in accordance with Tenant's responsibilities as a breach of this Lease and may elect to terminate this Lease. Tenant is responsible for any costs incurred for repairs or replacements made necessary due to abuse or negligent acts of commission, or omission (including a failure to report a problem to Landlord/Agent in a timely manner) by the Tenant, his family, guests, employees, invitees or pets.

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10. Utilities. (Gas and Electric - BGE, Water - Baltimore City)

TENANTS MUST HAVE UTILITIES ON IN THEIR NAME PRIOR TO MOVE IN

Tenant must pay all utility charges associated with the premises unless otherwise noted. (Please refer to move in package). Additionally, Tenant is responsible for trash removal charges if a private hauler provides that service and the premises is not located in a County trash collection district. The Tenant agrees to furnish a receipted final water bill for the above premises to Landlord/Agent within 30 days after termination of the Lease, extension or renewals thereof. Landlord is not required to install cable, phone lines, jacks, cable wiring, alarm systems, or multiple phone line access.

11. Smoke Detectors.

a. Landlord/Agent certifies that Smoke Detectors have been installed and are in proper working condition in accordance with applicable law prior to Tenant's occupancy. It is the responsibility of Tenant to check Smoke Detectors periodically during the tenancy and replace batteries as necessary to keep the Smoke Detectors in proper working condition and to report any malfunctions to Landlord/Agent in writing.

b. This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector may not provide an alarm. Therefore, the occupant should obtain a dual powered smoke detector or a battery powered smoke detector.

12. Alterations.

Tenant, without the prior written permission of the Landlord/Agent, will not remodel or make any structural changes, alterations or additions to the premises; will not paper, paint, or decorate; will not install, attach, remove or alarm systems, exchange appliances, or equipment, such as washer, dryer, air conditioning, heating, refrigerator or cooking units, radio or television antennae, subscription or satellite dishes or pay television devices and wiring; will not install molly bolts, or drive nails or other devices into the walls or woodwork (a reasonable number of picture hangers excepted); and will not change the existing locks of the premises or install additional locks without written consent of the Landlord/Agent.

13. Vehicle Parking.

No motor vehicle, trailer, or other such vehicle may be parked on the property without current license plates and said vehicles must be in operating condition. Vehicles may be parked only in garages, driveways, assigned spaces, if provided, or on the street, or as regulated by the Common Ownership Community named in Paragraph seven (7), and/or local laws.

14. Sublet/Assignment.

Tenant may not assign this Lease or sublet the premises or any portion thereof, or transfer possession or occupancy thereof to any other person or persons without the prior written consent of the Landlord/Agent, which consent must not be unreasonably withheld provided that the prospective assignee or subtenant satisfies established standards set forth by Landlord for all prospective tenants including, but not limited to, a credit check, rental and employment references and Tenant's payment of Two Hundred and Fifty Dollars (\$250.00) service charge. This section does not apply to premises located in a common ownership community that legally restricts or prohibits subletting or assignments.

15. Insurance.

a. Landlord's insurance policy does not provide tenant coverage for personal belongings or public liability. Tenant will do nothing and permit nothing to be done on or about the premises, which will contravene any fire insurance policy covering the premises.

b. Tenant is required to obtain Renter's Insurance to protect Tenant's personal belongings and liability.

16. Hold Harmless.

Tenant must indemnify and save Landlord/Agent harmless from any and all loss, claim or damage by reason of any accident, injury, or damage to any person or property occurring anywhere on or about the leased premises which is within the exclusive control of the Tenant, unless damage, injury or accident is caused by Landlord's/Agent's negligence or violation of law. Further, Landlord/Agent is not liable for any loss or damage to property of Tenant caused by vermin, rain, storms, storm water, or steam that may leak into or flow from any part of the said premises or from any source, unless the damages are caused by the Landlord's negligence or violation of law.

17. Landlord/Agent Access to Premises.

a. Landlord may enter the premises, after giving due notice (24 hours) to the Tenant and the Tenant has not unreasonably objected to, to make necessary repairs, decorations, alterations or improvements; supply services only by mutual agreement during normal

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business hours, except in an emergency; or exhibit the dwelling unit to prospective purchasers, mortgagees, or tenants only during normal business hours, including weekends, except as the Landlord and Tenant otherwise agree. Landlord/Agent may enter the premises immediately without notice to Tenant in an emergency situation.

b. Landlord/Agent may enter the premises after due notice to the Tenant (24 hours) when the Landlord is required to allow access to the Department of Housing and Community Affairs for an inspection; or when the Landlord has good cause to believe that the Tenant may have damaged the premises, or may be in violation of County, State, Federal law, or pre-scheduled inspection. Any request for service from Tenant is construed to mean that permission to enter the premises has been granted for the purpose of making requested repairs. Tenant is aware that periodic inspections may be scheduled, such inspections may include documentation of the condition of premises including but not limited to pictures and/or videos.

c. During the last two months of the term of this Lease or any extension thereof, Landlord/Agent may put the premises on the market for sale or rent and may place a "For Rent" or "For Sale" sign on the premises. Tenant agrees to cooperate with Landlord/Agent in showing the property. Tenant is advised that on occasion he or she may be asked to exhibit the premises on less than twenty-four (24) hours' notice.

18. Default.

a. In the event of any tenant default, or breach of lease, other than the default of failure to pay rent, and late charges, the tenant will be responsible for all actual costs incurred by Landlord/Agent, hereunder or the Landlord/Agent can at any time deem the tenancy of the Tenant undesirable by reason of objectionable or improper conduct on the part of the Tenant, his family, guests, or employees by causing annoyance to neighbors or should the Tenant occupy the subject premises in violation of any rule, regulation, or ordinances issued or promulgated by the Landlord/Agent, the Common Ownership community identified in Paragraph 7 herein, any governmental rental authority, or any federal, state or local law, then and in any of said events, the Landlord/Agent has the right to terminate this Lease by giving the Tenant personally or by sending via first class mail to the Tenant a thirty (30) day written notice to quit and vacate the premises containing in said notice the basis for the termination.

b. In the event the breach of lease involves behavior by the Tenant or a person on the subject premises with the Tenant's consent, which demonstrates a clear and imminent danger of the Tenant or person doing serious harm to themselves, other tenants, the landlord, the landlord's property or representatives, or any other person on the premises, the Landlord/Agent has the right to terminate this Lease by giving to the Tenant or person in possession personally or via first class mail a fourteen (14) day written notice to quit and vacate the premises containing in said notice the basis for the termination. The Landlord/Agent at the expiration of said notice or any shorter period conferred under or by operation of law may use any remedy provided by law for the restitution of possession and the recovery of delinquent rent.

c. Failure to pay rent and late charges as specified herein will constitute a default. In the event of such default, the Landlord/Agent may use any remedy available under this Lease and/or applicable law, including filing a written Complaint in the District Court of Maryland for Failure to Pay Rent — Landlord's Complaint for Repossession of Rented Property, and the Tenant may be held liable for any expense incurred by Landlord/Agent in enforcing this action.

19. Court Awarded Legal Fees.

In an action by the Landlord to recover possession of the leased premises, including a nonpayment of rent action, the Tenant is obligated to pay court costs, legal fees, late fees, and reasonable attorney fees awarded by a court. If attorney's fees are awarded by the Court in a Failure to Pay Rent action, the attorney's fees are not part of the tenant's rent and need not be paid to redeem the premises. If the Tenant is the prevailing party and/or costs and attorney's fees are awarded by the court, the Landlord is obligated to pay those fees and costs.

20. Retaliatory Eviction.

a. No retaliatory action will be taken by the Landlord/Agent for any complaints made by the Tenant to any public agency, or for any lawsuit filed by the tenant against the landlord/agent or any other attempts by Tenant to enforce the terms of this Lease, or applicable laws, including membership in a tenants' association.

b. The Landlord must not actually or constructively evict or attempt to evict a Tenant from, or deny a tenant access to, the dwelling unit occupied by the Tenant without following the judicial process authorized in state law to obtain possession of the dwelling unit.

21. Waiver Clause.

Any waiver of a default hereunder is not to be deemed a waiver of this Agreement of any subsequent default. Acquiescence in a default shall not operate as a waiver of such default, even though such acquiescence continues for an extended period of time.

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22. Termination Hold-Over.

a. Either Landlord/Agent or Tenant may terminate this Lease at the expiration of said Lease or any extension thereof by giving the other 60 day written notice of termination. If Tenant holds over after the expiration of the term of this Lease, Tenant shall, with the Landlord/Agent's consent and in the absence of any written agreement to the contrary, become a Tenant from month to month at the monthly rate in effect during the last month of the expiring term. All other terms and provisions of this Lease shall remain in full force and effect.

b. If Tenant holds over (fails to vacate) the premises after proper notice, Landlord/Agent may hold the Tenant accountable for rent for the period of the holdover and for consequential damages due to an incoming occupants inability to enter the premises because of Tenant's holdover occupancy. Tenant is responsible for the entire month's rent in the cases of a hold over, although the tenant vacates prior to the end of the month.

23. Move-Out/Surrender of Premises.

Tenants must give a 60 day written notice, and signed by all lease holders to vacate.

a. Tenant will, upon termination of this Lease, surrender the premises and all personal property of Landlord therein in good and clean condition, ordinary wear and tear accepted. Tenant will leave the premises in clean condition, free of trash and debris; however, Tenant will not paint over marks, plaster holes, crevices or cracks; or attempt any repair of the premises without Landlord/Agent's prior written consent. Carpets will be cleaned as necessary to remedy damage beyond ordinary wear and tear caused by a tenant or the tenant's family, agents, employees, guests or invitees. If such cleaning and removal of trash is not accomplished by the Tenant, or if the premises are not left in good and clean condition, then any action deemed necessary by the Landlord/Agent to accomplish same beyond ordinary wear and tear shall be taken by the Landlord/Agent at the Tenant's expense. Upon vacating the premises, Tenant must deliver all keys to the Landlord/Agent within twenty-four (24) hours after vacating. Failure to comply will be cause to charge Tenant for changing locks.

b. Tenant has the right to be present at the time of inspection if Tenant notifies Landlord by certified mail at least fifteen (15) days prior to Tenant's date of moving of Tenant's intention to move, date of moving and new address. Upon receipt of notice, Landlord/Agent shall notify Tenant of the time and date when the premises are to be inspected. The inspection date shall occur within five (5) days after the date of intended moving as designated in Tenant's notice.

24. Abandoned Property.

Any personal property, which is left on the premises for more than 24 hours after termination of the tenancy, shall be considered to be abandoned and Landlord/Agent may dispose of it at Tenant's expense. Landlord/Agent shall not be liable to Tenant or any other person for the loss of property so abandoned.

25. Destruction.

If the premises are rendered totally unfit for occupancy by fire, act of God, act of rioters or public enemies, or accident, the term of this Lease shall immediately cease upon the payment of rent apportioned to the day of such happening. If, however, the premises are only partially destroyed or damaged and Landlord decides to repair the same, such repairs shall be made by Landlord without unreasonable delay.

26. Subordination.

a. This Lease is and will be subject and subordinate at all times to the lien of any mortgage(s) or deed(s) of trust now or hereafter covering the demised premises and to all renewals, modifications, consolidations, replacements and/or extensions thereof. Tenant agrees to execute any documents required to effect such subordination.

b. The Tenant agrees to execute promptly any documents(s), which the Landlord or lenders(s) may request with respect thereto. In the event that the Tenant fails to do so within fifteen (15) days from date of receipt of the written request from the Landlord or the lenders(s), the Landlord will have the right and is hereby authorized to execute on behalf of the Tenant any such document(s). Tenant agrees to become a tenant to any subsequent owner of the Property.

27. Estoppel Certificate.

Tenant will, at any time and from time to time, upon not less than fifteen (15) days' prior request by Landlord, execute, acknowledge and deliver to Landlord a statement in writing, executed by Tenant, certifying (a) that this Lease is unmodified and in full force and effect (or, if there have been modifications, that this Lease is in full force and effect as modified and setting forth such modifications) and the dates to which the additional rent and other sums payable hereunder have been paid; (b) that there is no existing default hereunder

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or specifying each such default of which the signer may have knowledge and (c) that Tenant does not have any actual or pending claim against Landlord.

28. Eviction Assistance.

When giving Tenant a notice of past-due rent, issuing a written quit and vacate notice, or beginning any judicial proceeding to regain the lease premises, the Landlord hereby notifies the Tenant that general information and assistance regarding evictions is available from the County Department of Housing and Community Affairs, Office of Landlord-Tenant Affairs.

29. Agency.

The Tenant acknowledges that Real Property Management is agent for the owner.

30. Management.

These premises will be managed by Real Property Management (Agent). In the event Agent is acting in the capacity of rental agent solely to procure a Tenant, it is understood that all payments hereunder made to Agent will be transferred to Owner and that Agent is acting as a conduit of funds. Accordingly, Owner and Tenant agree that Agent is not liable or responsible for the funds after they are transferred to Owner. Owner must abide by the terms of Paragraph 3 of this Lease Agreement regarding the Security Deposit. Tenant and Owner agree that Agent is not liable for any violations or breach by Owner or Tenant of the terms of this Lease or applicable State, County, or local laws.

31. Authorization to Install Lockbox.

The undersigned Tenant agrees that the Landlord/Agent, during the last sixty (60) days of this Lease Agreement or any extension thereof, may install a Lockbox on the door of said property for the convenience and use of any authorized agent to show the property to prospective Tenants/Purchasers, mortgagees, inspectors, contractors, exterminators, appraisers or other necessary parties during normal business hours including weekends except as otherwise may be agreed upon by the Tenant and the Landlord/Agent.

Tenant agrees for himself/herself, heirs, and assigns to completely indemnify, save and hold harmless said Landlord/Agent and its brokers, salespeople, cooperating brokers, agents, the Greater Capital Area Association of REALTORS®, Inc. and all above parties from any and all claim, loss or liability arising from the use of said box unless occasioned by the negligent omission, commission, fault or other misconduct or violation of law as determined by a court of law.

32. Cancellation by Tenant in Initial Term.

Reasonable Cause beyond Tenant's control. The initial term of this Lease may be terminated upon sixty (60) days written notice to Landlord/Agent due to reasonable cause beyond Tenant's control. Tenant shall specify the specific cause(s) in writing to Landlord/Agent and must include appropriate documentation thereof. If reasonable cause beyond Tenant's control is claimed, Landlord/Agent may accept or reject such claim depending upon the particular circumstances. In the event of termination under this covenant, Tenant may be liable for a reasonable termination charge not to exceed the equivalent of one (1) month's rent at the rate in effect as of the termination date, or the actual damages sustained by the Landlord, whichever is the lesser amount; the termination charge is to be in addition to rent due.

33. Military Clause.

In the event Tenant is a member of, or subsequently enlists into, the Army, Navy, Air Force, Marine Corps, Coast Guard or the National Guard under call to active service authorized by the President of the United States or Secretary of Defense for more than 30 consecutive days for purpose of responding to a national emergency, declared by the President and supported by Federal funds and if Tenant subsequently receives permanent change of station orders or temporary change of station orders for 90 days or more, and more than 25 miles from residence, including release from military service, Tenant may terminate the lease upon delivering written notice to the Landlord/Agent with proof of his/her assignment. Written notice is effective upon personal delivery, delivery by private business carrier or by placing the written notice in the mail, with return receipt requested. Termination will be effective 30 days after the first date on which the next rental payment is due and payable after the date on which the notice is delivered in the case of a month-to-month tenancy. For any other tenancy, termination is effective on the last day of the month following the month in which the notice is delivered. The Tenant must pay rent through the effective date of termination, on a prorated basis. Tenant is also responsible for the cost of repairing damage to the premises caused by the tenant, if any. This clause also applies to those persons who receive orders releasing them from military service. The Landlord/Agent will refund the security deposit less deductions for unpaid rent and damages, if any, within 45 days of the date of termination. These provisions apply as well to dependents of tenants who are members of military service at the time a lease is signed, or who subsequently enlist into the military service.

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34. Required Licenses.

The owner is responsible for licensing the rental facility in accordance County law.

35. Rent Increases.

Three (3) months' prior written notice of a rent increase must be mailed to Tenant at Tenant's last known address; said notice must also expressly serve as a notice to quit and vacate the premises in the event Tenant does not agree to pay the rent increase. In the event Tenant remains in possession on the date the rent increase is to be effective, and fails to pay the increased rent and holds over beyond the period specified in the quit and vacate notice, Landlord may immediately file suit to evict Tenant. The amount of rent due during this hold over period will be the increased rent. Tenant shall indicate acceptance of Landlord's offer to increase rent by timely payment, in full, of the new rent as specified in the rent increase notice, in which event the notice to quit is null and void and the tenancy will be from month-to-month. If Tenant does not accept the new rental amount and therefore intends to vacate the premises at the end of the initial term or any extension thereof, Tenant must give written notice to the Landlord/Agent 60 days' notice, on the first of the month in which the tenancy will expire at the end of the second month.

36. Miscellaneous.

a. Tenant acknowledges that, if requested, Tenant did receive prior to this Lease execution a copy of the proposed form of Lease in writing prior to leaving a deposit.

b. If this Lease contains a Lease Option Agreement, Tenant acknowledges that this lease is: NOT A CONTRACT TO BUY.

c. The conditions and agreements contained herein are binding on and are legally enforceable by the parties hereto, their heirs, personal representatives, executors, administrators, successors and assigns, respectively, and no waiver of any breach of any condition or agreement contained herein will be construed to be a waiver of the condition or agreement of any subsequent breach thereof or of this lease.

d. Tenant acknowledges that the statements and representations made in the signed application for said premises are true; that said statements have induced Landlord/Agent to enter into this Lease; that they are deemed a part of this Lease; and that the falsity of any of them constitutes a breach hereof and entitles the Landlord/Agent to the same relief as a breach of any other covenant or condition contained herein.

e. This Lease contains the final and entire agreement between the parties hereto and neither they nor their agents are bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained. This Lease Agreement has been executed in duplicate and the Tenant acknowledges that a copy thereof was delivered to him at the time the Lease was fully executed.

f. 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.

g. Feminine or neuter pronouns can be substituted for those of masculine form, and the plural can be substituted for the singular number in any place or places herein in which the context may require such substitution. Tenant expressly warrants that the Tenant is of legal age and acknowledges that this warranty is being made for the purpose of inducing Landlord/Agent to lease the premises aforementioned.

h. The paragraph headings appearing in this Lease have been inserted for the purpose of convenience and ready reference only. They do not purport to and shall not be deemed to define, limit or extend the scope or intent of the paragraphs to which they appertain.

37. Notices and Services of Process.

a. Unless otherwise designated as required by law, the names, addresses and telephone numbers of the Landlord and agent are set forth below. Notice to and service upon the agent shall constitute notice to and service upon the Landlord. In the event that the Landlord/Agent changes address, the Landlord/Agent must notify the Tenant in writing within 10 days of the change. Whenever the ownership of the rental property changes hands, the transferor must notify the Tenant of the name, address and office location of the transferee within 10 days of the change. If the transferee is a corporation, the transferor must list the most current name and address of the resident agent of the corporation. Agent/Landlord can deliver notice to tenant via email.

b. Any written notice regarding any of the provisions of this Lease must be given by Sarah Antico, on behalf of all other Tenants to Landlord/Agent, and any written notice regarding any of the provisions of this Lease may be given by Landlord/Agent to any one Tenant. All Tenants agree that such notices given or received affect and apply, with equal force, to all Tenants, authorized occupants and, if applicable, co-signers and subtenants. Any notice, other than any notice regarding the final move-out inspection, is effective upon hand delivery or three (3) days after deposit into the U.S. Postal Service, first-class postage prepaid.

38. Receipts.

Landlord/Agent agrees to provide to the Tenant a written receipt for payments of rent if the Tenant pays with cash or a money order in person, or if payment is not in cash or with a money order, upon Tenant's request for a receipt. This Lease shall serve as a receipt for the aforementioned security deposit.

39. Emergency Number.

In the event of an emergency affecting the health, safety, or welfare of the Tenant or any property thereof, the Tenant may contact the Landlord, or its agent, at any time by contacting the following: Please contact first American Home Shield #683343088 Home Warranty Company, Phone number: 800-858-1922 and then contact RPM Maintenance line: 1-888-400-0184.- 24 hrs. a day 7 days a week.

40. Additional Provisions.

- Regarding a parking pass - the process is easy and is all done online. The tenant would just need to submit a copy of their car registration, the signed lease and one other bill to show proof of residency. The cost is approximately \$60. Up to 2 annual guest passes can also be purchased (used to be \$20 each). This is in zone 8
- Parking Type: Street

41. Addendum attached. Yes ☒ No ☐

IN WITNESS WHEREOF, the parties hereto agree to abide by all of the terms and conditions in this lease agreement.

LANDLORD/AGENT:

Signature _____ Date 06/25/2026
Real Property Management Capital
401 N Washington St., Suite 600
Rockville MD 20850

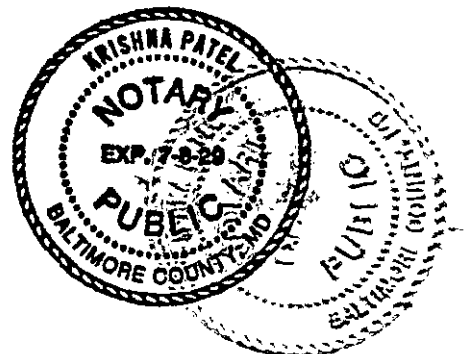
TENANT(S):

Signature _____ Date _____
Sarah Antico

Signature _____ Date 6/22/2026
Lisa Sullivan

NOTARIZE:

State of Maryland County of Baltimore
Subscribed and sworn to (or affirmed) before me
on this 22 day of June, 2026
by Sarah Antico and Lisa Sullivan
proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.
Khpates
Notary Public Signature





LEASE ADDENDUM

Tenant: Sarah Antico and Lisa Sullivan.

Property: 432 E Clement St Baltimore MD 21230

1. Tenant understands that rent is due on the 1st of the month and late after 5:00p.m. on the 5th of the month. In accordance with Maryland Landlord-Tenant Law that after the 5th of any given month they will receive notice known as a "3 DAY PAY or QUIT".
2. In the event Lessee, Lessee's family, agents, employees, guests or invitees violate any term of provision of the Lease, or the rules and regulations thereof, a notice of lease violation may be generated. Tenant understands should this action occur lessee shall pay to Lessor, in addition to any other damages and expenses incurred by Lessor as a result thereof, an Administrative Fee, in the amount of ten percent (10%) of Lessee's then current monthly rental.
3. In the event Lessee, Lessee's family, agents, employees, guests or invitees violate any term of provision of the Lease, or the rules and regulations thereof, that results in court action tenant understands that they are responsible for all court costs, related legal fees and may be held responsible for the full cost of the lease term.
4. In the event Lessee, Lessee's family, agents, employees, guests or invitees are involved in/or any part of illegal criminal activity that it is grounds for immediate eviction, and will be responsible for all court costs, related legal fees and, may be held responsible full cost of the lease terms.
5. In the case of a lease break for other than Military, Diplomatic, or State Department orders, tenant is responsible for a \$250 (two hundred fifty) administration charge. Tenant will also be responsible for any discounts given during the Lease.
6. Should the tenant request a lease change (example roommate or any other lease holder name change) the tenant acknowledges there is a \$250 admin fee due to the incoming tenant, and the security deposit or any portion thereof, transfers to the new tenant.
7. In the event Lessee causes a court-action and judgment is granted in Lessor's favor, the tenant will be responsible for a \$250 (two hundred fifty) court appearance fee.

LANDLORD/AGENT:

Signature _____ Date 06/25/2026
401 N Washington St., Suite 600
Rockville MD 20850

TENANT(S):

Signature _____
Sarah Antico

Date 6/22/2026

Signature _____
Lisa Sullivan

MARYLAND TENANTS' BILL OF RIGHTS
(Effective October 1, 2025)

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

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

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

Additional information may be available through:

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

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

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

1. RENTAL APPLICATIONS

Application fees:

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

Application expenses:

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

Tenant screening report:

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

Pet policy:

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

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

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

Lessor's Disclosure (initial)

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

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

LT _____ (b) Records and reports available to the lessor (check one below)

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

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

Lessee's Acknowledgment (initial)

LS _____ (c) Lessee has received copies of all information listed above.

LS _____ (d) Lessee has received the website

<https://www.epa.gov/sites/default/files/2020-04/documents/lead-in-your-home-portrait-color-2020-508.pdf>

Agent's Acknowledgment (initial)

LT _____ (e) **Agent** has informed the lessor of the lessor's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

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.

As Agent To Owner:

Lessor

Date

Sarah Antico

Lessee



Date

06/22/2026

Lisa Sullivan

Lessee

Date

- ✓ Any additional requirements

Assistance Animals:

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

(Real Property Article of the Maryland Code, Sections 8-210, 8-213, and 8-218, 42 U.S.C. 3604)

2. LEASES & TENANCIES

Written lease requirements:

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

A lease may not include:

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

An automatic renewal term in a lease must:

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

Ending tenancy:

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

Ending your lease early due to abuse:

- If you have experienced abuse, you can end your lease early by giving notice to your landlord. The notice must include
 - ✓ A copy of a final protective order or peace order issued by the courts, or

- ✓ A copy of a report from a qualified third party like a doctor, psychologist, social worker, or an advocate from a domestic violence organization.
- After providing notice, you have up to 30 days to move out.
- ✓ You are only responsible for the rent from the notice date until you move out, which may be less than 30 days.
- ✓ If you move out in fewer than 30 days, you must give your landlord a signed, notarized, and written notification that you have moved out. The notification must be hand delivered or sent by first class mail.
- ✓ If you do not give your landlord this notice, you will be responsible for the rent for the full 30 days.

If the lease ends and no one gives notice:

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

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

3. RENT

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

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, 8-208, and 8-209)

4. UTILITIES

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

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

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

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

- Tell you before you sign your lease that they use RUBS,
- Provide copies of the last two utilities bills, and

• Describe how they calculate your share of the total utility costs. (Real Property Article of the Maryland Code, Sections 8-208, 8-211, 8-212)

5. SECURITY DEPOSITS

Maximum deposit:

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

What is a security deposit:

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

Payment rules:

- Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.
- The landlord must keep your security deposit in an interest-paying bank account
- The landlord must give you a written receipt, which must be included with the written lease.
- The landlord must inform you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

Move-out inspection at end of tenancy:

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

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

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

If the deposit is not returned on time:

- If the landlord does not return your deposit or give you a written list of charges within 45 days after your lease ends, they may lose the right to keep any of the deposit.
- You may sue the landlord for up to three times the amount the landlord did not return. (Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

6. CONDITION OF RENTAL UNITS

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

Reporting a problem:

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

Mold-specific requirements:

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

Repair and Access:

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

If problems are not fixed:

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

- File a lawsuit in District Court for damages and a decrease in rent.
- Refuse to pay rent and use the issues as a defense if the landlord sues you for rent.
- File a rent escrow case, which allows you pay rent to the court instead of the landlord until the problems are fixed.

Lead paint:

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

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

Living in your unit:

- You have the right to quiet enjoyment of your rental unit for the duration of your tenancy.
- You have the right to move in and use the unit starting on the date listed in your lease. (Real Property Article of the Maryland Code, Sections 8-204, 8-211, 8-212, 8-215, and 8-220)

7. EVICTIONS

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

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

Court process required:

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

Your rights in court:

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

Notice before eviction:

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

Eviction requirements and stopping the eviction:

- If the court rules against you, you have seven days to move out or the landlord can ask the court to issue a warrant of restitution to evict you by removing all of your property from the unit.
- In most cases, you can stop the eviction by paying all past-due rent and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."
- Redemption may not be an option if:
 - you have had three (four in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case, and
 - your landlord asks the court not to allow you to redeem.
- Your landlord must give you written notice before the initial scheduled eviction. Six days is required under state law. Your local jurisdictions can the number of days required but it must be between four and 14 days of notice before the initial scheduled eviction. (Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, 8-407, and 8-902)

8. CONSTRUCTIVE EVICTIONS

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

When it applies:

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

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

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

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

What landlords must do to avoid constructive eviction:

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

9. TENANT RIGHT OF FIRST REFUSAL

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

When it applies:

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

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

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

Notice process:

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

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

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

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

10. PROHIBITED ACTS BY LANDLORDS

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

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

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

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

- Making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property.
- Filing or participating in a lawsuit involving the landlord.
- Participating in a tenants' organization.

- Requesting police or emergency services at the property.
- Providing information to the landlord relating to lead paint issues.

Retaliation may include actions such as:

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

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

Notice requirements before your landlord can enter your unit:

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

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

Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit. (42 U.S.C. Sections 3601, et seq.; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2; Criminal Law Article of the Maryland Code, Section 3-701)

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

11. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

Website: [Office of Tenant and Landlord Affairs](http://dhcd.maryland.gov/Tenant-Landlord-Affairs) (dhcd.maryland.gov/Tenant-Landlord-Affairs) Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

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

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords
- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

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

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

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

Website: [District Court Help Centers](http://www.courts.state.md.us/helpcenter/inperson/dc) (www.courts.state.md.us/helpcenter/inperson/dc) If you are unable to go in person, call 410-260-1392 for assistance.

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.

- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

The People's Law Library of Maryland

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

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

Services provided:

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

TENANT(S):


Signature

06/22/2026

Date


Signature

6/22/2026

Date

EMOTIONAL SUPPORT ANIMAL – ADDENDUM

Tenant/ESA Owner: Sarah Antico and Lisa Sullivan
Property Address: 432 E Clement St Baltimore MD 21230
ESA Description:

Type: Cat DSH (Domestic Shorthair)

Size: Small

Weight: Ten pounds

Color: Tuxedo cat

Age: Six years Old

Male: X

Female: _____

Name: Cirrus

Neutered or Spayed? Yes: X No: _____

1. It is mutually agreed no other animal (including offspring) shall be permitted by Tenants at the premises without written permission from Real Property Management. RPMC has the right to request to our tenants to submit proper documentation from a Licensed Professional. Tenants are hereby permitted to have only the above-described animal, subject to the terms and conditions of this ESA Addendum.
2. The ESA shall be on a leash or otherwise under the tenant's control when it is outside of the tenant's home.
3. No Fees shall be charged by RPMC.
4. Tenant shall be strictly liable for the entire amount of any injury to any person or property caused by the ESA and shall indemnify the property owner and/or Real Property Management, for all costs of litigation and attorney's fees resulting from same.
5. ESA feces will be picked up and disposed of properly.
6. ESA shall not cause any sort of nuisance or disturbance to neighbors.
7. At the termination of the tenancy, there shall be an inspection of the premises. This inspection shall be done by Real Property Management. If there is any animal damage found, the tenant will be held fully responsible for all costs associated with replacing any but not limited to flooring, trim, doors, carpets or any drywall damage. Any additional costs for sealing the floors or walls will also be the tenant's responsibility.
8. At the time you give notice to move, or you are given notice to vacate, the property will need to be shown to prospective tenants. Your ESA will need to be restrained if aggressive so that the property can be inspected or shown to prospective tenants during normal business hours, Monday through Friday.
9. You are responsible for submitting a picture of the ESA to Real Property Management.

Agent/Manager

Date

Real Property Management Capital
401 N Washington St. Suite 600
Rockville MD 2085

Lessee/Tenant(s)

Date

Sarah Antico

Date

Lisa Sullivan

EMOTIONAL SUPPORT ANIMAL – ADDENDUM

Tenant/ESA Owner: Sarah Antico and Lisa Sullivan
Property Address: 432 E Clement St Baltimore MD 21230
ESA Description:

Type: Cat DSH (Domestic Shorthair)

Size: Small **Weight:** Twelve pounds

Color: Tabby (Brown) **Age:** Four years Old **Male:** X **Female:**

Name: Nimbus **Neutered or Spayed?** Yes: X No:

1. It is mutually agreed no other animal (including offspring) shall be permitted by Tenants at the premises without written permission from Real Property Management. RPMC has the right to request to our tenants to submit proper documentation from a Licensed Professional. Tenants are hereby permitted to have only the above-described animal, subject to the terms and conditions of this ESA Addendum.
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9. You are responsible for submitting a picture of the ESA to Real Property Management.

Agent/Manager



Date

06/25/2026

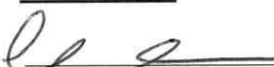
Real Property Management Capital
401 N Washington St. Suite 600
Rockville MD 2085

Lessee/Tenant(s)



Date 6/22/2026

Sarah Antico



Date 6/22/2026

Lisa Sullivan

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



Bank

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

33411016-1

52-0133
112

RE: SARAH CHRISTINE ANTICO

DATE: 06/22/2026

PAY TO THE ORDER OF REAL PROPERTY MANAGEMENT CAPITAL
Five Thousand Four Hundred Forty AND 00/100

\$5,440.00



DRAWER: TD BANK, N.A.



Ineja
AUTHORIZED SIGNATURE

⑈33411016⑈ ⑆01201335⑆ 6265049404⑈

ENDORSE CHECK HERE

X

MP

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

DEPOSITORY BANK ENDORSEMENT

FOR INFORMATION CONCERNING THIS INSTRUMENT

CONTACT:

TO BANK

1-800-295-7400



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