



MARYLAND DWELLING LEASE

Dwelling Address: 2023 W Lanvale St Baltimore, MD		Initial Lease Term: <u>Beginning:</u> June 30, 2026 <u>Ending:</u> June 30, 2027		Prepared by: Erica Mina	
Monthly Rent \$1,200.00		Security Deposit \$1,200.00			

Tenant Name(s):

Antione Wallace, Navie Durham, Paige Wallace, Parrish Wallace, Peyti’N Wallace

Any other minor dependents

Additional Agreement(s):

This is a lease between the above-named Tenant(s) and the below named Owner for the dwelling described above. It (and any contemporaneously executed additional agreements) is the entire agreement between Tenant(s) and Owner and may be modified only in writing. As used in this lease “you” means the Tenant or Tenants whose names appear above. If there is more than one Tenant, you are jointly and severally liable for any liability to us. “We,” “our,” or “us” means the Owner. “Premises” means the entire dwelling community. **UPON EXECUTION OF THIS LEASE, YOU ACKNOWLEDGE THAT YOU HAVE READ AND AGREE TO ALL OF ITS PROVISIONS. BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT’S PERSONAL PROPERTY.**

Resident Signature(s)

bf98429cb937	6/16/2026 6:32:25 AM
Antoine Wallace	
bf98429cb937	6/16/2026 6:36:32 AM
Navie Durham	
bf98429cb937	6/16/2026 9:02:44 AM
Erica Mina	
ebeal@allcountychesapeake.com	Local

Signature
Signature

Owner name: **Liberty Homestead LLC, Liberty Homestead LLC**
All County Chesapeake Property Management
260 Gateway Dr Suite 13C
Bel Air, MD 21014

1. SECURITY DEPOSIT: A. Your security deposit will be held as indicated: (1) Deposited in a separate account with Harford Bank, 8 West Bel Air Ave Aberdeen MD 21001 (2) Commingled with our other funds. B. Your security deposit is security for

Resident initials:	A.W	N.D		
	A.W	N.D	Initial	Initial

your full performance of this lease & may not be applied by you to any other money that you owe to us. Security Deposits can be paid online in the tenant portal. In the event that the payment is dishonored for any reason, at Landlord's option, Landlord shall be immediately released from all obligations under this Lease and shall have the immediate right to terminate the Lease, upon notice of such Termination.

C. Tenant shall deposit the sum to be held by Landlord as a security deposit for reasonable cleaning of, and repair of damages to, the premises upon the expiration or termination of this Lease, or other reasonable damages resulting from a default by Tenant. Tenant shall be liable to Landlord for all damages to the leased premises upon the termination of this Lease, ordinary wear and tear excepted. Tenant may not apply the security deposit to any rent due under this Lease. If Landlord sells or assigns the leased premises, Landlord shall have the right to transfer Tenant's security deposit to the new owner or assignee to hold under this Lease and upon so doing Landlord shall be released from all liability to Tenant for return of said security deposit.

D. Landlord shall refund a security deposit to the tenant on or before the 45th day after the date the tenant surrenders the premises. Before returning a security deposit, the landlord may deduct from the deposit damages and charges for which the tenant is legally liable under the lease or as a result of breaching the lease. The landlord may not retain any portion of a security deposit to cover normal wear and tear. If the landlord retains all or part of a security deposit under this section, the landlord shall give to the tenant the balance of the security deposit, if any, together with an itemized list of all deductions. The landlord is not required to give the tenant a description and itemized list of deductions if (1) the tenant owes rent when he surrenders possession of the premises and (2) there is no controversy concerning the amount of rent owed.

E. The landlord is not obligated to return a tenant's security deposit or give the tenant a written description of damages and charges until the tenant gives the landlord a forwarding address for the purpose of refunding the security deposit. The 45-day period following Lease Expiration does not commence until ALL keys have been returned. Tenant is not permitted to use security deposit as last month's rent.

2. RENT: The initial payment must be in the form of a cashier's check, money order, or online. In the event that the payment is dishonored for any reason, at the Landlord's option, Landlord shall be immediately released from all obligations under this lease and shall have the immediate right to terminate this lease, upon notice the Resident of such termination. You agree to pay the monthly rent indicated above via your online account, check, or money order, on or before the 1st day of each month without deduction or set off. Payments cannot be made in cash. In certain circumstances and when authorization has been provided allowing a payment to be either mailed or brought into the office, tenant agrees to pay a \$50.00 processing fee which will be charged to the tenant's account. If prorated rent is indicated, it is the amount due for the partial first month of the lease. Time is of the essence. Payment may not be made by third party checks or in cash. **Rent payment is due on the 1st day of the month. If rent is not received by the 5th day of the month, resident agrees to pay a late charge equal to 5% of the full month's rent** as allowed by applicable Maryland law. **Eviction proceedings will begin on the 6th of the month.** If your check is dishonored, you must pay us a service charge of \$50.00 plus any other charges provided by law and plus and accrued late charges. If one of your checks is dishonored, you will be required to pay future rent by certified funds. We are not required to redeposit a dishonored check. You must pay and taxes due on your payments. Any payment due under this lease is rent. We may apply any payment to any outstanding balance regardless of any notation on or with the payment. Payments received will be applied, without regard to their characterization or earmarking by Resident, as follows: (1) first to any arrears from previous month(s), (2) then to Late Charges, legal and court cost or any other miscellaneous charges. In the event that any payment of Rent during the Lease Term are returned due to non-sufficient funds, Resident will be "locked Out" of the online payment system and prohibited from making payments but personal check, and shall be required to make such payments, together and with any and all of Resident's outstanding balance, Late Charge, and any other amounts due hereunder, by Money Order or certified cashier's check, in person, at the office of the property manager as designated by Landlord in connection with this Lease. Landlord and Resident agree that the aforementioned fees represent a fair and reasonable estimate of the costs Landlord may incur by reason of Resident's late or NSF payment. Any Late Charge or NSF Charge due must be paid with the current installment of Rent and all such charges incurred by Resident will be deemed additional rent. Landlord's acceptance if any Late Charge or NSF charge will not constitute a waiver as to any default of Resident. Landlord's right to collect a Late Charge or NSF Charge will not be deemed an extension of the date Rent is due or prevent Landlord from exercising any other rights and remedies under this Lease and as provided by law.

3. USE: The dwelling may be used only as a single-family dwelling for the persons named above for residential purposes. You may not make alterations or additions, or install or maintain in the dwelling, or any part of the premises, any fixtures or large appliances without out written consent. Any alterations, additions, or fixtures that are made or installed will remain a part of the dwelling unless we specifically agree otherwise. Locks may not be altered or changed. No adhesives, screws, hooks, nails or similar things may be driven into or applied to the walls or other surfaces except small nails may be used for

Resident initials:

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A.W	N.D	Initial	Initial

hanging wall decorations. You are responsible for the cost of any repairs. No water filled furniture is permitted. Resident must list any pre-existing defective conditions on the Move-In inspection form and return it to All County Chesapeake Property Management within 48 hours of Resident's move in. Resident accepts the Premises in the current "AS IS" and in good condition. The absence of such notice shall be conclusive proof that there are no defective conditions existing as of the start of the tenancy. Upon vacating the Premises, Resident shall remove all personal possessions and rubbish and leave the Premises in as good or better state then when the Premises was originally rented by Resident. Landlord will utilize the Move-In Form to determine if any damage or wear in excess of normal expected wear was caused by Resident and, if so, Landlord shall be entitled to apply any or all of the Security Deposit, toward necessary repairs and maintenance. Resident also shall return all keys and garage door openers, if applicable, and shall provide Landlord with a written statement of forwarding address. Within the time required by State Laws, Landlord will give to resident an itemized written statement of any amounts deducted and the reasons for the deductions from Resident's Security Deposit, along with a check for any balance of the Security Deposit due to Resident. Landlord will mail the statement and balance of the Security Deposit, to Resident at Resident's forwarding address, or if that address is unknown, at Resident's last known address. Landlord make absolutely no warranties or representations about the neighborhood or the condition of the Premises, the improvements, utilities, electrical plumbing, or appliances. Landlord shall not be responsible for loss or damage caused be failure or any appliance (including loss of or damage to food and other perishables) in the event an appliance ceases to operate properly. Resident must satisfy himself or herself prior to move-in as to the neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime statistics, proximity if register felons and other offenders, fire protection, other governmental services, availability, adequacy and cost of and wired, and/or wireless internet connections, other telecommunications or other technology services and installations, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, cemeteries, facilities and condition or common areas, condition and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Resident.

4. RENEWAL: After the initial term of this contract, the lease will continue as a month-to-month lease unless either you or we give the other **at least 60 days' written notice** of termination. Tenants are required to provide a 60-day notice to vacate in writing before the 1st day of the last month of this contract if they do not wish to renew their lease. During the continuation term, either you or we may terminate this lease at the end of a calendar month by giving the other not less than 60 days' written notice. If lease/tenancy becomes a month-to-month lease a \$50.00 month-to-month fee will be added to the rent.

5. UTILITIES: You must pay for all utilities including but not limited to, water, sewer, trash collection, gas and electricity, heat & air conditioning services for your dwelling unless otherwise noted. You may not occupy your dwelling without water and electricity service except during brief interruptions beyond your control.

6. OCCUPANCY: Only the persons names who appear on this lease may occupy the dwelling without prior written consent except guests for no more than 7 consecutive or 14 total days. The dwelling may be used solely for private housing. You may not assign or sublet any portion of you dwelling. If you will be absent for more than 14 days, you must notify us in writing.

7. PETS: No pets may enter or be kept in your dwelling or on the premises without our written consent.

8. NO SMOKING: No smoking of any substance (including but not limited to tobacco, marijuana, or electronic cigarettes) is allowed inside the home or on any portion of the Premises. If smoking does occur at the premises, (a) Resident shall be in breach of this Lease; (b) Resident shall be responsible for all damage cause by the smoking including stains, burns, odors and removal of debris; (c) Resident, guest, and all others may be required to leave the Premises' and (d) Resident acknowledges that in order to remove odor caused by smoking, Landlord may need to replaced carpet and drapes and paint the entire home (including ceilings) regardless of when these items were last cleaned, replaced, or repainted, and/or make other repairs or replacements at the Premises, and that costs incurred will be deducted from the Security Deposit.

9. CRIMINAL/PROHIBITED ACTIVITY: Resident, any member(s) of Resident's household, a guest or any other person affiliated with Resident, at or near the Premises shall not (a) engage in criminal activity on or near the Premises, including drug-related criminal activity (which means the illegal manufacture, cultivation, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance); (b)engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the Premises; (c) permit the Premises to be used for or to facilitate

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criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest; (d) engage in growing, producing, manufacturing, selling, using, storing, keeping, distributing or giving marijuana/medical marijuana or any controlled substance (legal or illegal) at or from the Premises or otherwise; or (e) engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating assault, including the unlawful discharge of firearms, on or near the Premises, or the health, safety and/or welfare of Landlord, its agents, other Residents, neighbors or imminent serious damage to the property of any of them. **VIOLATION OF ANY OF THE PROVISIONS OF THIS SECTION, OR ANY FEDERAL OR LOCAL LAWS, SHALL BE A SERIOUS, MATERIAL AND IRREPARABLE VIOLATION OF THIS LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY.** Unless otherwise prohibited by law, proof of violation shall not require criminal conviction.

10. REMEDIES: You and we have all remedies provide by law. If you vacate before the end of your lease (even if due to eviction) you must pay a 2-month early termination fee penalty. We have not duty to re-rent. The prevailing party in any dispute arising out of this lease will be entitled to recover reasonable costs, including attorney fees, from the other party.

11. NOTICES: Any notices from us to you may be mailed to you by first class mail, or personally handed to anyone in your dwelling over the age of 14 years, or left at your dwelling in your absence, or delivered pursuant to Maryland law. Delivery of a notice is sufficient for all residents. Any notice from you to us will be deemed delivered when received at our office by certified mail, return receipt requested, or personally delivered to our office during normal business hours. Notices may be given by us or our agent. Resident acknowledges that notices to Resident may be delivered electronically, including via facsimile or electronic mail (email), subject to Local Laws.

12. RIGHT TO ENTER: You consent to our agent (or us) entering your dwelling during reasonable hours for inspection, maintenance and repairs, pest control, delivering notices, and other purposes provide by law. Tenants are required to cooperate with showing the property within the last 30 days if occupancy. Tenants are required to cooperate with showing should the property be listed for sale. If tenant fails to cooperate, they agree to pay the equivalent of 1 month market rent upon vacating the property.

13. REPAIR AND MAINTENANCE: You acknowledge that you have inspected the dwelling and are fully satisfied and accept it in its "as is" condition, except as otherwise agreed by you and our agent in writing. You must maintain your dwelling in a clean and sanitary condition including prompt removal of trash and garbage. We will maintain air conditioning, heating equipment, plumbing fixtures and facilities, electrical systems, and appliances provided by us. Tenant is responsible for clogged drain lines and clogged garbage disposals. Any damage to your dwelling or the premises, except for normal wear, caused by you or your invitees will be corrected, repaired, or replaced at your expense. **You must immediately notify our agent in writing of any needed maintenance or repair. You must inspect your smoke detector(s) at least once a month to determine if it is working properly and install working batteries and notify us of any deficiency. You must change the air conditions and heating filter every six months, or more often if needed. Should washers, dryers and ceiling fans be present at move-in, they are not warranted by the owner as they are left as a courtesy to the tenant at move-in. Clogged plumbing lines and garbage disposals are the responsibility of the tenant.** Tenant agrees to refer to the maintenance guidelines on our website at www.allcountychesapeake.com. Landlord may, at Landlord's sole discretion, and/or All County Chesapeake Property Management, may hire contractors to perform maintenance or repairs at the premises; however, no contactor shall be considered ab employee if Landlord and/or All County Chesapeake Property Management. Resident must be physically present on the day of scheduled repair work or grant access to Landlord's and/or All County vendors. Resident will be charged a trip fee ("**\$125**") if repair work or service has to be rescheduled due to Resident's failure to be present or grant access or it is determined that the necessary repair was resident caused or a repair that is Resident's responsibility. Resident agrees to protect pipes and water fixtures against freezing. Resident's failure to maintain any item for which Resident is responsible will give Landlord the right to hire a vendor of its choosing to perform such maintenance and charge Resident to cover the cost of such maintenance. Resident's failure to maintain or repair any item for which Resident is responsible will also be deemed a default of the Lease. Landlord will have all remedies available to Landlord pursuant to this Lease and under applicable state law as a result of Resident's failure to cure such default within the timeframe determined by Landlord. Except as specifically allowed be Local Laws, routine repairs and maintenance that may be necessary at the Premises shall not excuse Resident from the timely payment of Rent.

14. MOLD: Mold consists of naturally occurring microscopic organisms which reproduce spores. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for growth. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth. Resident agrees to maintain the Premises

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free of dirt, debris and moisture that can harbor mold. Resident shall, at its sole cost and expense, (a) clean any mildew or mold that appears with an appropriate cleaner designed to kill mold; (b) clean and dry and visible moisture on windows, walls and other surfaces, including personal property as quickly as possible; (c) use all air-conditioning, if provided in a reasonable manner and use heating systems in moderation; (d) keep the Premises properly ventilated by periodically opening windows to all circulation of fresh air during dry weather only; (e) use reasonable care to close all windows and other openings if the Premises to prevent water from entering the Premises; (f) use exhaust fans, if any, in the bathroom(s) and kitchen while using those facilities and notify Landlord of any inoperative exhaust fans; (g) hang shower curtains inside bathtub when showering and only shower in bathtub; (h) immediately notify Landlord of any water intrusion, including roof or plumbing leaks, drips or “sweating” pipes; (i) immediately notify Landlord of overflows from bathroom, kitchen or laundry facilities; (j) immediately notify Landlord of any significant mold growth on surfaces in the Premises; (k) not leave clothes, towels, laundry, or other items comprised of fabric in wet or damp piles for an extended period of time; and (l) allow Landlord, with appropriate notice enter the Premises to make inspections regarding mold and ventilation. Landlord reserves the right to terminate tenancy and Resident agrees to vacate the Premises in the event Landlord in its sole judgement feels that either there is mold or mildew present in the Premises which may pose a safety or health hazard to Resident or other persons and/or Resident’s action or inactions are causing a condition which is conducive to mold growth. Resident acknowledges and agrees that Landlord, and Landlord’s employees, agents, successors, and assignees will not be responsible for damages or losses due to mold growth to the extent resulting from Resident. Members of Resident’s household or Resident’s guests or invitees’ failure to comply with these requirements.

15. PEST CONTROL: You must provide for the extermination of, rats, mice, roaches, ants, bedbugs, fleas, and other vermin/insects. However, we may enter your dwelling to provide additional pest control services. “Bedbug” is the name given to a parasitic insect that feeds on the blood of warm-blooded animals, including humans. Landlord has no knowledge of any bedbug infestation or presence in the Premises. It is unlawful and a material breach of this Lease for Resident to allow any materials that are infested with bedbugs to be brought to the Premises. To reduce the risk of bedbugs, Resident should; (a) avoid used furniture, clothing, bedding (including mattresses) and luggage; (b) completely encase in a zippered cover any used mattress brought to the Premises; (c) carefully inspect and clean luggage used in traveling or brought in the Premises by guests’ and (d) avoid sharing vacuum cleaners with others and regularly empty and/or replace Vacuum cleaner bags or canisters. Resident shall be liable for the cost of treatment, in any event. Resident shall be liable for any cost incurred for treatment, pretreatment action and post-treatment actions.

15. ALTERATION: You may not make alterations or additions, nor install or maintain in the dwelling, or any part of the Premises, and fixtures, large appliances, water filled furniture without our written consent. Any alterations, additions, or fixtures, which are made or installed, will remain a part of the dwelling unless we specifically agree otherwise. No adhesives, screws, hooks, nails or similar things may be driven into or applied to walls or other surfaces except small nails may be used for hanging wall decoration. You are responsible for the cost of repairing any holes.

16. LIABILITY: We will not be liable for any damages, loss, or injury to persons or property occurring within your dwelling or upon the Premises. You are responsible for obtaining your own casualty and liability insurance. With respect to your family or invitees, you agree to hold us harmless and indemnify us from liability. **WE STRONGLY RECOMMEND THAT YOU SECURE INSURANCE TO PROTECT YOURSELF AND YOUR PROPERTY.** Your successors, heirs, beneficiaries, and personal representatives are bound by the provisions of this lease.

17. DAMAGE: If we determine that your dwelling should not be occupied because of damage or risk to property, health, or safety, we may at our option, terminate the lease. If it cannot be occupied due to the fault of you, your family, or invitee, you will be liable for any monetary loss to us including rent. Nothing may be used or kept in or about your dwelling that would increase our insurance cost, be a violation of law, or otherwise be a hazard. We have the authority to terminate this lease if Code Violations cannot be corrected by the owner in the time frame allocated by the authority issuing the violations.

18. WAIVERS: Our acceptance of rent after knowledge of a breach of lease by you is not a waiver of our rights or an election not to proceed under the provisions of this lease or the law. Our rights and remedies under this lease are cumulative; the use of one or more shall not exclude or waive our rights to other remedies. Your rights under this lease are subordinate to any present or future mortgages on the Premises. We may assign our interest in this lease. You and we waive any right to a jury trial concerning the litigation of any matters arising between us. No failure to enforce any term of this Lease will be deemed a waiver, nor will an acceptance of a partial payment of Rent be deemed a waiver of Landlord’s representatives (including

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personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease or any part of it, unless in writing, and no authority to make promises, representations or agreements that impose any obligations on Landlord unless in writing.

19. POSSESSION: If the dwelling is not ready for your occupancy on the beginning date of this Lease, the beginning date may be extended up o 30 days or the Lease may be voided at our option. We shall not be liable for any loss caused by such a delay or termination.

20. APPLICATION: If any information given by you in your application is false or not complete, we may, at our option, terminate this Lease. You must notify us promptly in writing of any changes in the information provided to us in your application.

21. CREDIT REPORTS: We have the right to obtain credit and any other reports on you that we may deem appropriate until all of your obligations under thus Lease are fulfilled. Upon your written request, we will inform you of the name and address of each agency from which a credit report is obtained. We have the right to report to others our credit and other experience with you.

22. PARKING: We may restrict the number and type of vehicles that may be parked on the property. All vehicles must be in good operating condition; be in compliance with all requirements to operate on public streets including insurance; and not be unsightly (within our sole discretion). Vehicles may not be parked on grass or other places not intended for vehicle parking. Vehicles in violation of the foregoing may be removed without notice at the owner's or your expense. We are not liable for any claim arising as a result of removal. It is your responsibility to advise your invitees of these requirements and to determine that they have complied; You agree to indemnify and hold us harmless for any claims by your invitees for the removal of their property for violation of these requirements and to pay immediately as additional rent any amount due pursuant to such claim.

23. LAWN AND POOL: You must maintain the lawn, bushes, trees and other vegetation in as good or better condition as at the beginning of the Lease, including watering, mowing, trimming, edging, weeding and fertilizing as applicable and as required. You may not make any alterations without permission. If there is a private pool, you must maintain it in good condition and in compliance with all laws and ordinances.

24. LAWS, ORDINANCES, AND RULES: You must comply with all state, county, municipal laws and ordinances, and all covenants and restrictions affecting the dwelling or premises and all rules and regulations of homeowners' associations affecting the dwelling or premises. Tenant agrees to pay for any violation or infraction to the rules or regulations of any applicable municipality or homeowner association or similar communities or a \$100.00 penalty fee for the 1st infraction or \$175.00 for the 2nd infraction, all as additional rent. Tenants and guests of tenants are required to keep noise levels in compliance with their local municipalities and not disturb the peaceful and quiet surroundings of their neighbors. Satellite dishes are not allowed to be installed to the roof or any part of a building or home. Satellite dishes must be installed onto a pole in the yard.

25. LEINS: The estate of the Landlord shall not be subject to liens for improvements made by the Tenant as provided in Maryland Statutes. Tenant shall notify all parties performing work on the dwelling or premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's estate.

26. INSPECTIONS: Tenant/s agree to cooperate with the scheduling of interior inspections by third part vendors or agents during their tenancy. Tenant/s will be charged a \$75 fee for nor keeping scheduled appointments with vendors or any scheduled appointment with any person associated with All County Chesapeake Property Management and the owner of the property.

27. HOA: If applicable, the monthly assessments arising from a homeowner's association ("HOA") relates to the Premises shall be paid directly by the Landlord and are included in the Rent. Resident agrees to comply with all applicable declaration, covenants, rules, regulations, and other lawful directives of any HOA to which the Premises is subject ("HOA Governing Documents"). Resident will cooperate with the Landlord in performing all act necessary to comply with the HOA. Resident hereby represents and warrants to Landlord that Resident (a) has reviewed and will comply with all ; applicable HOA Governing Documents and other instruments of record; (b) shall comply with all requirements, obligations and conditions of

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any senior interest holder such as Landlord's lenders; (c) shall not disturb, annoy, or endanger other neighbors or use the Premises for unlawful purposes; (d) shall comply with all federal, state and local laws; (e) shall provide prompt written notice to Landlord if it receives any notice of violation of any laws or HOA Governing Documents; (f) shall have no voting rights in the HOA; (g) shall reimburse Landlord for any fines or charges imposed by the HOA as a result of Resident's violation or failure to comply with and of the applicable HOA Governing Documents and other instruments of record; (h) specifically authorizes Landlord to charge Resident for all fines and charges incurred as a result of Resident's violation or failure to comply and of the applicable HOA Governing Documents and other instruments of record as additional rent, and, in Landlord's sole discretion and upon demand by Landlord; (i) shall additionally pay to Landlord for each such violation or failure to comply and administrative fee ("**HOA Admin Fee**"). Resident acknowledges and agrees that all rights and obligations of the HOA are derived from the applicable HOA Governing Documents. Resident agrees that in the event that Resident fails to comply with any provision of the applicable HOA Governing Documents and other instruments of record within five (5) days following notice from Landlord of such failure to comply, Landlord shall have the right, not the obligation, to access and non-secured areas of Premises (including any unfenced yard) to effect compliance, and upon such action by Landlord, Resident shall pay to Landlord the cost of such compliance as additional rent with Resident's next monthly Rent payment.

28. SATELLITE DISHES: Provided Resident provides Landlord with prior written notice, Resident may install one dish attached to a pole that is inserted in the ground of the Premises, provide it does not exceed one (1) meter (3.3 feet) in diameter. Resident's installation must comply with reasonable safety standards and may not interfere with any cable, phone or electrical systems within or serving the Premises. Installation must be done by a qualified person or company and the satellite dish cannot be installed or affixed to the roof of the Premises. Resident will have the sole responsibility for maintain any satellite dish or antenna and all related equipment. Resident must pay for any damages and the cost of repairs or repainting which may be reasonably necessary to restore the Premises to its condition prior to the installation of any satellite dish or related equipment. Resident agrees to indemnify, defend, protect and hold harmless Landlord's agents for, from and against liability, costs (including reasonable attorney's fees), or claims for personal injuries or property damage caused by or related to Resident's installation of a satellite dish. If Resident installs a satellite dish or antenna prior to satisfying the conditions set forth above, then Resident shall be deemed in default under the Lease.

29. NO ENCUMBRANCES PERMITTED: Resident has no authority or power to cause or permit lien or encumbrance of any kind whatsoever, whether created by act of Resident. Operation of law or wise, to attach to or be placed upon the Premises. Landlord will have the right at any time to post and keep posted on the Premises and notice which it deems necessary for protection from such liens. Resident covenants and agrees not to suffer or permit any mechanics lien, municipal lien or other line to be placed against the Premises, and, in case of such lien attaching or notice of any lien, Resident covenants and agrees to cause it to be immediately released and removed of record. Notwithstanding anything to the contrary set forth in this Lease, if any such line is not released and removed on or before the date notice of such lien is delivered by Landlord to Resident, Resident will be deemed in default hereunder and Landlord, at its sole option, may immediately take all action necessary to release and remove such lien, without any duty to investigate the validity thereof, and all sums, cost and expense, including reasonable attorney's fees and costs, incurred by Landlord in connection with such lien will be deemed Rent under this Lease and will be immediately due and payable by Resident.

30. FORCE MAJEURE: Any delay or failure in the performance by Landlord hereunder shall be excused if and to the extent caused by the occurrence of any event that is beyond Landlord's control, such as fires, floods, earthquakes, wars, sabotage, terrorism, vandalism, government acts, injunctions, or labor strikes, acts of God and any other occurrences that are unavoidable or unpreventable, despite reasonable efforts to prevent, avoid, delay or mitigate the efforts thereof.

31. LEAD-BASED PAINT: The Premises may have been constructed prior to 1978. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. In accordance with federal law, Landlord provided Disclosure stating he/she has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. Resident acknowledges receipt of the "Protect Your Family from Lead in Your Home" pamphlet. The most current version or the "Protect Your Family From Lead in Your Home" pamphlet provided by the EPA can be obtained at any time from the EPA's website at

https://www.epa.gov/s3fs-public/pyf_color_landscape_format_2017_508.pdf?ygtu8iF7P4jiniMLZcwSLWoZftTirJec.

32. ASBESTOS: The Premises may contain asbestos, a substance known to cause cancer. In the event the Premises contains asbestos, disturbance or damage to certain interior surfaces may increase the potential exposure to this substance. Resident, occupants, and their guests, must not fake or permit any action which in any way damages or disturbs

Resident initials:

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the ceiling in the Premises or any part thereof, including without limitation: (i) piercing the surface of the ceiling by drilling or any other method; (ii) hanging plants, mobiles or other objects from the ceiling; (iii) attaching any fixtures to the ceiling; (iv) allowing objects to come in contact with the ceiling; (v) permitting water or any liquid, other than ordinary steam condensation, to come into contact with the ceiling; (vi) painting, cleaning or undertaking any repairs of any portion of the ceiling; (vii) replacing light fixtures; (viii) undertaking any activity which results in building vibration which may cause damage to the ceiling; (ix) or altering or disturbing the heating and ventilation systems serving the Premises, including without limitation, any ducting connected thereto. Resident must notify Landlord and its agents immediately in writing (i) of any damage to or deterioration of the ceiling in the Premises or any portion thereof, including without limitation flaking, loose, cracking, hanging or dislodged material, water leaks, or stains in the ceiling, or (ii) upon the occurrence of any of the events described above in this paragraph.

33. TRANSACTION BROKER NOTICE: As a transaction broker, All County Chesapeake Property Management, and associates provides to you a limited form of representation that includes the following duties: (1) Dealing honestly and fairly; (2) Accounting for all funds; (3) Using skill, care and diligence in the transaction; (4) Disclosing all known facts that materially affect the value of residential real property and not readily observable to the buyer; (5) Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing; (6) Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential; and (7) Any additional duties that are entered into by this or by separate written agreement. Limited representation means that a buyer or seller is not responsible for acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the Licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both buyer and seller but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

34. LEASE PRESENTATION: Tenant acknowledges that the Lease Presentation Video is available to view on our website at any time at www.allcountychesapeake.com.

35. EARLY TERMINATION: In accordance with Maryland Statute, in the event Resident breaches the Lease, or if Landlord has obtained a writ of possession, or if Resident has surrendered possession of the dwelling unit before the lease term expires, or if Resident has abandoned the Premises, Resident has to pay an early termination fee in the amount instead of other statutory damages to which Landlord may be entitled. If Resident breaches the Lease as set forth herein, then Landlord will charge what is allowed by Maryland Statutes and the Lease.

EARLY TERMINATION FEE:

I agree, as provided in MD Stat., to provide Landlord with sixty (60) days advanced written notice of my intent to terminate the Lease prior to the expiration of its terms. I agree to pay Landlord, at the serving of such notice, a sum equivalent to two (2) month's rent as an early termination fee in addition to paying rent through the expiration of the sixty (60) days' notice period, which notice period must only expire on the last day of a monthly rental period. Upon Resident's compliance with the above, the Lease will be terminated by agreement between the parties and I shall have no further obligation under the Lease as Management waives the right to seek additional rent beyond the month Management recovers possession of the rental unit.

If I fail to perform the obligations I agreed to in the Lease, including timely payment of Rent and occupancy through the term of the Lease, including if I fail to fully perform the obligations contained in the above paragraph for mutual early termination of the Lease, I shall be deemed to have materially defaulted and breached the Lease. In such event, I agree to pay an amount equal to two (2) month's rent to Landlord as liquidated damages in accordance with MD Stat. if I breach the Lease Contract, or if Landlord has obtained a writ of possession, or if I have surrendered possession of the Premises before the lease term expires, or if I have abandoned the Premises, or if I elect to terminate the Lease before the lease term expires. I understand and accept this liquidated damage amount specified herein.

Landlord is entitled to Rent and all other charges (including property damages to the dwelling unit beyond normal wear and tear) accrued through the end of the month in which Landlord retakes possession of the dwelling unit, in addition to the early

Resident initials:

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termination fee amount set forth in this option in accordance with MD Stat. However, Landlord waives the right to seek additional rent beyond the month in which Landlord retakes possession.

36. GOVERNING LAW: This Lease is governed by the statutes and case law of Maryland.

RULES AND REGULATIONS

- 1. FURNITURE:** RESIDENT WILL NOT keep any water-containing furniture in the Premises.
- 2. WALLS AND WOODWORK:** RESIDENT WILL restore the doors, woodwork or walls of the Premises to the same condition as originally rented by Resident in the event Resident drives nails into or uses adhesives of any kind on the doors, woodwork or wall. Resident shall be responsible for any damage caused by any violation of this rule.
- 3. WALLPAPER AND PAINT:** RESIDENT WILL NOT apply contact paper, wallpaper, or other wall covering to the Premises, and **will not** change the color of paint at the Premises, interior or exterior, without Landlord's prior written consent.
- 4. PORTABLE HEATERS:** RESIDENT WILL NOT store, install or operate, in or about the Premises, portable heaters fueled by kerosene or any other fluid. SUCH HEATERS ARE ABSOLUTELY NOT ALLOWED!
- 5. LOCKS:** RESIDENT WILL NOT change the locks on the doors of the Premises or install additional locks, chains or other fasteners without the prior written consent of Landlord. If written consent is given by Landlord to change locks Resident must provide Landlord with the new keys. Upon termination of the tenancy, all keys, including any mailbox keys to the Premises must be returned to Landlord. If resident fails to comply with this rule, Resident shall pay Landlord \$150 for reimbursement of the cost of changing or re-keying the locks.
- 6. APPLIANCES AND UTILITIES:** RESIDENT WILL NOT misuse or overload appliances or utilities furnished by Landlord. RESIDENT WILL NOT leave water running anywhere at the Premises.
- 7. ADVERTISING:** RESIDENT WILL NOT display any advertisement, sign, or notice inside or outside the Premises
- 8. FIRE RISK:** RESIDENT WILL NOT store at the Premises and material of any kind or description that is combustible, or would increase the risk of fire. Resident shall not leave burning candles unattended, leave food cooking on the stove or in the oven unattended, and shall not use the fireplace (if applicable) to burn paper or other items not intended for burning in a fireplace. RESIDENT will comply with any "no burn days" declared by local government authorities.
- 9. LAW AND INSURANCE:** RESIDENT WILL NOT do anything that would violate any law or increase the insurance rates on the Premises or on any building or structure situated thereon. Resident agrees that in the event Resident fails to comply with any provision of the applicable HOA Governing Documents and as a result Landlord is required to effect compliance. Resident shall pay to Landlord an HOA Admin Fee of \$100 for the first infraction, and \$175 for any additional infraction plus the cost of such compliance as additional rent.
- 10. WINDOW SILLS:** RESIDENT WILL NOT place anything on the outer edges of the sills of windows.
- 11. STORAGE AND PLAY EQUIPMENT:** RESIDENT WILL NOT install or erect any permanent or portable swimming or wadding pools, playground equipment, storage sheds or other facilities anywhere at the Premises without Landlord's prior written consent.
- 12. LOUD DISTURBANCES / QUIET ENJOYMENT OF PREMISES:** RESIDENT WILL NOT disturb the peace and quiet enjoyment of any surrounding property by disruptive behavior in, on, or near the Premises. Loud music or any other disturbance that can be heard from two feet away from a closed door on ten feet away from an open window will not be tolerated at any time. The use of fireworks is strictly prohibited.
- 13. UNTAGGED / INOPERABLE VEHICLES:** RESIDENT WILL NOT work on any motor vehicle at the Premises or within 200 feet of the Premises. Untagged or inoperable vehicles are not allowed at the Premises and will be towed at Resident's expense, subject to Local Laws, as defined in the Lease. Resident agrees that any abandoned, unlicensed, and/or inoperable vehicles parked at the Premises may be towed from the Premises by Landlord at the Resident's expense after posting a 72 hour notice in a conspicuous place on the vehicle indication Landlord's intent to tow said vehicle. Resident further agrees not to store and/or park any commercial of public vehicle at the Premises under any conditions. No motorcycles, mopeds of vehicles shall be allowed to be parked on the lawn or porches at the Premises.
- 14. GARBAGE AND RUBBISH:** RESIDENT WILL place Resident's garbage and rubbish for disposal only as Landlord directs. Resident shall keep the entire Premises in a good state or preservation and cleanliness. Allowing trash and debris to accumulate is a material breach of this Lease. Resident is responsible for removal of trash and debris accumulating at the Premises, regardless of who deposited the trash and debris there. If Landlord sees trash and debris at the Premises, Landlord may remove said trash and charge Resident a reasonable fee for doing so. Resident shall obey the Local Laws

Resident initials:

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regarding trash removal and must place trash for collection in the manner specified by such municipality. Any trash left behind will be Resident's responsibility and must be cleaned up immediately. Any container left on the curb, sidewalk and/or in the grass may be removed by the Landlord, the HOA, and/or the city. Resident agrees to pay any additional reasonable fees and fines incurred as a result of Resident's failure to properly store containers as additional rent.

15. CONDITION OF PREMISES: RESIDENT WILL, if applicable keep balconies and patios free of all personal belongings and trash receptacles except that Resident may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner. Resident agrees that any blockages in plumbing and drains or any broken glass that is not revealed on the inspection inventory record at time of move-in are the full responsibility of Resident regardless of cause. Resident agrees to make a diligent effort to repair any hazardous conditions as quickly as possible.

16. INSPECTIONS: Inspections are designed to provide routine maintenance and repairs on the home and to ensure your home is being kept in good condition as described under the Lease and applicable lease addenda. These inspections are scheduled as needed during your Lease Term. If resident fails to pass an inspection, and an additional inspection may be scheduled to confirm that and required remediation has been completed. Landlord may assess incremental charges for any repairs done where the cause is determined to be from Resident activity. Failed inspections due to substantial damage, including but not limited to, holes in walls, severe carpet damage, landscape neglect and similar type damages will constitute a default of the Lease; in which case, the Landlord shall have the right to pursue any and all remedies under the Lease.

17. DISPOSAL OF GREASE, ETC: RESIDENT WILL dispose of grease or other drain-blocking material or waste in a sealed container (i.e. glass jar) and throw it away as rubbish. RESIDENT SHALL NOT dispose of grease or other drain-blocking material or waste in the plumbing drains or disposal systems at the Premises and if Resident causes any such blockage, Resident shall reimburse Landlord for all resulting costs or repair or replacement.

18. HEATING OF PREMISES: RESIDENT WILL keep the Premises heated to a minimum of 60 degrees Fahrenheit during cold weather by using the heating equipment at the Premises. RESIDENT WILL NOT use the stove or other appliances for heating. Resident shall reimburse Landlord for all costs incurred by Landlord in repairing or replacing frozen pipes serving the Premises.

19. MISCELLANEOUS: RESIDENT WILL keep cellar, yard, sidewalk and driveway clean, properly cut the grass, trim the bushes, and weed all flower beds, keep the front, rear and any sidewalks, steps and driveway clear of any ice and snow, and pay the cost of exterminating insects and pests at the Premises. Landlord does not supply, repair, replace or install storm doors, storm windows, screen doors, window screens or shades, fuses, light bulbs, smoke detectors (except if required by Local Laws), batteries, furnace filters, laundry wash trays, janitor service, garbage collection, or any items or services not specifically listed as supplied in the Lease.

20. SMOKE DETECTOR TESTING: Landlord has installed smoke detector(s) or carbon monoxide detector(s) in the Premises, and it is Resident's responsibility to test them on a regular basis, keep them in operating condition at all times, and change batteries as necessary. Resident must immediately notify Landlord, in writing, of any problem, malfunction or damage in either smoke alarm or carbon monoxide detector. Resident shall also supply and maintain fire extinguisher(s).

21. PARKING: RESIDENT WILL only park vehicles in compliance with Local Laws and in areas designated by Landlord for parking (i.e. driveway, parking lot/spaces, off street parking). The driveway, garage, and/or parking spaces are to be used for parking properly licensed and operable motor vehicles, except as otherwise prohibited by any law, ordinance, or homeowner's association. Resident is responsible for making sure that any family, agent, employee, guest or invitee of Resident knows where the designated parking areas are. If any vehicles are parked in non-parking areas, such as grass, sidewalks, or in front of mailboxes, or in the neighbors yards, then the vehicle may be towed at Resident's expense.

22. TEXTING: By signing this Lease you hereby consent to allow the manager, staff and their preferred vendor's to text you information about appointments, reminders or alerts. We do not share your phone numbers with any advertisers, this is only a communication tool for us. Normal text messaging charges may apply from your cellphone carrier. If you choose not to receive text alerts, please "opt out" by sending an e-mail to contact@allcountychesapeake.com titled "Opt-out of text messaging".

23. DEFAULT NOTICE: Tenant agrees to pay a \$40.00 posting fee if a default notice (i.e., 3-day notice, 7-day notice) is required to be delivered to tenant and said fee shall be considered and treated as additional rent.

24 VACATING: Upon vacating, tenant agrees to follow the vacating instructions exactly or be subject to a minimum unit cleaning fee of an amount to be determined by agent and a minimum carpet/flooring cleaning of an amount to be determined by agent.

Resident initials:

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Resident initials:

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SECURITY DEPOSIT RECEIPT

DATE DEPOSIT PAID June 30, 2026

OWNER/AGENT: All County Chesapeake Property Management

TENANT(S) Antione Wallace, Navie Durham, Paige Wallace, Parrish Wallace, Peyti'N Wallace

LEASED PREMISES ADDRESS (THE "PROPERTY") 2023 W. Lanvale St

Baltimore, MD 21217

Owner and Tenant have entered into a lease dated June 30, 2026, for the rental of the Property. Owner hereby acknowledges receipt from the Tenant the sum of **\$1,200.00** as a security deposit in connection with the Lease to protect the Owner against and non-payment of rent, damage due to breach of the Lease (including failure to surrender the Property free and clear of all debris, and furniture, or failure to return all keys to the Property to the Owner), and fro damages to the Property, common areas, major appliances and furnishings, if any, caused by Tenant, or any agent, employee, invitee or family member of Tenant, in excess of ordinary wear and tear.

The amount of the security deposit shall not exceed the equivalent of two (2) months' rent per dwelling unit leased under the Lease, Tenant shall not apply the security deposit as rent, including the last month's rent.

Tenant as the right to have the Property inspected by Owner, in the presence of the Tenant, for the purpose of making a written list of damages to the Property that exist at the commencement of the tenancy if the Tenant so requests, in writing, by certified mail, to Owner within fifteen (15) days of the Tenants occupancy of the Property.

Within thirty (30) days of this receipt the security deposit shall be deposited by Owner in a Federally insured Maryland banking or savings institution, in an insured certificate of deposit in an institute located in Maryland, or in securities issued by the Federal Government of the State of Maryland, in an interest-bearing account devoted exclusively to security deposits. Within forty-five (45) days after the end of the tenancy, the Owner shall return the security deposit to Tenant together with simple interest at the minimum statutory rate, less any damages rightfully withheld, including nonpayment of rent, damages due to breach of the Lease or damages to the Leased Premises, common elements. Major appliances and furnishings caused by Tenant, or by Tenants family, agents, employees, guest of invites in excess of ordinary wear and tear. Interest shall accrue on security deposits of fifty dollars (\$50.00) or more at monthly intervals from the day the Tenant gives the security deposit. Interest shall not by compounded. If Owner withholds all or any portion of the security deposit for unpaid rent or for damages provided, Owner, with forty-five (45) days after the termination of the tenancy, shall furnish, by first class mail to Tenant's last known address, a written list of damages claimed together with a statement of the costs actually incurred. No interest is due or payable unless the landlord has held the security deposit for at least six (6) months or for any period less that a full month.

At the end of Tenancy, Tenant has the right to be present when the Owner inspects the Property in order to determine if any damage was done to the Property, if Tenant notifies the Owner, at least fifteen (15) days prior to the date of moving, be certified mail of Tenant's intention to move, the date of moving and Tenant's new address. Upon receipt of such notice, Owner shall notify Tenant in writing and be certified mail of the time and date when the Property is to be inspected and the inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the notice form Tenant to Owner. Owner need not notify Tenant of his intention to withhold all or any part of the security deposit if Tenant has been evicted, or ejected for breach of a condition or covenant of the Lease prior to termination of the Tenancy, or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event, Tenant may make a demand for return of the security deposit by giving written notice by first class mail to Owner within forty-five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. Owner with forty-five (45) days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail.

Resident initials:

<i>N.D</i>
N.D

<i>A.W</i>
A.W

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Initial

In the event Owner fails to comply with the provisions of Maryland law applicable to residential security deposits, Owner may be liable to Tenant for a penalty up to three (3) times the amount to the security deposit withheld by Owner, plus reasonable attorney’s fees. Owner, be Maryland law, shall retain a copy of this receipt for a period of two (2) years following the termination of the tenancy, abandonment of the Property, or eviction of the Tenant. If there is no written receipt, the Owner shall pay a \$25 penalty for non-compliance.

If the Property is sold, transferred, or assigned by the Owner, the Owner shall have the right to transfer the security deposit to the transferee and Owner shall be released from all liability for the return of the security deposit and Tenant shall look solely to the transferee for the return of the security deposit. It is agreed that the foregoing shall apply to every transfer or assignment made of the security deposit to a transferee. In the event of any rightful or permitted assignment or sublease of the Lease by Tenant to any assignee of sub lessee and Owner shall have no further liability with respect to return of such security deposit to Tenant.

Tenant acknowledges receipt of a copy of this Receipt for Security Deposit

6/16/2026 6:33:45 AM

Antoine Wallace

6/16/2026 6:37:51 AM

Navie Durham

Signature

Signature

6/16/2026 9:02:45 AM

Erica Mina

Resident initials:

A.W

A.W

Initial

Initial

N.D

N.D



MARYLAND TENANTS' BILL OF RIGHTS

(EFFECTIVE JULY 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

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

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research
- Consulting with an attorney

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

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

1. RENTAL APPLICATIONS

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

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

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

2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.

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

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- A receipt for your security deposit
- A copy of the most recent version of the Maryland Tenants' Bill of Rights
- Contact information for the landlord or the contact information of an agent authorized to receive notices and service of process on the landlords' behalf

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

Some local jurisdictions may require additional information in leases.

A lease may not include:

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

An automatic renewal term in the lease must:

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

For the landlord to end your tenancy:

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Resident initials:

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

For you to end your tenancy:

- For leases with a stated term, month-to-month tenancies, and all other tenancies but a year-to-year tenancy, you must notify your landlord in writing at least 30 days before terminating the tenancy
- For year-to-year tenancies, you must notify your landlord in writing at least 90 days before terminating the tenancy
- Exceptions to these provisions:
 - Exception #1: If you are a victim of domestic violence or sexual assault and have a protective order or peace order, you have 30 days to vacate the leased premises after giving notice. You are only responsible, however, for rent from the time following the notice, until the date that you vacate, which may be fewer than 30 days. If you vacate in fewer than 30 days after giving notice, you must provide signed, notarized, written notification to the landlord, by first class mail or hand delivery, stating that you vacated the premises.
 - Exception #2: These provisions do not apply in Baltimore City

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

(Real Property Article of the Maryland Code, Sections 8-208, 8-210, and 8-402)

3. RENT

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

Resident initials:

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- If you pay utilities directly to your landlord, your landlord must give you copies of the monthly utility bills.

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

4. SECURITY DEPOSITS

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

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

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

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

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

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

Charges a landlord may legally deduct from your security deposit include

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

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

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

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5. CONDITION OF RENTAL UNITS

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

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

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

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

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

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

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as the right to move in and use the unit starting on the date listed in your lease.

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

6. EVICTIONS

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

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

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

Resident initials:

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If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay against you in District Court. The 10 day notice requirement is not required for other types of eviction filings, such as lease violation or staying in the rental unit longer than the time allowed by your lease.

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

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

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

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

7. CONSTRUCTIVE EVICTIONS

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

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

If constructive eviction is proven (1) You can treat your lease as ended and you are no longer responsible for paying rent; and (2) you may be able to sue the landlord for your losses. This may include moving costs, rent differences, attorney fees, and other related expenses resulting from the constructive eviction claim. Landlords must avoid substantial interference with the tenant’s enjoyment of their rental property, ensure the rental property is safe and livable, and generally respond to tenant complaints promptly to avoid legal and financial consequences.

Resident initials:

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Initial

8. TENANT RIGHT OF FIRST REFUSAL

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

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it. You have 30 days from the date of the notice to make an offer to buy the property or decline.

If you make an offer with the same or better terms than those in the notice, your landlord must accept it. If you decline to make an offer, your landlord may sell the property to a third party.

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

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

9. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of race, religion, sex, disability, marital status, familial status, sexual orientation, gender identity, national origin, source of income, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

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

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

Retaliation may include filing or threatening to file a lawsuit against you, increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities), or failing to make necessary repairs, or terminating your tenancy, among other things.

Resident initials:

A.W

A.W

N.D

N.D

Initial

Initial

Unless your lease provides otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(title 42, Sections 3601 and following of the United States Code; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208, and 8-208.2)

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

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

10. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

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

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

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

Maryland Access to Counsel in Eviction Program

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

Services Provided:

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

Resident initials:

<i>N.D</i> N.D	<i>A.W</i> A.W	 Initial	 Initial
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Maryland District Court Self-Help Centers

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

Services Provided:

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

Resident initials:

<i>A.W</i>
A.W

<i>N.D</i>
N.D

Initial

Initial

Electronic Communication Consent

Tenant acknowledges and agrees that Landlord may communicate with Tenant via electronic means, including but not limited to text messages and email, for all matters related to tenancy. Tenant specifically agrees to receive notices, disclosures, and informational documents electronically, including but not limited to the Lead-Based Paint Pamphlet, the Mold Pamphlet, and the Tenant Bill of Rights. Tenant affirms that they have access to a valid email address and a device capable of receiving text messages and agrees to notify Landlord of any changes to their contact information.

Option to Receive Electronically

Opt In ☒

Opt Out ☐

Resident initials:

<i>N.D</i>
N.D

Initial

<i>A.W</i>
A.W

Initial