

BIG HOUSE MANAGEMENT

AGREEMENT OF LEASE

This Agreement made on **6/16/2026** by and between:

TENANT: **Anthony Hill and Juanita Austin** hereinafter referred to as Tenant, and

LANDLORD: **Angel Gaydardzhiev**, hereinafter referred to as Landlord.

LANDLORD'S MANAGER: All rights and remedies of Landlord under this Lease or that may be provided by law may be executed by Landlord in its own name individually, or in the name of its manager. Big House Management LLC is a manager ("Manager") for Landlord and is hired to manage and operate the Premises. Manager is duly authorized to execute this Lease as Manager for Landlord with the same force and effect as if executed by Landlord itself.

PROPERTY ADDRESS: Witnessed, that Landlord has agreed to, and does hereby, let unto Tenant the premises known as **1725 Hollins St Unit 1 Baltimore, MD 21223** (hereinafter referred to as the "Premises").

TERM: for the term commencing on **July 1st, 2026** and ending at Midnight on **June 1st, 2027**

RENT: for the total rental of **\$23,880.00**, payable in monthly installments of **\$1,990.00** per month. The monthly rent installments are payable in advance, without notice, demand, set off, or deduction, on the first business day of each ensuing month.

PRO RATA: PAYMENT: Rent shall be deposited via certified funds at any branch of Bank of America at: Account Number: **435056960633**, payable to **Big House Management** or through

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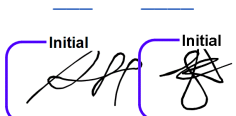
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Tenant Initials:

Phone # 410-921-3610

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Landlord Initials:

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the private Tenant portal provided by Manager. Rent is due on or before the first business day of each ensuing month. The place where rent is payable and payment methods accepted may be changed by written notice to Tenant, via email or via the Private Tenant portal.

JOINT LIABILITY: Each Tenant joining herein shall be jointly and severally responsible to Landlord for full performance under each and every covenant and condition or this Agreement and for compliance with applicable law.

SUBLET: Tenant shall not assign this Agreement or sublet the premises or any portion thereof, or permit possession or occupancy thereof by any other person or persons without the prior written consent of the Landlord, in Landlord's sole and absolute discretion. Upon making any request for such approval, Tenant shall pay an amount equal to one-third of one month's rent as a service charge, per assignee or sub-Tenant, towards defraying expenses incidental to processing the application for assignment or sub-tenancy. In the case of subletting or assignment, Tenant shall remain liable for any breach of this Agreement by the subtenant or assignee.

CREDIT: Tenant has authorized to order and obtain a Consumer Report (Credit Report) from a Consumer Reporting Agency to be used in connection with the processing of this Lease and its extension. Tenant hereby also authorizes disclosure to Landlord or any other party involved the credit information provided to Landlord or its Manager by such Consumer Reporting Agency or by Tenant.

POSSESSION: In the event that Landlord is unable to deliver possession of the premises at the commencement of the tenancy, Landlord agrees to use whatever efforts are, in his determination, reasonable to secure possession of the premises for Tenant, including the recovery of possession as against a former occupant wrongfully holding over, but in no event shall Landlord or Manager be liable to Tenant for any delay in possession. Notwithstanding the provisions of the foregoing sentence, Tenant shall have no responsibility to pay rent for the time elapsing from the beginning of the term of this Lease until the premises are available for occupancy by Tenant.

CHARGES AGAINST TENANT AS ADDITIONAL RENT: Wherever the Lease Agreement provides for additional rent or a charge against the Tenant, for any reason so stated in the Lease Agreement, or requires Tenant to be responsible for the payment of a bill, and in the event the Tenant fail to pay such additional rent, charges, or payments, then the amount thereof, at the

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discretion of the Landlord, and without further notice to the Tenant, shall be added to and deemed part of the rent due and is payable without setoff or deduction. The Landlord shall have the same remedies for the collection of such additional rent, charges, or payments as he has the rent.

FAILURE TO PAY ADDITIONAL RENT: If the Tenant fails to pay any part of the Base Rent or Additional Rent as stated above or described in the Lease Agreement, the unpaid amount due will be additional rent due by the Tenant to the Landlord. In such case, the Landlord will have the right to file summary ejection for non-payment of rent in the Rent Court Division of the District Court of AND THE TENANT WILL BE SUBJECT TO EVICTION FOR NON-PAYMENT OF ANY ADDITIONAL RENT CHARGE IN THE SAME MANNER AS NON-PAYMENT OF RENT, INCLUDING BUT NOT LIMITED TO CHARGES FOR WATER AND SEWER, LATE FEE, ADMINISTRATIVE FEE, ETC.

SERVICE CHARGE: If any installment of rent is not received at the address under Section 7 above within 5 days from the due date, Tenant covenants and agrees to pay a Late Fee of five (5) % of the monthly unpaid rent until balance is paid in full. It is further understood that the late period is NOT a grace period, and the rent is due and payable on the first business day of each month. Tenant further agrees to pay a handling charge of fifty dollars (\$50.00) for each check returned by the bank for insufficient funds or any other reason.

LEASE INITIATION AND RENEW SERVICE: Tenant shall be responsible for a one-time non-refundable lease initiation fee in the amount of \$149.00 due at signing the lease. A Lease Renewal charge of \$79.00 shall apply at each lease renewal thereafter, including month to month continuation.

USAGE: Tenant will use said property solely as a residence for **two persons** of person/s and for no other purpose or additional number of persons whatever, except temporary guests, without prior written consent of the Landlord. The following persons and no others, except after born children, children adopted by tenant, or children of whom tenant is appointed guardian are authorized by Landlord to reside within the demised premises: . Temporary guests are those persons who occupy the premises for no more than one week during any twelve month period. Tenant shall conduct himself and require other persons on the premises, whether known by the Tenant or not, to conduct themselves in a manner that will not disturb Tenant's neighbors' peaceful enjoyment of their premises, and Tenant further covenants and agrees county hat he will

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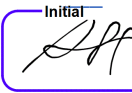
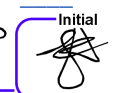
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not use nor permit said premises to be used for any improper, illegal or immoral purposes, nor will Tenant use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal or improper manner.

UNETHICAL BEHAVIOR: Tenant/s, occupants, and guests shall exhibit civil, respectful and cooperative behavior at all times toward Manager's staff, vendors or other person/s assigned from the Manager to handle any property or lease related matters. The Tenant agrees that a violation of this lease exists and is a ground for breach of the lease, if the Tenant, Tenant's guests, or other occupants exhibit behavior that seems to be inappropriate, disruptive, offensive, aggressive, disrespectful, violent, discriminating, or vulgar. In such event, Tenant shall receive a 30 day lease termination notice, specifying the lease violation.

PARKING: Parking is available on-site. Tenant will not park or allow damaged, inoperable or unlicensed vehicles to be parked in his/her parking spaces. None of the parking area or building passageway or rear entry area will be used as a storage area for supplies or materials or trash. Tenant assumes responsibility to remove all oil spills, coolant stains, leaves, branches and other dirt or debris, for which he/she is responsible, from the parking area. Tenant is also responsible for snow and leaf removal of the parking area. **The Tenant agrees to contact the Homeowners Association (HOA) directly to obtain any required parking passes and to renew these passes annually or as otherwise required by the HOA. The Tenant is responsible for checking with the HOA regarding the specific time of year that parking passes are renewed. The Tenant acknowledges that it is their sole responsibility to ensure that valid parking passes are obtained and properly displayed. The Owner and Property Management Company are not liable under any circumstances for any vehicles that are towed due to lack of a valid parking pass, improper display of the pass, or any other parking-related issue.**

PETS: One cat, \$50 rent

EXTERIOR: Tenant is responsible for care of the exterior of the house, including but not limited to:

- Shed cleaning and maintenance
- Front steps cleaning
- Yard maintenance & planting-tenant shall ensure that the grass is consistently maintained at a height between 2.5 and 4 inches at all times.
- Leaf and snow removal

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- Gutter cleaning
- Maintenance and cleanliness of parking area

FLOORS: Tenant is responsible to ensure the protection of all the flooring and carpeting to which he/she and his/her visitors have access. Tenant acknowledges that all flooring and carpets throughout the Premises are in excellent condition. Tenant shall ensure protection of the floors against scratches, stains, gouges, cracking or chipping, or any other damage. Extra care must be exercised to ensure floors will be left in the same condition as found, reasonable wear and tear excepted. Tenant agrees he/she will never apply wax to the tile flooring. Tenant is to use only a dry mop on the hardwood floors. If applicable, Tenant shall use only hardwood floor cleaners.

TEMPERATURE MAINTENANCE: If the interior temperature of the Premises falls below **65°F** between **October 15th and April 15th**, or rises above **85°F** between **April 15th and October 15th**, due to an HVAC malfunction, the Landlord will make reasonable efforts to provide portable heating or cooling units within **48 to 72 hours**, depending on availability. This measure is intended as a temporary solution while necessary repairs are arranged. Tenant must promptly notify the Landlord of any loss of heat or air conditioning.

ACCEPTANCE: Tenant acknowledges that he has examined the premises and his acceptance of this Lease is conclusive evidence that said premises are in good and satisfactory order. Tenant understands that the Premises are in 'AS IS' condition and that the Landlord is not obligated to make any repair, unless it is health or safety concern. Tenant agrees that no representations or warranties as to the condition of the premises have been made; and that no other agreement has been made to redecorate, repair or improve the premises unless hereinafter set forth specifically in writing.

CLEANING FEE: Tenant hereby acknowledges property is clean and in satisfactory condition and agrees to accept the property in its present state of cleanliness. Tenant agrees to pay for professional move out cleaning and present the Landlord/Manager with a copy of the paid invoice. Property needs to be delivered to Landlord/Manager free and clear of all tenant's items and debris upon move-out. All lights must be working, all smoke detectors must be working with batteries and all filters changed. Tenant will be responsible for all charges associated with removal of any items, debris, additional cleaning or replacement of light bulbs or filters.

MAINTENANCE: Tenant shall keep all parts of the premises in a state of good order and condition and shall surrender the same at the expiration of the term hereof in the same good

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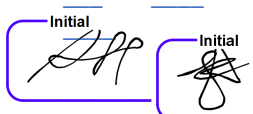
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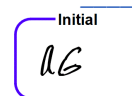
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order in which they were received, reasonable wear and tear excepted. Tenant shall provide for and be responsible for the replacement of light bulbs, proper cleaning of floors, and all repairs of individually totaling one hundred dollars (\$100.00) or less. Any necessary repairs or replacements of property, equipment, or appliances due to negligence by acts of commission or omission of Tenant, his/her family, guests or employees, shall be paid by Tenant. All repairs/maintenance to be requested at 410-921-3610. Landlord/Manager to provide contact information of the contractor assigned for the request. Tenant is responsible to schedule a mutual convenient appointment with a contractor. No equipment of any nature, including motor bikes and/or motorcycles, will be housed in the backyard. Tenant additionally covenants and agrees as follows: To keep that part of the premises which Tenant occupies and uses as clean and sanitary as the conditions of the premises permit; to dispose from Tenant's dwelling unit all rubbish, garbage, and organic or flammable waste, in a clean, safe and sanitary manner; to keep all plumbing fixtures as clean and sanitary as their condition permits; to properly use and operate all electrical, plumbing and heating fixtures and appliances; and not to permit any person on the premises with Tenant's permission to willfully or maliciously destroy, deface, damage or remove any part of the structure or dwelling unit or the facilities, equipment, or appurtenances thereto, nor himself do any such thing.

PLUMBING & APPLIANCES: All plumbing fixtures, facilities and appliances shall be kept in a clean, safe condition and all waste pipes shall be kept clear. The Tenant expressly covenants and agrees that, at the termination of this lease, all plumbing and appliances will be in good working order and operating. Tenant agrees not to put or pour any debris, grease, paper towels, cat litter, wet wipes, Q-tips, tampons, newspaper, food or any other matter in the sink drain, bathtub drain or toilets. Tenant agrees to pay the entire amount on bills for all sewer cleaning services resulting from clogged pipes/sewer back up. Tenant is responsible to maintain a thermostat setting at a temperature not lower than 62 degrees Fahrenheit during the cold season, regardless of whether he or she is in the premises or away. Under no circumstances will the heating system to be turned off during months when cold weather is known to occur. Plumbing or appliance damage incurred as a result of Tenant negligence will render Tenant responsible for resulting damages.

BROKEN WINDOWS: Tenant are responsible for replacing broken window glass and repairing damaged window and/or window frame or sash or storm windows at Tenant's expense, regardless of who is at fault.

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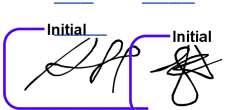
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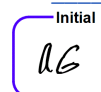
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DAMAGED DOOR AND/OR FRAME: Tenant are responsible for repairing or replacing, as determined by Landlord, any damaged door or frame at Tenant's expense, regardless of who is at fault.

MISSED APPOINTMENT: Tenant will be charged a \$125.00 fee if they miss an appointment with scheduled repair vendor causing the vendor to need to make another trip. Tenant will also be responsible for any trip charge fee charged by the vendor. This fee shall also apply if a vendor comes to repair an item at the property and is denied access.

FILTER: Tenant shall replace the HVAC filter every 60 days

PEST CONTROL: Tenant shall be responsible to arrange for and pay for the cost of exterminating bugs, including but not limited to ants, roaches, bedbugs, and pests, insects, vermin, and rodents on the premises after the first two (2) weeks of occupancy, unless otherwise stated in this agreement. If the Tenant fail to fulfill any of these obligations, the Landlord may perform them and charge Tenant the full cost of the item, which the Tenant agree to pay as additional rent.

TRASH CANS: Tenant shall be responsible to get a minimum of two (2) trash cans no more than 32-gal capacity each with tight-fitting lids at their own expense.

HOA OR CONDO ASSOCIATION COMPLIANCE: By signing the lease, Tenant confirms receipt of the HOA/condo association rules and regulations:

- Tenant is required to obey the bylaws, rules, and regulations of the association.
- Tenant to pay \$125.00 per incident when a Landlord or Manager are contacted by HOA/condo association regarding a Tenant violation of the rules and violations.
- Tenant to pay \$125.00 fee for an inspection or visit to the property by Manager in order to confirm the Tenant has cured the HOA/condo association violation or non-compliance issue.
- Tenant is required to vacate the premises if the rules and regulations are repeatedly violated. Material breach of lease

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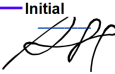
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LEASE VIOLATION CHARGES: Tenant shall be charged for lease non-compliance actions that require additional time and cost in order to be addressed. Tenant to pay \$125.00 per occurrence for Landlord or Manager filing for:

- Either one of: Failure to pay rent/ Five day Pay or Quit notice/ Warrant of Restitution/ Unlawful detainer/Tenant Holding Over/ Breach of Lease
- Tenant to pay \$35.00 per item for coordination of Cleaning or Repairs by the Manager on behalf of the tenant for maintenance/repairs caused by tenant's misuse or negligence.
- Tenant to pay a \$50.00 fee per Lease Violation Tenant Notice sent by Manager via email, mail or posted at the premises.

NOTIFICATION: Tenant shall promptly notify Landlord of any defect, problems, or needed repairs in excess of \$100.00, but shall not order such repairs on or about the premises without prior written approval from the Landlord. Any unauthorized repairs shall be at Tenant's expense and liability. Tenant hereby expressly agrees to limit or restrict any activity on the premises which could cause further damage or injury as a result of defect, problem or needed repair, until such time or as proper corrective action can be taken. Tenant is responsible to handle any emergencies up to their best ability and shall be responsible for any expenses associated with negligence.

SELF SERVICE: In the event any repairs are performed by Tenant with Landlord's prior written authorization or made by Tenant in violation hereof, Tenant hereby warrants that such activity will be undertaken only if he is competent and qualified to perform it, assuring that the work done is safe and meets all applicable codes and statutes. Tenant warrants that he will be accountable for any mishaps or accidents resulting from such work he performs or causes to be performed by others, and that he will hold Landlord, its Manager and the manager of the premises free of harm, litigation or claims of other persons. Under no circumstances is the cost of said repairs to be deducted from an installment or rent payment.

TRASH: All garbage and trash must be placed by Tenant in suitable covered containers, supplied by Tenant, and deposited appropriately for regular pick-up and removal. Tenant will abide by all local laws and regulations concerning the separation, special pick-up and removal of recyclables. Any municipal fines incurred for failure to comply with said laws will be promptly paid by Tenant and Tenant will furnish a receipt of payment to Landlord.

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EXCESSIVE ELECTRICAL AND WATER USAGE: Tenant will not install or operate in the Premises any heavy duty electrical or plumbing equipment or machinery, without obtaining the prior written consent of Landlord. Tenant must report any concerns with water usage and tenant remains solely responsible for all associated utility charges regardless of any delays in identifying and correcting the reported problem. In case of an issue with excessive water use, such as a toilet leaking, Tenant should turn the water off to the fixture when not in use.

ALTERATIONS: Tenant shall obtain written permission from Landlord before redecorating and shall not make any alterations, additions, or improvements to the premises without first obtaining Landlord's written consent. Such alterations, etc. shall, at the option of Landlord, remain with the property or be removed by Tenant and premises returned to original condition at the expense of Tenant. Tenant will not change the existing locks of the premises or install additional locks without prior written consent of the Landlord. If said consent is granted, Tenant will furnish Landlord with a full set of working keys. Failure to provide a set of keys to the changed or additional locks will result in Landlord replacing said locks at Tenant's expense.

INSPECTION: Landlord, Manager and/or their designated representative will have the right to enter the premises at reasonable times by use of key or by force, if necessary, at any time in case of emergency, or for the purpose of inspection, or in the event of fire or other property damage, or for the purpose of making any repair Landlord or Manager considers necessary. Tenant shall permit Landlord and its Managers to enter the Premises or they shall do that by use of key, at all reasonable times following reasonable notice (except in an emergency) to inspect, Maintain, or make Alterations to the Premises or Property, to exhibit the Premises for the purpose of sale or financing, and, during the last 2 months of the Term, to exhibit the Premises to any prospective Tenant. Landlord will make reasonable efforts not to inconvenience Tenant in exercising such rights, but Landlord shall not be liable for any interference with Tenants occupancy resulting from Landlords entry by appointment of use of key.

NOTICE OF ABSENCE: Tenant shall give Landlord notice of an anticipated extended absence of Tenant from the property in excess of thirty (30) days. During any such absence of Tenant, Landlord or Manager may enter the property at times reasonably necessary to protect the property and any possessions of Landlord on or in the property.

SMOKE DETECTOR: If any applicable law or regulation of any governmental body requires the installation of Smoke Detectors at the time of occupancy of the premises by Tenant, said Smoke Detectors have been installed by Landlord and are in proper working condition in

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accordance with said law or regulation prior to Tenant's occupancy. It shall be 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 in said Smoke Detectors to Landlord in writing. Neither Landlord nor Manager assumes any responsibility or liability for any non-reported malfunctions of or misuse of Smoke Detectors by Tenant which results in injury or damage to persons or to the premises.

SMOKING: There is no smoking of any substance, including but not limited to cigarettes, vaping, e-cigarettes and marijuana on the Premises or the property in general by Tenant or Tenant's guests. Smoking is not permitted in the front or back yards or exterior steps, deck or walkways. If there is evidence of smoking by Tenant or Tenant's guests in or around the Rental Home, a fine of \$500.00 without notice automatically applies to the Tenant's ledger and is a cause of breach of lease. Tenant shall be responsible for professional treatment to mitigate any smoke damage and odor to the premises, including carpets, walls and any other affected areas.

PERSONAL PROPERTY: All personal property in said premises shall be and remain at Tenant's sole risk, and neither Landlord nor Manager shall be liable for any damage to or loss of such personal property arising from any acts of negligence of any other persons nor from the leaking of the roof, or from the bursting, leaking or overflowing of water, sewer or steam pipes, or from heating or plumbing fixtures, or from electric wires or fixtures, or from Buffalo Moths or termites, or from any other cause whatsoever, nor shall the Landlord, its Managers or representatives be liable for any injury to the person of Tenant or other persons in or about said premises; Tenant expressly agreeing to save Landlord, its Managers and representatives harmless in all such cases; provided, however, that the foregoing shall not exempt Landlord from liability for damages caused by or resulting from negligence in the operation, care or maintenance of the premises.

INDEMNIFICATION: Tenant shall indemnify Landlord, its Managers and representatives against all liabilities, expenses, and losses incurred by Landlord or Manager as a result of (a) failure by the Tenant to perform any covenant required to be performed by the Tenant hereunder; (b) any accident, injury, or damage which shall happen in or about the premises or appurtenances, or on or under the adjoining streets, sidewalks, curbs, or vaults, other than such accident, injury, or damage as is caused by their own negligence; (c) Tenant's failure to comply with any requirements of any governmental authority; and (d) any mechanics lien, or security agreement, filed against the premises or the property on which it is located, any equipment therein, or any materials used in the construction or alteration of any building or improvement thereon, which arises from work or services performed by or for Tenant.

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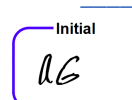
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SECURITY DEPOSIT: Landlord hereby acknowledges receipt of the sum of \$ **1,695.00**, which is to be retained as a security deposit for the faithful performance by Tenant of all covenants, conditions and terms of this Lease, to be held and deposited in accordance with the applicable provisions of the Housing Regulations of . Part of the security deposit shall be retained at the end of the Lease term as a deposit for the faithful performance by Tenant in paying for all utilities, including but not limited to electric bills, gas bills, water bills and sewer bills. Landlord shall not be obligated to apply the same on rent or other charges and arrears or on damages for Tenant's failure to perform said covenants, conditions and terms, although Landlord may so apply the security at Landlord's option. Tenant's loss or Tenant's right to possession of the premises for nonpayment of rent or for any other reason shall not in any event be affected by reason of the fact that Landlord or its Manager holds the security deposit. In the event Landlord repossesses said premises because of the Tenant's default or because of Tenant's failure to carry out the covenants, conditions and terms of this Lease, Landlord may apply such security on account of all damages suffered by reason of Tenant's default or breach. Said security, if not applied toward the payment of rent in arrears, shall be returned to Tenant in accordance with the terms of said Housing Regulations, when this Lease is terminated and after Tenant has vacated the premises and Landlord has obtained possession thereof. Said security deposit may be transferred or assigned by Landlord in the event of sale of the premises, or in the event of the hiring or termination of professional management services, or any other event, at Landlord or Manager's option. NO PORTION OF SAID DEPOSIT SHALL BE USED BY TENANT FOR ANY PAYMENT OF ANY RENT DUE. Landlord shall not be obligated to return a tenant's Security Deposit or provide a written description of damages and charges until the tenant provides the landlord a forwarding address. All Tenant(s) agree that upon termination of the Lease Agreement and vacation of the Property, Landlord will issue any security deposit refund check in the name of **Anthony Hill** and it is the obligation of the tenants to split accordingly. Tenants fully understand and agree upon that the landlord has no responsibility or obligation to help split the security deposit among the tenants once given to the above-named tenant. **MOVE IN INSPECTION REPORT:** Landlord/Manager has provided Tenant with written condition report of the Premises. Tenant shall be given the right to perform a thorough move in inspection of the premises within five (5) days of move in to ascertain the accuracy of it. Tenant acknowledges that it is Tenant's right and responsibility to carefully inspect and document with pictures any pre-existing conditions of the Premises and to return the revised Move in inspection report detailing any damages which existed in the Premises at the Commencement Date.

TERMINATION: Tenant hereby expressly agrees: (a) that violation of the terms and conditions of this Lease, or any of them shall be sufficient cause for termination of this Lease at the option of Landlord; (b) that this Lease may be terminated at the option of Landlord in Nuisance case of commission of any nuisance on premises, boisterousness or any other excessive noise, or any

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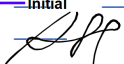
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other offensive conduct or manner to any other occupant of building or neighborhood, including any violation of police regulations; (c) that if the Eminent Domain premises, or any part thereof, is taken by eminent domain, this Lease shall expire on the date when the premises shall be so taken, and the rent shall be apportioned as of that date, and no part of any award shall belong to Tenant; (d) that in the event Tenant is adjudicated a bankrupt or makes an assignment for the benefit of his creditors, this Lease shall, at the option of Bankruptcy Landlord, cease and determine and said premises shall be surrendered to Landlord, who hereby reserves the right, in either of said events, to forthwith reenter and repossess said premises; (e) that if said premises in Landlord's opinion become uninhabitable by reason of fire or other casualty not caused by the negligence of Tenant, his employees or managers, the rent shall be suspended, until said premises shall have been restored to a habitable condition, nothing herein to be construed, however, as requiring Landlord to rebuild or restore said premises; (f) that if proceedings shall at any time be commenced for recovery of possession as aforesaid and compromise or settlement shall be effected either before or after judgment whereby Tenant shall be permitted to retain possession of said premises, then such proceedings shall not constitute a waiver of any condition or agreement contained herein or of any subsequent breach thereof or of this agreement. Provided always, that if Tenant shall fail to pay said rent in advance as aforesaid, although there shall have been no legal or formal demands made, or desert or leave the premises vacant for a period of thirty (30) days, or break or violate any of the within covenants, conditions or agreements, then and in any of said events, this agreement and all things herein contained, shall, at Notice to Quit the option of the Landlord, cease and determine and shall operate as a Notice to Quit, TENANT HEREBY EXPRESSLY WAIVING ANY NOTICE TO QUIT OR NOTICE TO VACATE IN THE EVENT SUCH TERMINATION IS FOR NONPAYMENT OF RENT. Landlord may proceed to recover possession of said premises under and by virtue of the proceedings between landlords and Tenants, and when such possession is obtained Landlord may re-rent the premises at the risk and cost of the defaulting Tenant, whose default in no instance shall relieve him of liability for the difference between the Default rent herein reserved and the rent actually received by Landlord during the term remaining after such default occurs; (g) that if Tenant shall default in the performance of any covenant or condition or this lease required to be performed by Tenant, Landlord, at his option, may, after thirty (30) days notice to Tenant, or without notice if in Landlord's opinion an emergency exists, perform such covenant or condition for the account and at the expense of Tenant. If Landlord shall incur any expense, Attorney's Fees including reasonable attorney's fees, in instituting, prosecuting, or defending any action or proceeding instituted by reason of any default of Tenant, Tenant shall reimburse Landlord for the amount of such expense, as awarded by the court. Should Tenant, pursuant to this Lease, become obligated to reimburse or otherwise pay Landlord any sum of money in addition to the specific rent, the amount thereof shall be deemed additional rent and may, at the option of Landlord, be added to any subsequent installment of the specific rent due and payable under this Lease, in which event Landlord shall have the remedies for default in the payment thereof provided by this Lease. The provisions of this paragraph shall survive the termination of this Lease; (h) if no lease

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BIG HOUSE MANAGEMENT

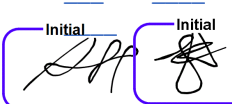
Phone # 410-921-3610

Tenant Initials:

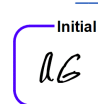
bighousemanagement.information@gmail.com

Landlord Initials:

Initial Initial



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termination notice has been provided by either party and Tenant remains in possession, the tenancy shall be deemed to be a month-to-month tenancy and Tenant hereby agrees to pay an excess of 20% (twenty) of the monthly rental for every month thereafter. Tenant shall keep and fulfill all the other conditions, covenants and terms of this agreement throughout the monthly tenancy. In so continuing, Landlord reserves the right to re-negotiate new terms and conditions at any time and to require Tenant to enter into a new lease agreement and refusal by Tenant shall constitute a breach of this condition.

It is agreed that the monthly tenancy created can be terminated by either party giving the other party not less than a full thirty (30) days written notice to expire on the day of the month from which the tenancy commenced to run; except that the Tenant may not terminate the month-to-month tenancy during the period from November to February in any year without written agreement of the Landlord.

EARLY TERMINATION: Either party may terminate this lease upon 60 day written notice, provided that Tenant pays a termination charge to Landlord equal to 2 month's Rent. Termination will be effective as of the last day of the calendar month following the end of the 60-day notice period. Termination charge will be in addition to all rent due up to the termination day.

LEASE RENEWAL: Upon lease renewal, base rent set in paragraph "Rent" shall increase at the first month after the expiration of the lease agreement. Tenant understands and agree that Landlord or its Manager, by way of a written 30-day notice, may increase the monthly rent due from Tenant prior to the anniversary of each First Day, or prior to any term in a continuation of the original term.

MILITARY TRANSFER: This lease follows the SCRA guidelines.

SHOW PERMISSION: Tenant will permit Landlord or its Manager to post a 'For Rent' sign, along with a lockbox containing a key to the main entrance for prospective Tenants and managers' access, and to show said premises at reasonable hours to prospective Tenants during the last sixty (60) days of the term herein no more than four (4) times a week (weekends included). If the premises is put on the market for sale during the tenancy, Tenant will permit Landlord or Manager to post a "For Sale" sign, a lockbox, and to show at schedule above. If Tenant refuses to allow access to Landlord or Manager as provided above, such refusal shall be a breach of this Lease and Landlord may obtain injunctive relief to compel access or may terminate this Lease, and bring an action for possession and damages sustained, including

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BIG HOUSE MANAGEMENT

Phone # 410-921-3610

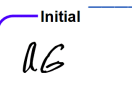
Tenant Initials:

bighousemanagement.information@gmail.com

Landlord Initials:

Initial

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re-letting costs. Landlord grants permission to Tenant to allow access to premises for potential prospects, scheduled by Landlord/Manager. Tenant to receive \$200.00 due to lease being executed with the same prospects. Prospects represented by real estate managers will not fall under this category.

SURRENDER: Tenant will, upon termination of this Lease, surrender the premises and all fixtures and equipment of the Landlord therein in good, clean, and operating condition, ordinary wear and tear excepted. Utilities shall be disconnected and all final bills paid with payment receipts provided by Tenant. Tenant shall, at time of vacating the premises, clean said premises including floors, stove and refrigerator, and remove trash from the premises. Tenants are responsible for hiring, coordinating, and paying for a professional cleaning of all carpets prior to lease end. If such cleaning and removal of trash is not accomplished by the Tenant, action deemed necessary by Landlord to accomplish same shall be taken by Landlord at Tenant's expense. Tenant, at the termination of this Lease, will clean the premises prior to vacating the premises. If premises are not cleaned, Landlord will clean the premises and charge Tenant for such cleaning. Upon vacating the premises, Tenant shall deliver all keys thereto to the Landlord or Manager managing Repair of the premises within twenty-four (24) hours after vacating. Failure to comply will be cause Landlord to charge Tenant for changing locks. Tenant will be responsible for any damages to walls or woodwork including but not limited to those resulting from the use of picture hooks, cup hooks, nails, or screws and said Tenant agrees to repair all holes and damage made in walls and woodwork, etc. at his/her expense. Tenant is responsible for any damage to the floors due to water stains from plants. Any abandoned property which is left on the premises for more than three (3) days after termination of the tenancy shall be considered to be Property abandoned by Tenant or other owner and shall, at Landlord's option, become Landlord's property and Landlord may dispose of it without liability to Tenant, or owner of property left with Tenant's former dwelling unit or on the premises, all at the expense of Tenant.

SUBORDINATION: This Lease shall be subject and subordinate to the lien or all existing and future mortgages placed on the premises, and Tenant agrees to execute whatever additional agreements are required to so subordinate this Lease. Landlord shall have the right to assign any or all of his rights under this agreement at any time.

NOTICES: All notices required or permitted herein shall be in writing or via email and effective as of the date on which such notice is mailed in any United States Post Office by first class mail, postage prepaid, hand-delivered or emailed to the Tenant at the premises address, to the Manager or Landlord at the addresses designated herein, or to such addresses as the parties may designate

pg.14

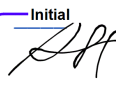
BIG HOUSE MANAGEMENT

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Landlord Initials:

Initial
 Initial


Initial


in writing from time to time. If there are two or more undersigned as Tenant, then any notice given by the Landlord to one will constitute notice to all.

WAIVER OF BREACH: No failure by the Landlord to insist upon the strict performance of any term or condition of this Lease or to exercise any right or remedy available on a breach thereof, and no acceptance of full or partial rent during the continuance of any such breach shall constitute a waiver of any such breach or of any such term or condition. No term or condition of this Lease required to be performed by the Tenant, and no breach thereof, shall be waived, altered, or modified, except by a written instrument executed by Landlord. No waiver of any breach shall affect or alter any term or condition in this Lease, and each such term or condition shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

CLAUSES: All individual provisions, paragraphs, sentences, clauses, sections, and words in this Lease shall be severable and if any one or more such provision, section, paragraph, sentence, clause or word is determined by any court, administrative body, or tribunal, having proper jurisdiction, to be in any way unenforceable, or to be in any way violative of or in conflict with any law of any applicable jurisdiction, such determination shall have no effect whatsoever on any of the remaining paragraphs, provisions, clauses, sections, sentences, or words of this Lease.

ATTORNEY'S FEES: Should it become necessary for Landlord and Tenant to employ an attorney to enforce any of the conditions or covenants hereof, the prevailing party between Landlord and Tenant shall be entitled to reasonable attorney's fees and costs.

LEASE MODIFICATION: This agreement shall not be changed, altered or amended in any way except through a written amendment signed by all parties. Tenant to pay \$125.00 for each modification requested and for up to 2 revisions.

TRUTHFULNESS: This Lease is subject to a satisfactory Rental Application clearance by Landlord or its Manager, consisting of, but not limited to, a rental reference verification, employment verification and satisfactory credit report. The Rental Application submitted by Tenant has been an inducement for Landlord to rent the premises to Tenant. If any material facts in the Rental Application are untrue or if the premises are occupied by anyone other than Tenant and the persons as stated in the Rental Application, Landlord shall have the right to terminate

pg.15

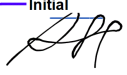
BIG HOUSE MANAGEMENT

Phone # 410-921-3610

Tenant Initials:

bighousemanagement.information@gmail.com

Landlord Initials:

Initial

Initial


Initial


this Lease, to hold Tenant liable for any damage to the premises, and to avail himself of all rights and remedies to which he may be entitled at law or equity.

FIRE EXTINGUISHERS: Tenant shall purchase their own Fire Extinguisher and maintain it properly at all times. If Tenant's Premises is equipped with an internal fire extinguisher, Tenant will be responsible to ensure it is in good working order, that it is maintained and care for in conformance with all manufacturer's recommended handling, use, and certifications, and that Tenant responsible to understand how to properly handle/work said extinguisher. Landlord is not responsible for any internal fire extinguishers or the care, maintenance or improper use of said extinguishers.

LANDLORD'S PERSONAL MAIL: Tenant is obligated to collect all mail received for Landlord and keep in safe place upon Landlord or Manager take possession of the mail. Tenant shall notify Landlord about any mail received promptly.

KEYS: Tenant shall receive 1 key to the Premises and is allowed to make copies of it. Tenant shall be responsible for the expense to obtain a new mailbox key with United States Post Office. Tenant shall be charged \$75.00 per key if all keys are not returned Landlord following termination of the Lease.

DELAY OF OCCUPANCY: If occupancy is or will be delayed for construction, repairs, cleaning, or a previous resident's holding over, Landlord/Manager shall not be responsible for the delay. The Lease agreement will remain in force subject to: (1) abatement of rent on a daily basis during delay up to 30 days; and (2) Tenant's right to terminate the lease agreement for delay of 30 (thirty) or more days within 5 (five) days termination notice in writing. After termination, Tenant shall be entitled only to refund of deposit(s) and any rent paid. Rent abatement or lease termination does not apply if delay is for cleaning or repairs that are not safety related and that don't prevent Tenant from occupying the premises.

ADDENDUM TO LEASE: The following addendum are added as a part of the lease:

- Tenant Handbook
- Renter's insurance Addendum
- Maintenance Addendum
- Mold Addendum

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BIG HOUSE MANAGEMENT

Phone # 410-921-3610

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- Pet Addendum

ENTIRE AGREEMENT: The Landlord has made no promises or representations except those stated in this Agreement and it is agreed that this Agreement can be changed only in writing and signed by both Landlord and Tenant. NO VERBAL CHANGES WILL BE HONORED.

OWNER'S RELOCATION CLAUSE: Landlord retains the lawful prerogative to effectuate an early termination of this lease owing to a substantial alteration in employment status or due to family emergency. If the landlord is required to relocate or is otherwise unable to fulfill the terms of this lease agreement, the Tenant acknowledges and agrees to the possibility of an early termination of the lease. In such a case, the Tenant agrees to vacate the premises within 30 days of receiving written notice from the Landlord or their representative. The Tenant also acknowledges that in the event of early termination due to relocation, any prepaid rent or security deposit will be returned in accordance with applicable laws. The Tenant further agrees to cooperate with the Landlord to facilitate an orderly and smooth departure from the premises. It is understood that this clause is intended to address the unique circumstances related to diplomatic service and its impact on the Landlord's ability to fulfill the lease agreement. Both parties agree to act in good faith and communicate openly in such situations.

ADDITIONAL PROVISIONS: All requests and questions concerning this Lease or the premises are to be made exclusively to the Manager designated by the Landlord, and further Landlord shall not be contacted by Tenant directly.

AGREEMENT NULL AND VOID: Should the move-in funds in total amount of not be fully paid and cleared (not pending) within 3 (three) business days of the Lease Agreement date, this Agreement shall become null and void as if it had never been entered into, and neither party shall bear any liability to the other.

THIS AGREEMENT is the entire agreement between the parties, and no modification or addition to it shall be binding unless signed by the parties hereto. The covenants, conditions, and agreements contained herein are binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns, subject to restrictions herein on assignment and subletting by Tenant. Wherever the context so requires, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders. The paragraph headings appearing in this lease

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BIG HOUSE MANAGEMENT

Phone # 410-921-3610

Tenant Initials:

bighousemanagement.information@gmail.com

Landlord Initials:

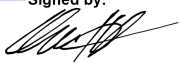
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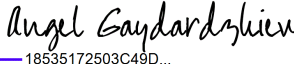

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have been inserted for the purpose of convenience and ready reference only. They do not purport to, and shall not be deemed to, define, limit or extend the scope of intent of the paragraphs to which they appertain.

THIS IS A LEGALLY BINDING CONTRACT.

WITNESS the following signatures on the day and year first appearing above:

Signed by:  BFCC1B4C331A4EE... X Tenant	Signed by:  C2F3E3BDFDEC43D... X Tenant
---	---

Signed by:  18535172503C49D... X Landlord	X Landlord
---	--

ADDENDUM TO LEASE AGREEMENT TENANCY GUIDELINES & INFORMATION

WWW.BIGHOUSEMANAGEMENT.CO

Dear Tenant,

Big House Management welcomes you to your new home!

We are excited to have you as a tenant and hope that you will find your new home comfortable and enjoyable!

This handbook provides information about our policies and procedures and can be used as a guideline regarding rent payments, maintenance, emergency instructions, and more. Please take time to review it as it will provide you with handy hints, additional helpful information and answer some of the most frequent questions.

Along with it, you will receive an Activation email for your tenant portal. Please verify the move in report within three (5) days of your lease start date. It is important to document any pre-existing conditions so you are not charged for something you are not responsible for at move out. Please be as detailed as you can and be sure to provide pictures that clearly show the failure.

Lastly, Big House Management is committed to providing friendly and helpful service to all of our owners and tenants. Feel free to contact us if you have questions or need clarification of anything included in this handbook. We're happy to help you in any way we can!

We look forward to working with you!

Sincerely,

Big House Management Team

Property Address: 1725 Hollins St Unit 1 Baltimore, MD 21223

Lease start date: July 1st, 2026

Landlord's name: Angel Gaydardzhiev

Tenants (list all): Anthony Hill and Juanita Austin

This Addendum constitutes an Addendum to the above-described Lease Contract for the above-described premises, and is hereby incorporated into and made a part of such Lease agreement. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease, this Addendum shall control. The effective date of this addendum is and it ends when the lease terminates.

CONTACT US

Big House Management

11917 Greenspring Ave

Owings Mills, MD

21117

Website: www.bighousemanagement.com

Office: **(410) 921-3610**

OFFICE HOURS

Operational hours are Monday through Friday 9:00 am to 5:00 pm.

NOTE: Routine communications should be delivered to the company during normal business hours. Tenant shall initiate all communication for any property related matters exclusively through the Tenant Portal at <https://app.propertyware.com/pw/portals/bighousemanagement/tenant.action> or via email or text message. We are available for afterhours EMERGENCIES at 888-584-9055

PAYING RENT

Rent is due on the 1st day of the month, late on the 2nd day of the month and delinquent after the 5th of the month at which time a late fee applies. **Please note this timeline includes weekends and holidays.**

Payment methods:

- Rent can be paid online through your 'Tenant Portal' on the following website: <https://app.propertyware.com/pw/portals/bighousemanagement/tenant.action>
- Rent can be deposited in any branch of Bank of America via certified funds only

Payable to: **Big House Management**

Account # **435056960633**

Be sure to submit a copy of the deposit slip and the certified funds as soon as you make a payment via email to your property manager assigned.

NOTE: we encourage you to pay rent on time to avoid late fees as we will not waive or negotiate late fees.

DELINQUENT RENT

1. You are considered delinquent on the sixth (6th) day of the month and a late fee as per your lease will be imposed as additional rent. **Exceptions to this rule are not made for any reason.** We must treat every resident fairly and the only way to do that is to enforce the rules the same way for everyone.
2. Delinquent tenants are filed against in the District Court for Landlord/Tenant action by the tenth (10th 2.) day of the month and Tenant is charged a handling fee of \$125.00 per occurrence. If the agent goes to court, there will be an additional service charge to the tenant of fifty dollars (\$50.00) per hour in addition to the late fees and court costs to compensate for the agent's time and expenses. If an attorney is retained for delinquency and collection,

the tenant is responsible for all actual attorney fees and collection costs. All monies due, including rent, late fees, court costs, NSF (bad check) fees, and utilities are considered rent and are collectible as such. Any payment made is applied first to outstanding fees and charges, and the balance to unpaid rent.

Important notes:

If check is returned for insufficient funds (NSF), you will be responsible for all charges including NSF, late and posting fees. Manager reports to the credit bureaus any failure to pay rent.

You will have 1 business day to pay all rent and charges to avoid eviction.

If there are 2 occurrences of NSF on your ledger, we will no longer accept E-checks as payment for your property and all future payments must be made by Cashier's Check or Money Order. Personal checks will not be accepted.

There are no exceptions to the above-described policy.

SUBMITTING A MAINTENANCE REQUEST

You must notify us of any repairs, no matter how minor they may seem. The responsibility of the repair will be determined by the terms of your Lease and our company policy. In the event that the Landlord is responsible for the needed repair, please be aware that repairs will be prioritized and emergencies will be handled first. It is Tenant responsibility to contact and schedule mutually convenient appointment with the contractor assigned. Contractors generally schedule appointments during normal business hours Monday through Friday.

IMPORTANT: If you report an emergency and it is determined that it is not qualified as such, you will be charged the service fee for it.

Refrigerator not cooling, power or gas off, a/c inoperable, oven not working, etc. are not considered emergencies. We understand that these issues may be inconvenient, uncomfortable, and aggravating, but they are not classified as emergencies per law. We are not liable for loss of

personal belongings of any kind. Please make sure that you have adequate renter's insurance to cover unforeseen personal losses.

EMERGENCY PROCEDURES

**FIRE - FLOOD - BLOOD CALL 911, then call us at
888-584-9055**

- Examples of an emergency would be:
 - Gas leak or smell ' call gas company
 - No heat in the winter or no air conditioning in the summer (if home has A/C and temperatures exceed 95 degrees)
 - Major water leak ' turn off main water shut-off valve
 - Sewer back-up
 - Any situation that could cause serious injury or damage to person(s) or the property

NOTE: if the problem occurs in the middle of the night, it is very unlikely, we will be able to dispatch a contractor to the property until the morning. You are responsible to contain the emergency as best as possible.

IMPORTANT!!! Identify emergency repairs correctly as you will be charged for the service call if the request is not qualified as emergency (refer to the non-emergency examples below):

EMERGENCY IS NOT:

- An annoying sound
- Air conditioning failure
- Appliance malfunction
- Drain stoppage (clogged plumbing and drains issues are always tenants responsibility)

- Broken refrigerator (Landlord is not liable for loss of food caused by appliance break down).
- Power or gas off
- Oven, dishwasher, washer/dryer not working
- Water heater out Broken windows and doors
- Toilet or plumbing stoppage

DAMAGES DUE TO NEGLIGENCE

Repair for damages caused by your neglect, abuse or misuse will be charged to you. We will rely on a contractor diagnostic report of what caused the problem. If the contractor finds that the problem is due to your negligence, abuse, or something easily remedied like a dirty furnace filter, GFI switch or circuit breaker tripped, or garbage disposal not re-set, you will be billed for the unnecessary service call.

A few examples of misuse include, clogged plumbing due to items dropped in the toilet (toys, brushes, diapers, napkins, wet wipes, any personal items) or a jammed garbage disposal. Tenant agree to pay the cost of repairing any damage to the building or equipment therein, including but not limited to inside burst water pipes or other water facilities, due to freezing caused by neglect, carelessness or the willful act of the Tenant.

Clogged plumbing and slow drains are always the responsibility of the tenant. This is not considered equipment failure and you should do everything you can to handle these issues yourself. Unless the contractor indicates it was not caused by you (i.e. tree roots in system, pipe collapsed, septic tank backup), we assume the problem was caused by misuse, and not by a defect of the property. Any object flushed down toilet except for human urine, feces, and reasonable amount of toilet paper that causes a clog will result in TENANT being responsible for the line clearing cost and replacement of any plumbing fixtures or pieces that are damaged or destroyed.

MAINTAINING FIXTURES and APPLIANCES

Furnace and wall heaters:

- All tenants are responsible for cleaning or replacing the furnace filter at the beginning of the fall heating season. Problems caused by failure to clean / replace the filter will be the tenant's responsibility.
- Dust can accumulate at furnace vents as well as at fan vents. A small broom brushed across the vent openings will clear away any dust and help the furnace or fan operate efficiently.
- Remember, heat pumps usually do not circulate warm air like gas furnaces do, unless they are run on the 'Emergency Heat' setting which activates the resistance heat mechanism.
-

Air conditioning:

- At move-in, familiarize yourself with the location of the A/C filter, which must be replaced every 2 months, in accordance with your lease. A filter that is clogged or too dirty will prevent the A/C from working properly and will lead the system to fail. You will be responsible for damage caused by dirty filters and non-replacement of the ac filter is a ground for breach of lease.
- Air conditioning can only lower the inside temperature 10 or 15 degrees lower than the outside temperature.
- If the A/C stops blowing cold air, check the filter and send us a picture of it.
- These machines should be used sparingly as they are susceptible to icing, especially at lower fan speeds. A/C must be off for 24 hours for ice to melt.

How to Change Your Air Filter

It's actually a pretty straightforward process, so it might be easier than you think.

1. **Make sure your system is turned off before you do anything!**
2. **Locate your air filter.** This will likely be where your return (where air is drawn back from your home into your system) is, either on the wall or ceiling, with a grille covering. If not, it will be where your air handling unit is, usually in a closet or your basement or attic you'll find a little box where the air comes into the unit.
3. **Remove the grille or open the box, depending on your system.** If you have a grille, most have tabs you can pull up to open, so you can access the filter without a screwdriver.
4. **Find the filter inside.** The filter should have the size printed on it, or at the very least, a model number you can look up to identify it. Make sure you buy a filter that's the same size.
5. **Remove the dirty filter, and look for any issues.** If it's unusually dirty, for example, that's a sign that you should be replacing it more frequently. You should also look for gaps in the filter,

which could indicate that your filter isn't big enough or requires some gasketing to make it fit properly.

6. Put the new filter in, and replace the grille or cover. Now you're good to go! Just mark down the date on your calendar so you know when to check it next.

Power:

- If the power goes out in your unit or house, first check to see if the whole area is without power. If it is out in the area, report outage to the electric company in your area.
- If the power is only out in your house / unit, check the circuit breaker panel. One or more circuits may be tripped and you may see the switches in the off position. If no switch is 'off' turn each switch off , then on to reset the circuits. If this doesn't solve the problem, report a maintenance request.

Water Shutoff:

- Locate the main water cutoff valve for use in case of emergency. Most properties have a single valve that will stop all water from going to the interior lines. The cutoff valve is often located on the inside of an exterior wall near the front door, in the garage, utility room, basement, closet, or under a sink. In addition, most fixtures have individual cutoffs as well. It is your responsibility to know the location of these cutoffs and how to use them properly in order to prevent excessive water damage to the property in the event of an emergency.

Drains:

- AVOID letting food and hair get down the drains. Clogged drains caused by hair, grease are the tenant's responsibility.
- Some dishwashers will clog from food left on the dishes when put in the machine. An excellent drain cleaning / clearing solution recipe is: 1 cup salt, 1 cup baking soda, 1 cup vinegar, followed by 8 cups boiling water. We recommend performing this treatment monthly to avoid build-up.
- Hardware stores carry 'hair catchers' to place in sink and tub drains that significantly help keep drains free of hair

Toilets:

- The only things that should be flushed down the toilet are toilet paper and human waste. Please do not flush down things like sanitary napkins, paper towels, tampons, etc. These items may cause a backup or cause damage to the toilet.

Garbage disposals:

- ALWAYS run water while the disposal is operating to avoid damage to the unit. Let the water run long enough to grind all the material in the disposal. Then let the water run for 10-15 seconds after turning off the disposal. Learn to recognize the sound the machine makes when completely free of garbage.
- Disposals are designed to grind up organic items only. Exceptions include: banana peels, artichoke leaves, celery stalks, flower stems, coffee grounds, potato peelings, bones, or any item that is particularly tough. NEVER put paper, plastic, glass, aluminum foil or grease in the disposal.
- If the unit becomes inoperable, ALWAYS be sure to check the power switch first (usually under the sink), then try the reset button (somewhere on the machine), and remove all contents before calling for maintenance. Problems caused by users are the tenant's responsibility.

Refrigerator coils and drip pans:

Keep the area reasonably clean behind and underneath the refrigerator. Coils and drip pans will require cleaning. If drip pans are not kept clean, the pans can start to develop a strong odor.

Please take the time to get acquainted with the appliances in your unit.

Fireplaces:

- Please burn only hardwoods in the fireplaces and wood stoves to minimize to buildup of creosote, etc. in the chimney. Creosote buildup is a fire hazard.
- Be sure a fireplace screen is in place when a fire is burning to prevent hot ashes from escaping and burning floor coverings.

Stove or oven:

- Be aware of the various bake, broil, time bake, and self-clean controls. To operate the self- cleaning features, please follow the instructions of the appliance. For continuous cleaning ovens use soap and water to clean, please never use oven cleaners or abrasives as this will ruin the finish.

Plumbing fixtures:

Many homes and apartments have low-flow toilets. Low-flow toilets tend to clog or back up if too much paper, etc. is flushed. You may need to continue and hold down the handle when flushing to avoid clogs. Tenants must be prepared to plunge the toilet to clear clogs and avoid damage from over-flows.

Water damage:

- Tenants must take care to avoid water damage caused by allowing water to sit on counters and floors.
- Care must be taken to ensure that shower curtains are inside the tub, and that shower doors are completely closed when taking a shower. Water on tile floors can seep through the grout and cause dry rot on the underlayment and discolor the vinyl. Water can also seep around the edges of linoleum and damage the flooring below. We recommend putting a mat, towel or rug on the floor to step on when exiting the tub or shower. Please be aware that the rubber backed mats can discolor vinyl floors, and the tenant could be charged to replace the floor at move-out.

Sliding glass doors, screen doors and shower tracks:

- It is imperative that dirt and debris regularly be cleaned out of sliding door tracks. Opening and closing doors over debris that frequently accumulates in the tracks can damage the wheels on sliding doors, especially the heavy glass sliders.
- Please make it part of your cleaning routine to clear the tracks. Please do not use oil or WD40 to lubricate slider doors or screens. They only attract dirt and gum up the wheel mechanisms.
- In order to slow the growth of mold in the tracks and at the bottom of shower doors, keep the tracks clean. Use an old toothbrush and do a regular monthly cleaning, it's much easier than doing one major cleaning at move-out.

House Plants:

- Be sure plant saucers are kept under all potted plants. Water run-off will stain or damage most surfaces.

Kitchen Counters:

- To avoid costly damage from nicks and cuts in counter tops, please use a cutting board at all times.

Ceramic Tile, Tub and Shower Walls:

- Dilute 1 part white vinegar in 5 parts water for cleaning all ceramic tiles and fiberglass tub surrounds.
- NEVER use scrubbing cleansers like Comet or AJAX on fiberglass tub surrounds, as these products will permanently scratch the surfaces.

Mini Blinds:

- Do not soak mini blinds. Spray them with a mild soap and water solution and wipe them down.
- Note: Window treatments may not come with your rental, but if present the tenant is responsible for them.

Smoke and CO2 Detectors:

- Tenants are responsible for changing batteries in smoke and CO2 detectors. We recommend changing batteries at the beginning and end of daylight savings time.
- Note that AC/DC powered detectors will usually require 9 Volt batteries and each detector will need to be tested to stop beeping.

Wood decks and porches:

- Potted plants and flowers add beauty and appeal to a property. Please put 'feet' or saucers under them to prevent water run-off from rotting or discoloring the deck.

Hardwood Floors:

- For cleaning or applying oil to hardwood floors only use a soft cloth. It is best to sweep and dust regularly.
- Kitchen areas only: once every 3 months clean floors with a small amount of vinegar in water.
- Use throw rugs in front of the sink and the stove to protect these areas from water and grease.

Marble and granite:

- Never use any acidic or abrasive cleaning products including vinegar. It is best to use warm water and a sponge with a small amount of dishwashing liquid such as Dawn or Joy.
- Marble is a porous material. Be careful that water run-off from plants is not left standing on the surface. It will permanently stain the marble.

SEASONAL MAINTENANCE

Interior

Furnace:

- Clean or replace the air filter regularly. All tenants are responsible for cleaning or replacing the furnace filter at the beginning of the fall heating season. Problems caused by failure to clean / replace the filter will be the tenant's responsibility.

- Set the thermostat to an appropriate heat level for winter and cool level for summer. Note that you will be held liable for any damage incurred due to turning off the heat when leaving on vacation during the winter.
- Inspect all supply and return vents for cleanliness and obstructions.
- For radiant heat systems, inspect for leaking valves or radiators.

Fireplace:

- When not using the fireplace, ensure that the damper is in good operating condition and closed.
- Inspect the flue and chimney and ensure it is unobstructed. Periodic inspection and cleaning are strongly recommended; however, this is typically a tenant expense.

Smoke and CO2 Detectors:

- Test all smoke detectors on a regular basis. Battery operated models will begin to make an intermittent beep when the battery is running low. Replace batteries in the fall and spring.
- Note that AC/DC powered detectors will usually require 9 Volt batteries and each detector will need to be tested to stop beeping.

Exterior

Lawn and Shrubbery:

- Maintain the lawn and shrubs surrounding your unit. Remove leaves and branches in the fall.

Gutters:

- Inspect that all gutters are free and clear of debris. They should drain freely away from the foundation

Winterization

It is tenant's responsibility to follow the instructions below and if any expenses incur due to non-compliance with the procedures described below will be billed to the tenant.

Faucets and Outlets

- All outside electrical outlets or disconnect the appropriate fuse or circuit breakers.

Prevent Plumbing Freezes

- Wrap all outside faucets. If possible, close the isolation valve and open the outdoor faucet.

- Remember during the spring to close the faucet before opening the shut-off valve.
- Disconnect and drain garden hoses. Most frozen pipes are a result of failure to disconnect hoses or turn off shut off valves and allow excess water to drain.
- If you have shutoff valves for your hose spigots in your house or basement, don't forget to turn them off.
- Insulate any exposed plumbing pipes. Damage caused by frozen pipe will be tenant's responsibility to pay for.
- If you lose power for more than an hour and the temperature is below freezing, open at least one faucet to a slow drip to prevent pipes from freezing. Open any cabinets that enclose pipes so warm air can reach them.

Heating System

- Have your heating system inspected and/or serviced.
- Make sure you have plenty of heating fuel. Do not allow oil to run low - you run the risk of running out and freezing pipes.
- The bottom oil sludge in your oil tank causes clogs in your oil line and nozzle.
- If you will be traveling during the winter, set the thermostat no lower than 60 degrees so that pipes do not freeze.

Fireplace

- If your home has a fireplace, be sure the chimney is cleaned and ready for use before lighting any fires! Inspect the flue and make sure it closes properly to eliminate draft when fireplace is not in use.

Windows & Doors

- If your home has storm door(s), be sure to place the glass in position as many storm/screen doors require you to slide the glass into place when the weather gets colder.

Roof & Gutters

- Check your roof for loose or broken shingles and report any to owner. Be sure your gutters have been cleaned free of leaves, sticks and debris, so you will have proper drainage.

Smoke Detectors, Fire Extinguishers and Carbon Monoxide Detectors

- Test your detectors to make sure they work. Replace batteries if needed. Have spare batteries available.

SHOWINGS BEFORE MOVE OUT

The property must be available and in presentable condition for our team to conduct showings to prospective tenants. At least 3 weekdays and 1 weekend with 4 hour window slots must be reserved for showings. If desired, you can be informed via email or text for upcoming appointments, Only Manager's representative and other licensed agents will show the home. Manager grants permission to Tenant to provide access to the Premises to potential prospects, scheduled by Manager. Tenant to receive \$200.00 due to lease being executed with the same prospects. Prospects represented by real estate agents will not fall under this category.

'Show ready' requirements:

- All house to be cleaned and organized (beds made, rooms tidied up)
- Carpets to be vacuumed
- Kitchen, baths, and sinks clean and empty
- Pets to be removed from the property
- Lawn mowed, trimmed and in good condition

Failure to allow agent showings to prospective residents, during this period, constitutes a default of the lease and the security deposit, in its entirety, may be forfeited plus additional fees.

If you desire not to have the property shown, you may pay an additional amount equal to 2 months of rent, in order for us not to have the property shown until you move out.

MOVE OUT CHECKLIST

At the end of your lease term, you are responsible for returning the home in the same condition as it was at move in with reasonable wear and tear excepted. Properly following these move-out guidelines will help you avoid any charges from your Security Deposit.

- Remove all personal items and trash from the premises.
- All appliances must be thoroughly cleaned and in working order.

- Clean the kitchen, including sink, inside of cabinets and drawers and clean or replace stove burner drip pans.
- All floors are to be vacuumed.
- Vinyl floors are to be scrubbed, removing dirt and marks.
- Wood floors should be cleaned and buffed with appropriate wood care products.
- Bathrooms are to be thoroughly cleaned, polished and disinfected.
- Re-caulk tubs and showers.
- Remove shower curtains.
- Wash walls, especially around light switches, doorframes and hallways.
- Vacuum/dust heating and air vents and returns, radiators, window sills and baseboards.
- Replace all burned out light bulbs.
- Clean and make sure all light fixtures are intact.
- Check batteries in smoke detectors, replace if necessary.
- Secure all screens, windows and blinds or rods and make needed repairs.
- Dust all mini blinds and wash the windows.
- Clean up any debris in yard, mow, weed flower beds and trim shrubbery.
- Clean up any pet droppings if applicable.
- Clean area around furnace and check filter, clean or change if necessary.
- Clean out fireplace if applicable.
- Sweep/vacuum basement.
- Clean the area around washer and dryer and wipe down the appliances with mild detergent and water.
- Check all door and window locks/latches and make sure they are working properly.
- Check all fixtures, railings, cabinets, doors, drawers, etc.
- Fix or repair if needed.
- Notify utility companies and arrange for a final reading on the last day of occupancy.
- Do not disconnect heat, electricity or gas until the last day of your lease.
- Return all keys

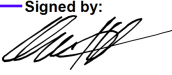
Security deposit refund check

The refund check for Security Deposit, if applicable will be made payable to the Primary tenant only and it will be solely their responsibility to share it with the other tenants as agreed between them. The Primary tenant will be the main/first applicant on the household application and could be re-assigned to another tenant upon submission of an official request notice in writing with all other applicants' approval.

Any correspondence related to the property or the lease will be with the primary tenant.

I have read and fully understand the information contained in this tenant guide. When signed, these guidelines shall become an addendum to the rental lease agreement.

SIGNATURES:

 X _____ TENANT	 X _____ TENANT
--	--

 X _____ LANDLORD	 X _____ LANDLORD
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LEASE ADDENDUM- RENTER'S INSURANCE

Property Address: 1725 Hollins St Unit 1 Baltimore, MD 21223

Lease start date: July 1st, 2026

Landlord's name: Angel Gaydardzhiev

Tenant(s): Anthony Hill and Juanita Austin

This Addendum constitutes an Addendum to the above-described Lease Contract for the above-described premises, and is hereby incorporated into and made a part of such Lease agreement. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease, this Addendum shall control.

The effective date of this addendum is and it ends when the lease terminates.

1. Acknowledgment Concerning Insurance or Damage Waiver

You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) for the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or guests. You understand that the INSURANCE paragraph of the Lease requires you to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$300,000.00 per occurrence. You will ensure that the liability insurance policy identifies us, C/O Big House Management LLC as a 'Party of Interest' or 'Interested Party' (or similar language as may be available). You understand and agree to maintain at all times during the Term of the Lease and any renewal periods, a policy of personal liability insurance with this limit and otherwise satisfying the requirements listed below, at your sole expense.

2. Required Policy

You are required to purchase and maintain personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third-parties (including damages to our property), with the minimum policy coverage amount set forth in

paragraph 2 above. The Carrier must provide notice to us within 30 days of any cancellation, non-renewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage.

3. Your Insurance Coverage

By signing this addendum, you acknowledge that you have purchased the insurance described in paragraphs 2 and 3 before the lease commencement date, and that you will provide written proof of this insurance to us via email and a hard copy mailed to our office at 11710 Plaza America Dr #710, Reston VA 20190. You further acknowledge that you will keep this insurance policy in-force for the entire term of the lease and provide written proof of active renter's liability coverage upon request. If any material terms of your insurance policy change, you agree to promptly provide us a proof of the modified policy terms. For the purposes of this paragraph, either the written policy itself or the declaration page to the policy shall constitute written proof.

4. Default

Unless otherwise prohibited by law, any default under the terms of this Addendum shall be deemed an immediate, material and incurable default under the terms of the Lease Contract, and we shall be entitled to exercise all rights and remedies under the law. If you allow your outside policy to expire or cancel, you will be in default under the terms of your lease.

5. Miscellaneous

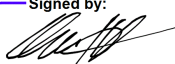
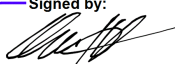
Except as specifically stated in this Addendum, all other terms and conditions of the Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.

IMPORTANT DISCLOSURES ' READ CAREFULLY BEFORE SIGNING

- 1. The insurance required by the Lease is not required by any law. Your obligation to provide insurance stems solely from the Lease.**
- 2. The insurance required by the Lease is not an attempt to limit the Landlord's liability for its own negligence or your liability for your own negligence.**
- 3. Landlord may be receiving remuneration from insurance companies where permitted by law.**
- 4. The insurance required by the Lease Contract is not in lieu of, or in any way a component of, the security deposit required by the Lease.**

5. You understand that every term of the agreement between you and the Landlord is set forth in the Lease, any addenda thereto which collectively constitute the entire agreement between you and the Landlord. There are no other terms except those which may be implied by law.

SIGNATURES:

 Signed by:  RECC1B4C331A4FF _____ TENANT	 Signed by:  62F2E2BDFDEC42D... _____ TENANT
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 Signed by:  18535172503C49D _____ LANDLORD	 _____ LANDLORD
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LEASE ADDENDUM- MAINTENANCE

Property Address: 1725 Hollins St Unit 1 Baltimore, MD 21223

Lease start date: July 1st, 2026

Landlord's name: Angel Gaydardzhiev

Tenant(s): Anthony Hill and Juanita Austin

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**To Submit a Service Request or to report an
EMERGENCY,
please call us at 888-584-9055**

MANDATORY CHECKLIST BEFORE NOTIFYING MAINTENANCE:

It is tenant's responsibility to pay the service call fee, if problem is resolved by one of the following:

Garbage disposal: Try the reset button- The button is small, usually red or black, and located on the bottom of the disposal unit under the sink. OR: Periodically, a disposal will jam and the blades need to be freed. Turn the disposal off at the fuse box and use a broomstick or the handle of a plunger to crank the blades free.

No Power to plug, switch or appliance: Check and reset breaker panel or replace blown fuses. Check and reset all GFI outlets (located in kitchen, bathrooms, utility rooms, and garages). Check if plug works off a wall switch.

No Electricity: Check if the whole area in your neighborhood is without power. If the power is only out in your house, check the circuit breaker box, all GFI in bathrooms, kitchens, laundry room, and garage and reset the breakers- flip them hard to the OFF position and then hard to the

ON position. Replace any blown fuses. If this doesn't solve the problem, call the local Power Company.

Toilet or faucet leaks: Turn water off at valve on toilet, or fixture under sink and then notify us.

Air Conditioning/Heating System: If the entire system will not run, reset all circuit breakers. Then check all fuses in the main electrical panel. A lack of electrical power is a common cause of system failure for an air conditioning unit. If the system is cooling slower than normal, please change the air filter.

NOTE: If we send a technician and find a dirty air filter or a breaker to be the cause of the call, the invoice will be charged to you.

No heat/ ac not cooling: Check thermostat, batteries and mode settings. Check air filter (it has to be clear so that you can see through it). Check if the furnace covers are in properly. Check if the switch that looks like an ordinary light switch is turned on (located in or near the furnace room). Check if there is any ice on the ac refrigerant line- if yes, turn the fan on and it should thaw the ice out. Check if the system has power. Did you pay your utilities or issue an order to disconnect the utility?

Shower drain or faucet clog: Clogged plumbing and slow drains are always the responsibility of the tenant

Remove any hair, grease from the drain. Use drain cleaner regularly and a hair that going forward.

Toilet Clogged: First, try plunger. If still clogged, notify us. Any object flushed down toilet except for human urine, feces, and reasonable amount of toilet paper that causes a clog will result in TENANT being responsible for the line clearing cost and replacement of any plumbing fixtures or pieces that are damaged or destroyed.

Try this cleaning/clearing solution recipe is:

1 cup salt

1 cup baking soda

1 cup vinegar

Followed by 8 cups boiling water.

Dishwasher won't drain/is not cleaning well: Clean out food or other blockage from drain at bottom of dishwasher. Rinse dishes before washing. Use jet dry or similar product once per month.

Dishwasher grinds or no water is coming in: Turn off, if no water on the bottom pour two large glasses of water into the bottom and restart. If problem continues, call Landlord and discontinue use.

Smoke Detector won't work when tested: Test with approved smoke detector smoke spray, replace battery.

Smoke Detector beeps: Replace battery, check for proper wire termination connection.

No hot water: Check thermostat on tank for proper temperature setting. Check that thermostat is not set to 'vacation'. Check and reset breaker in power panel. Check and reset button next to thermostat. Call the utilities company to have them check it out and/or relight the pilot. If there are additional problems, they will inform you as to what needs to be repaired Reset electric water heater

Hot water is too hot: Check thermostat on tank and turn down.

Plumbing or fixtures leak: Turn off water fixture, turn off water at supply line and notify Landlord immediately. Refrigerator too warm or too cold: Check thermostat in refrigerator is set correctly. Make sure that the refrigerator doors are closed tightly.

Water drips from freezer to refrigerator compartment: Remove all food and store in a cooler. Turn off refrigerator and allow to defrost. Turn refrigerator back on and replace food.

Maintenance Priorities have target completion times as follows:

EMERGENCY

Emergency is defined as anything relating to the property under the lease that is threatening to life, safety, health, or the property.

Emergency examples are:

- Fire (please call 911)
- Flood
- Sewage back-ups
- Gas odors (please call gas company)
- Broken water pipes/ Major water leak (turn off main water shut-off valve)
- Tree falling on house, etc

Expected service time frame: within 12-24hrs (case by case)

URGENT

Electrical problems, plumbing repairs, wobbly decks, etc.

Expected service time frame: 3-5 business days

NORMAL

Appliance repair, leaky faucets, clogged toilets etc.

Expected service time frame: 5-8 business days

LOW Screen door repair. Fence repair, garage repairs

Expected service time frame: 8-10 business days

Note: Certain vendor types may experience seasonal overload which could lead to appointments delays. We appreciate your understanding and cooperation in such cases.

Note: Non-emergency repairs are done during normal business hours (9:00 a.m. to 5:00 p.m., Monday through Friday).

TENANT ACKNOWLEDGES THAT IF A REPAIR IS FOUND TO BE DUE TO MISUSE OR IS DEEMED BY ANY OF THE ACTIONS DESCRIBED IN THE FIRST SECTION OF THIS ADDENDUM "MANDATORY CHECKLIST BEFORE NOTIFYING MAINTENANCE", THE TENANT IS RESPONSIBLE FOR THE COST OF THE REPAIR.

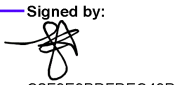
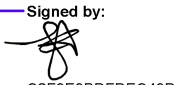
TENANT AGREES TO PAY A SERVICE CHARGE IF AN APPOINTMENT IS MADE AND THE WORK CAN NOT BE COMPLETED DUE TO LACK OF ACCESS TO THE PROPERTY.

SIGNATURES:

Signed by:

X 
BFGG4B4G334A4EE...

TENANT

Signed by:

X 
G2F3E3DDFDEC43D...

TENANT

X Signed by: <i>Angel Gaydardzhiev</i> 18535172503C49D	X
LANDLORD	LANDLORD

LEASE ADDENDUM- MOLD

Property Address: 1725 Hollins St Unit 1 Baltimore, MD 21223

Lease start date: July 1st, 2026

Landlord's name: Angel Gaydardzhiev

Tenant(s): Anthony Hill and Juanita Austin

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ABOUT MOLD:

Mold is found virtually everywhere in our environment both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter.

1. **PREVENTING MOLD BEGINS WITH YOU:** In order to minimize the potential for mold growth in your property, you must do the following:
 - Keep your property clean particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
 - Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines especially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans in the bathroom and kitchen before you start showering or

cooking with open pots. When showering, be sure to keep the shower curtain inside the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath, you: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out.

- Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your home dry out. Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease to repair or remedy the situation, as necessary.
- Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.

1. **AVOID MOLD GROWTH:** It is important to prevent excessive moisture buildup in your home. Failure to promptly pay attention to leaks and moisture that might accumulate on property surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:

- rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
- overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
- leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
- washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking; leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
- insufficient drying of carpets, carpet pads, shower walls and bathroom floors.

2. **IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES:** (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover or Clorox Cleanup. (Note: Only a few of the common household cleaners will actually kill mold). Tilex and Clorox contain bleach which can discolor or stain.

Be sure to follow the instructions on the container. Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

4. DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on porous surfaces, such as sheetrock walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action.

5. COMPLIANCE: Complying with this addendum will help prevent mold growth in your home, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact your property manager.

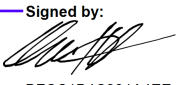
6. WAIVER: Tenant agrees to hold Landlord and Manager harmless in the event any mold contaminants are discovered on the property. Tenant releases Manager from liability against any damages or injuries happening in or about the premises to Tenant or Tenant's guest due to exposure to mold or related contaminants. Tenant understands mold is naturally occurring microbe and that mold should pose no health threat unless concentrated at high levels in the living environment. Manager agrees that in the event mold like contamination is discovered, this condition will be immediately reported to the Tenant. The only way to determine if a mold like substance is truly present or mold is present at high levels is through sample collecting and analytical testing.

7. PROFESSIONAL ADVISE: Tenant execute this Disclosure/Waiver with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

8. LEGAL ADVISE: Tenant acknowledges that this waiver does not attempt to offer legal advice. If Tenant feels the need for legal advice they should consult an attorney of their choice prior to the execution of this document.

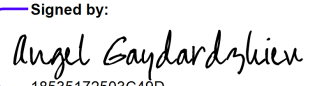
If you fail to comply with this Addendum, you can be held responsible for damage to the premises and any health problems that may result. Problems in your home can not be fixed, unless they are reported. Please be sure to let us know in a timely manner for any issues you notice.

SIGNATURES:

Signed by:

BFCC1B4C331A4EE...
TENANT

Signed by:

02F9E9BDFDE049B...
TENANT

Signed by:

18535172503C49D
LANDLORD

X
LANDLORD

LEASE ADDENDUM - PET

Property Address: 1725 Hollins St Unit 1 Baltimore, MD 21223

Lease start date: July 1st, 2026

Landlord's name: Angel Gaydardzhiev

Tenant(s): Anthony Hill and Juanita Austin

This Addendum constitutes an Addendum to the above-described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease agreement. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease, this Addendum shall control.

The effective date of this addendum is and it ends when the lease terminates. Landlord/Manager agrees to permit the following animal(s), and no others, to dwell on the premises subject to the terms listed below:

Animal type: Cat

Cat Name: Willow

Breed: Bombay

Description: Female black cat

Tenant agrees to properly care for the animal at all times by providing adequate shelter, food, water, and grooming, adhere to all local laws and ordinances, and keep it current on all vaccinations and flea treatments. All tenants will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the rental property including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, Tenant must pay for complete replacement. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

Tenant is strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. To the extent permitted by applicable law, Tenant will indemnify Landlord for all costs of litigation and attorney's fees resulting from any such damage.

Tenant will perform regular housekeeping duties, including sweeping and vacuuming, clean up all waste, and assume all responsibility and cost for any damages, cleaning, replacements or any other expense to the property that are a result of the animal. It is agreed that Tenant will remedy any complaints regarding the animal immediately and will return the premises undamaged and in clean condition, free of odors or pests, at the end of their tenancy. Tenant agrees to pay for professional carpet cleaning, including defleaing, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there at the end of the lease term. Tenant shall provide Landlord with a receipt for the service.

Tenant understands they are solely responsible and liable for the behavior and actions of the animal. At the Landlord/Manager's request, the Tenant agrees to remove the animal permanently from the premises should they become a threat or a nuisance. This agreement refers to only the animal(s) listed above. No other animals may be added or substituted. Landlord/Manager reserves the right to cancel this agreement at their sole discretion with 14 days written notice. Cancellation of this agreement shall in no way nullify the Lease Agreement.

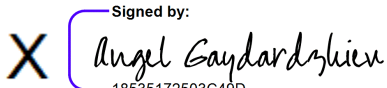
Tenant agrees to:

- Pay the Landlord/Manager a one-time nonrefundable fee upon the execution of this agreement in the amount of \$250.00 per cat, and,
- Pay an additional monthly rent payment upon the execution of the agreement in the amount of \$50.00 per cat, which shall be paid in the same manner as rent according to the Lease Agreement, and/or,
- Pay an additional security deposit in the amount of 0.00 , which shall be refunded under the terms of the Lease Agreement at the termination of tenancy, provided all terms of this agreement are met.

SIGNATURES:

 Signed by:
BECC1B4C331A4EE

TENANT

 Signed by:
18535172503C49D

LANDLORD