

Property Address: 10 S. Rosedale Street, Baltimore MD 21229



Date of LEASE (the "Lease") offer: June 18, 2026

BETWEEN:

Green Capital Group LLC
(the "Landlord")

- AND -

Nakishia Epps
Tenant's Social Security Number:
(the "Tenant")

(individually the "Party" and collectively the "Parties")

BGE Account Number: 7474020000

"Property" means the real property commonly known as the address identified in this Lease, together with all land, improvements, driveways, walkways, yards, fences, garages, storage areas, and appurtenances.

"Premises" means the residential dwelling leased to Tenant under this Lease, together with all fixtures, appliances, systems, and improvements located therein and provided for Tenant's use.

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

1. **Leased Property:**

- a. The Landlord agrees to rent to the Tenant the townhouse, municipally described as **10 S. Rosedale Street, Baltimore MD 21229** (the "Property"), for use as residential premises only.
- b. Tenant covenants and agrees that the Premises shall be occupied only by the following person (s) and by no other persons. **Provide ages of all listed occupants.**

Tenant will not allow any other person to occupy the Premises or remain as more than an occasional guest. Landlord, in its sole and absolute discretion, shall have the right to prohibit certain guests from entering the Property. Tenant will not assign this Lease or sublet the Property.

IN THE EVENT IT IS DISCOVERED THAT THERE ARE OTHERS RESIDING IN THE

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PREMISES, YOU WILL RECEIVE A BREACH OF LEASE LETTER AND WILL BE SUBJECT TO IMMEDIATE AND FINAL TERMINATION OF THIS LEASE.

c. The Premises is provided to the Tenant without any furnishings.

2. Lease Terms:

- a. The term of the consecutive twelve-month (12) Lease commences at 9:00 AM on **July 1, 2026** and ends at 5:00 PM on **June 30, 2027**.
 - b. Any continuation of the tenancy on a month-to-month basis shall require the mutual written agreement of both Landlord and Tenant. Any month-to-month tenancy shall be reviewed by the Parties at least every three (3) months and may be continued, modified, or terminated by mutual written agreement, subject to applicable law.
 - i. This lease shall continue in force on a month-to-month basis after the expiration of the initial term. Either Party may terminate this lease at the end of the initial term, or at the end of any renewal term by giving written notice to:
 1. The Landlord providing the Tenant at least sixty (60) days prior to the end of the term.
 2. The Tenant providing the Landlord at least thirty (30) days prior to the end of the term.
- Tenant must be current on all outstanding rent, water bills, damages, and environmental fines before giving such notice.

Tenant Initial (NE) Landlord Initial (ShG)

- c. Any notice to terminate this tenancy must comply with the thirty (30) day applicable legislation of the State of Maryland (the "Act").

3. Rent:

- a. Subject to the provisions of this Lease, the rent for the Property is **Two Thousand One Hundred Dollars / \$2,100.00** per month (the "Rent").
- b. The Tenant will pay the Rent on or before the **FIFTH** (5th) of each and every month of the term of this Lease to the Landlord, without any deduction or setoff.
- c. Rent shall be paid electronically through the Landlord's designated payment platform unless otherwise approved in writing by Landlord (Stessa or Zelle).
- d. The Landlord may only increase the Rent for the Property upon providing to the Tenant the greater of sixty (60) day notice prior to the end of the current lease and any notice required by the Act.
- e. Tenant will be charged an additional amount of five (5) % of the Rent for any Rent that is received after the latter of the due date and the expiration of any grace period under the Act, if any.
- f. Rent will be applied in the following order, past court judgments and court costs, unpaid security deposit, citations, water bills and utilities, unpaid repairs, past due base Rent and lastly to current monthly Rent. Tenant agrees under no circumstances the Security Deposit will be used as payment for unpaid rent and/or other charges due during the term of this Lease Agreement.
- g. Tenant agrees to pay as additional Rent:
 - i. Any and all sums which may become due by reason of the failure of the Tenant to comply with any of the terms and conditions of the Lease by the Tenant;
 - ii. Any and all damages, costs and/or expenses which the Landlord may suffer or incur by reason of any default under this Lease by the Tenant (to include returned payments, false alarm fees, Municipal citations, utility reconnection fees, costs caused by Tenant's conduct); and
 - iii. Any and all damages to the Property caused by any act or negligence of the Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. In the event the Tenant fail to make any such payments, then the amount thereof shall be added to and

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deemed part of Rent due, and Landlord shall have the same remedies for the collection of such payment as Landlord has for non-payment of base rent under this Lease.

Tenant Initial (NE) Landlord Initial (DRG)

4. Condition of the Property:

This residence is rented in "AS-IS" condition, with the understanding that no additional improvements will be made at the time of the move-in, leased on the present rental rate. However, if the Tenant desire a rental improvement, the rental rate will be renegotiated to a higher amount to allow for the improvement chosen.

NE **Unless written notice to the contrary is presented to the Landlord within 72 hours after the Tenant moves in, everything in or about the Property will be considered to be in good condition and that working carbon/smoke detectors have been installed.**

NE The Landlord has taken all possible precautions to prevent water/moisture in the unfinished basement area of this building. The Landlord makes no representation that unforeseen weather events, groundwater conditions, utility failures, or other circumstances beyond Landlord's reasonable control will not result in moisture accumulation.

5. Keys and Locks:

No additional lock(s) shall be installed by the Tenant and no existing lock(s) shall be changed by the Tenant without Landlord's prior written consent. Two (2) keys will be furnished to the Tenant and any additional keys required will be obtained from Landlord or the Landlord's Agent and paid for by Tenant at a cost of twenty-five dollars (\$25.00) per key. Duplicate key(s) will not be made without Landlord's prior written consent. All keys will be returned by the Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever occurs first. The Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by the Tenant.

If Tenant changes the locks to the Premises without consent of Landlord, Tenant will be charged a fee of up to one hundred twenty-five dollars (\$125.00) per lock. The Tenant understands if they install an alarm or security system, the Tenant must provide alarm code to Landlord.

6. Early Dissolution of Lease:

During the initial twelve (12) month term of the agreement, the Tenant shall have the option to terminate the remaining responsibility for Rent due for the balance of the Lease term by providing Landlord with written notice of not less than sixty (60) days together with payment of an early termination fee equal to **TWO (2) MONTHS RENT**. The agreement will be considered terminated upon Landlord's receipt of a proper written notice (signed by all Tenants), payment of the early termination fee, and all Rent and other charges due through the date of the Tenant vacating the premises. If the Tenant fails to timely vacate, pay the early termination fee, or pay any other charges due through date of vacating, the attempted early termination permitted by this provision shall be deemed void and other provision (s) of this agreement shall apply.

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7. Quiet Enjoyment:

Landlord agrees that the Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Premises will be made available in a condition permitting reasonably safe habitation. Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition.

The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by MD Real Property Code Annotated §8-204.

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If permission is given to Tenant to enter into possession of the Premises prior to the date specified for the commencement of the Term, such occupancy shall be deemed in accordance with all the terms, covenants, conditions and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.

8. Landlord's Right of Entry & Inspections:

- a. Landlord and Landlord's Agent and employees shall have the right to enter upon the Property at all reasonable times for the purpose of inspection or making any repairs which the Landlord is required to make under the terms of this Lease or which the Landlord otherwise deems necessary or appropriate. For the initial Term of the Lease, or any renewal thereof, Landlord and Landlord's Agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Premises and to post "For Sale" or "For Rent" signs therein, as may be permitted by law.
- b. The Parties will complete, sign and date an inspection report at the beginning and at the end of this tenancy.
- c. At all reasonable times during the Term of this Lease and any renewal of this Lease, the Landlord and its Agents may enter the Premises to conduct quarterly inspections upon the greater of 48 hours notice to the Tenant and any notice required by the Act.
- d. The Tenant acknowledges that Landlord has the right to be present at any and all, inspections in and about the Property and agrees to notify Landlord prior to any inspections. If Tenant intentionally prevents, obstructs, or causes failure of an inspection, such conduct shall constitute a material breach of the Lease and Landlord may pursue all remedies available under the Lease and applicable law.

9. Trash Removal:

All garbage and trash must be placed in a trash receptacle with a lid as stated by the Baltimore City Health Department. Trash cannot be put out earlier than the evening before any scheduled pickup. Tenant understands that they must keep the inside and outside of the Premises in a clean and tidy condition. Tenant is responsible for any environmental fines or penalties levied against Landlord for illegal trash disposal.

10. Smoke Detectors:

The Landlord acknowledges responsibility to equip the Property with working smoke detectors in accordance with the provision of Article 32A, 12A(b) and 13 of the Annotated Code of the State of Maryland, as amended. At least three (3) smoke detectors and one (1) carbon monoxide detector have been installed in the Property. The Tenant acknowledges said detectors are in good condition and proper working order as of the date of this Lease. The Tenant further acknowledges that it is Tenant's responsibility to maintain said detectors (including replacement of batteries), and the Tenant assumes all liability. If the Tenant is unable to perform required maintenance, the Tenant shall contact the Landlord. The Tenant shall not remove or relocate any of the installed detectors under any circumstance. Failure to comply with this provision will result in a charge of twenty dollars (\$20.00) for the replacement of any smoke detector and sixty-five dollars (\$65.00) for the replacement of any carbon monoxide detector. The Tenant shall indemnify and hold the Landlord, the Landlord's Agents, and the owner of the Property where different from the Landlord, harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector.

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11. Tenant Improvements:

The Tenant will obtain written permission from the Landlord before doing any of the following:

- a. Applying adhesive materials or inserting nails or hooks in walls or ceilings other than four small picture hooks per wall;
- b. Painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;
- c. Removing or adding walls or performing any structural alterations;
- d. Installing water furniture; changing the amount of heat or power normally used on the Property as well

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as installing additional electrical wiring or heating units;

- e. Placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or
- f. Affixing to or erecting upon or near the Property any radio, satellite, or TV antenna or tower.

12. Inclusions & Exclusions:

Included in the Premises are all permanently attached fixtures, including all smoke and carbon monoxide detectors. Certain other now existing items, which may be considered personal property, whether installed or stored upon the Premises, are included as follows:

 X Stove/Ranges X Refrigerator X Washer/Dryer

13. Utilities & Other Charges:

- a. The Tenant shall, as of the Lease Commencement date, have gas and electric transferred to Tenant's name, if applicable, and shall continuously maintain and pay directly for all applicable utilities for the property, together with all taxes, levies, or other charges on such utilities used in or about the Premises during the Term of this Lease, and any renewal or extension thereof.

- i. Gas and Electric (BGE) – See Utility Addendum
- ii. Water/Sewage Bill – See Water Addendum

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- b. Costs for utilities which are to be furnished at the expense of the Tenant, shall be considered additional Rent and the Tenant agrees to pay such costs when due. If the Tenant fails to pay any utility costs within the due date stated on the bill, and if the Landlord advances payment on behalf of the Tenant, the Tenant agrees to reimburse the Landlord for the full amount paid together with an additional administrative/service fee equal to five percent (5%) of the total amount advanced. Such failure constitutes a default under this Lease. The Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this lease.

14. Utility & Maintenance:

- a. If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to the Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.
- b. The Landlord shall maintain, and/or repair/replace (if necessary, in Landlord's sole discretion) the plumbing, heating, cooling, electrical systems, exterior walls, and roof of the Premises. The Tenant shall be responsible for the costs of such repairs, replacements, and related services if the need for such repair, replacement, or related services results from the negligence or misuse by the Tenant, other residents of the Premises, or Tenant's agents, servants, employees, invitees, or family members. The Tenant agrees to promptly notify the Landlord of any condition which is the obligation of the Landlord to repair or replace. If the Tenant does not notify the Landlord, it is a direct violation of this Lease. Except as provided in section (b), the Tenant shall be responsible for all other repairs and replacements to the Premises.
- c. The Tenant hereby acknowledges that the Premises is free from all leaks and plumbing backups at the time of this Lease. If there is a leak or plumbing backup that is caused by the Tenant's negligence, including, but not limited to, grease clogs, hair clogs, and removal of unauthorized items (baby wipes, paper towels, feminine products, toys, etc.), the Tenant will be responsible for the costs incurred for

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repairing the damage. These charges will be included to the account balance and become 'same as rent' with all legal remedies for collection as stated elsewhere in this Lease agreement. The Tenant understands the Landlord will only pay for a drain cleaning with-in the first thirty (30) days of this Lease agreement. The Landlord recommends that the Tenant tries to clear a drain clog with a plunger prior to requesting maintenance. If Maintenance is required to clear a drain clog the Tenant will be financially responsible for any clog that is found to be caused by the Tenant, Occupants, or Visitors.

Tenant Initial (NE) Landlord Initial (SARG)

- d. If the cause of a drain cleaning is found to be tenant abuse the tenant will be held responsible for all charges associated with the drain cleaning. Tenant will be held responsible for all extermination after the first 30 days of occupancy.

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- e. Failure to allow the Landlord or the Landlord's Agents into the home to make repairs on the Premises is considered a default under this Lease. When a service appointment is requested, the Tenant must be present at the scheduled time. Missing a scheduled appointment, failure to call, or failure to re-schedule, will result in a charge for one hour of the contractor's time. The Tenant acknowledges that there were no cracked windows at the time of move-in. The Tenant is responsible for the repair or replacement of all cracked/broken windows and doors, regardless of the cause of damage.

Tenant Initial (NE) Landlord Initial (SARG)

- f. In the event the Landlord or the Tenant is prevented or is unable, for reasons beyond the Landlord's or the Tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, the Landlord is hereby released and discharged from any liability, loss, cost, or damage or expense, direct and indirect, which might be suffered by the Tenant, and this Lease shall continue in full force and effect for the full Rent without abatement. A utility being turned off in the Premises is a direct violation of this Lease and is grounds for lease termination and eviction. Tenant will be charged \$90 for any scheduled and confirmed maintenance appointment.

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- g. The Landlord will replace HVAC filters every 90 days. The Tenant is responsible, at Tenant's expense, for the replacement of any light bulbs, batteries, and fuses.
- h. Dehumidifiers & Sump Pumps: The Tenant understands they are NOT to unplug any dehumidifier or sump pump installed in the Premises. The Tenant is financially responsible for any damages caused by failure to follow this Lease Provision.
- i. AC Window Units: Tenant understands that if they install AC window units, any charge for damage caused to the window, windowpanes, window frames, or surrounding structure, will be charged to Tenant.

15. Renter's Insurance, Indemnification & Liability:

- a. Tenant acknowledges and agrees that Landlord does not insure Tenant's personal property, vehicles, furnishings, electronics, clothing, valuables, or any other personal belongings located in or about the Premises. All such property shall be maintained at Tenant's sole risk.

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- b. As a material condition of this Lease, Tenant shall obtain and maintain throughout the entire Lease Term, including any renewal or month-to-month tenancy, a renter's insurance policy issued by a licensed insurance carrier.

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- c. Prior to receiving possession of the Premises or keys to the Premises, Tenant shall provide Landlord with proof of insurance coverage in the form of a declarations page, certificate of insurance, or other documentation reasonably acceptable to Landlord.
- d. Tenant shall maintain continuous insurance coverage throughout the Lease Term and shall provide updated proof of coverage upon renewal, replacement, cancellation, material modification of the policy, or upon Landlord's reasonable request.
- e. Tenant shall cause Green Capital Group LLC to be listed on the policy as an Interested Party, Additional Interest, or other equivalent designation that provides notice of policy cancellation, non-renewal, or material modification, if available through Tenant's insurance carrier.

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- f. Failure to obtain or maintain the required insurance coverage, or failure to provide proof of coverage upon request, shall constitute a material breach of this Lease and may result in the issuance of a notice of lease violation and the pursuit of any remedies available under this Lease and applicable law.
- g. Tenant's insurance obligations under this Lease shall not limit Tenant's liability for damage to the Premises, damage to the Property, injuries caused by Tenant, Tenant's household members, guests, invitees, or pets, or any other liability arising from Tenant's occupancy or use of the Premises.
- h. Landlord strongly recommends that Tenant obtain personal property coverage and loss-of-use coverage in amounts sufficient to protect Tenant's personal belongings and temporary living expenses in the event of fire, water damage, theft, natural disaster, or other casualty loss.
- i. Tenant agrees to indemnify, defend, and hold harmless the Landlord and their respective officers, members, managers, employees, agents, contractors, successors, and assigns from and against any claims, losses, damages, liabilities, costs, and expenses, including reasonable attorney's fees, arising out of Tenant's occupancy or use of the Premises, except to the extent caused by the gross negligence or willful misconduct of Landlord.
- j. The Tenant acknowledges that the Landlord makes no representation regarding the adequacy of any insurance coverage obtained by the Tenant and that the Tenant is solely responsible for determining the appropriate type and amount of insurance necessary to protect Tenant's interests.

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16. Pest Control:

- a. Tenant acknowledges that, to the best of Tenant's knowledge following inspection of the Premises, the Premises is free from any visible infestation of rodents, roaches, bed bugs, fleas, or other household pests at the commencement of the Lease Term, except as otherwise disclosed in writing by Landlord.
- b. Tenant shall maintain the Premises in a clean, sanitary, and orderly condition at all times and shall take reasonable measures to prevent the attraction or harboring of pests, including but not limited to proper food storage, regular trash disposal, routine housekeeping, and prompt reporting of any water leaks or moisture conditions.
- c. Tenant shall promptly notify Landlord in writing upon discovery of any pest infestation, evidence of pest activity, or conditions that may contribute to pest infestation. Failure to promptly report such

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conditions may result in Tenant being responsible for any additional damages, treatment costs, or remediation expenses caused by the delay.

- d. Landlord shall be responsible for the treatment of any pest infestation determined to have existed prior to Tenant's occupancy or otherwise required by applicable law.
- e. Tenant shall be responsible for the cost of extermination, treatment, remediation, and any related damages if the infestation is determined to have resulted from:
 - i. Poor housekeeping or sanitation;
 - ii. Failure to properly store food or dispose of trash;
 - iii. The actions or omissions of Tenant, occupants, guests, or invitees;
 - iv. Introduction of pests into the Premises by Tenant, occupants, guests, pets, furniture, mattresses, clothing, or personal property; or
 - v. Failure to timely report pest activity or infestation.
- f. If treatment is required, Tenant shall fully cooperate with Landlord and any pest control contractor, including complying with all preparation instructions, cleaning requirements, access requests, temporary relocation requirements, and follow-up treatment protocols. Failure to cooperate shall constitute a lease violation.
- g. Tenant shall be responsible for the costs of any additional extermination services made necessary by Tenant's failure to comply with treatment instructions or by re-infestation caused by Tenant, household members, guests, invitees, pets, furnishings, or personal property.
- h. Any amounts owed by Tenant under this Section, including extermination, remediation, cleaning, preparation, relocation, disposal, and repair costs, shall be deemed additional Rent and shall be recoverable by Landlord in the same manner as Rent under this Lease.
- i. Bed Bug Infestations
 - i. Tenant shall promptly notify Landlord in writing upon discovering any actual or suspected bed bug activity within the Premises. Tenant shall cooperate fully with Landlord and any licensed pest control contractor in connection with inspections, treatment, preparation requirements, follow-up inspections, and remediation efforts.
 - ii. Tenant shall be responsible for the costs of inspection, treatment, reinspection, remediation, disposal, cleaning, and related expenses if a licensed pest control professional reasonably determines that the infestation was caused by Tenant, Tenant's household members, guests, invitees, pets, furnishings, luggage, bedding, clothing, mattresses, or other personal property brought into the Premises. Tenant shall also be responsible for any additional costs resulting from Tenant's failure to promptly report a suspected infestation or failure to comply with treatment instructions.
 - iii. Landlord makes no guarantee that the Premises will remain permanently free from bed bugs, as bed bugs may be introduced through travel, visitors, personal property, neighboring residences, deliveries, or other sources beyond Landlord's reasonable control. Any costs recoverable from Tenant under this Section shall be deemed additional rent and shall be recoverable by Landlord in the same manner as rent under this Lease.

17. Landlord's Legal Rights:

If the Tenant fails to pay the base Rent or any additional Rent as herein provided, or if the Tenant shall breach any other term, covenant, or condition of this Lease, including, but not limited to, any misrepresentations in the Tenant's application, Landlord may:

- a. Re-enter Premises and terminate the Lease in accordance with the applicable provisions of law;
- b. Bring summary ejectment proceedings to evict the Tenant; or
- c. Pursue any and all remedies available to the Landlord at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by the Landlord or any available action by Landlord against the Tenant for unpaid base Rent or for damages which may be due or sustained prior to or subsequent to the termination of the Lease, nor shall such termination extinguish Tenant's obligation to pay all base rent and other sums due and owing to Landlord prior to or

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subsequent to such termination and/or recovery of possession.

18. Attorney Fees:

Should the Landlord employ an attorney due to the Tenant's violation of any term or provision of this Lease, the Tenant shall pay such reasonable attorney's fees, necessary expenses, and court costs incurred by Landlord, even if the Tenant cures the violation before any court proceeding commences.

19. Governing Law:

This Lease will be construed in accordance with and exclusively governed by the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.

20. Severability:

- a. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.
- b. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

21. Amendment of Lease:

This Lease may only be amended or modified by a written document executed by the Parties.

22. Assignment and Subletting:

The Tenant will not assign this Lease, sublet, or grant any concession or license to use the Premises or any part of the Property. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

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23. Damage to Property:

- a. If the Premises are damaged or destroyed by fire, storm, flood, casualty, governmental action, utility failure, act of God, or any other cause not resulting from the negligence, intentional misconduct, or breach of this Lease by Tenant, Tenant's household members, guests, invitees, or agents, Landlord shall determine, in its sole reasonable discretion, whether the Premises can be restored and whether restoration is economically feasible.
- b. If Landlord determines that the Premises have been rendered substantially or permanently uninhabitable and elects not to repair or restore the Premises, Landlord may terminate this Lease upon written notice to Tenant. In such event, Tenant shall vacate the Premises within the time specified in the notice, and Rent shall be prorated through the effective date of termination.
- c. If Landlord elects to repair or restore the Premises, Landlord shall proceed with such repairs within a reasonable period of time, subject to the availability of insurance proceeds, contractors, labor, materials, permits, governmental approvals, utility restoration, and other circumstances beyond Landlord's reasonable control.
- d. Tenant acknowledges that repair and restoration schedules may be delayed by circumstances beyond Landlord's control, including shortages of labor or materials, insurance claim processing, governmental inspections, permitting requirements, weather conditions, or utility outages. Such delays shall not constitute a default by Landlord.
- e. Except as otherwise required by applicable law, Landlord shall not be liable for any inconvenience, interruption of occupancy, loss of use, loss of business, relocation expenses, hotel expenses, storage

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costs, personal injury, property damage, loss of personal property, or other consequential damages arising from any casualty loss, utility interruption, repair work, or restoration activities.

- f. Tenant shall be solely responsible for protecting and insuring Tenant's personal property and shall maintain renter's insurance as required by this Lease. Landlord shall have no obligation to repair, replace, reimburse, or insure Tenant's personal property.
- g. If the damage or destruction is caused in whole or in part by the negligence, intentional misconduct, lease violation, or wrongful acts or omissions of Tenant, Tenant's household members, guests, invitees, or agents, Tenant shall remain responsible for all obligations under this Lease and shall reimburse Landlord for all uninsured losses, deductibles, damages, repairs, remediation costs, administrative expenses, and other costs incurred by Landlord to the extent permitted by law.
- h. If governmental authorities issue an order affecting occupancy of the Premises due to conditions caused by Tenant, Tenant's household members, guests, invitees, or agents, Tenant shall remain responsible for Rent and all other obligations under this Lease until such conditions are corrected.
- i. Nothing contained in this Section shall relieve Tenant of responsibility for promptly reporting damage, leaks, flooding, mold, fire, utility failures, or other conditions requiring repair or attention.
- j. The rights and remedies contained in this Section shall be cumulative and in addition to all other rights and remedies available to Landlord under this Lease and applicable law.

24. Casualty Reporting Requirement:

Tenant shall immediately notify Landlord of any fire, smoke damage, flooding, water intrusion, sewer backup, structural damage, utility failure, criminal activity causing damage, or other casualty event affecting the Premises. Failure to promptly report such conditions may result in Tenant being responsible for any additional damages caused by the delay.

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25. Care and Use of Property:

- a. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.
- b. The Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than a private single-family residence; to keep all lawns neatly mowed and all hedges, flower beds, and shrubbery in good order; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to the Tenant's use of the Property.
- c. The Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of the neighbors, and the Tenant further covenants and agrees that the Tenant will not use or permit the Premises to be used for any improper, illegal, or immoral purposes.
- d. The Tenant is responsible for all members of their household, all guests of the home, and all guests of members of the household. The Tenant is responsible for all conduct and damages caused by guests, household members and guests of household members.
- e. The Parties will comply with standards of health, sanitation, fire, housing, and safety as required by law.
- f. The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. The Tenant will promptly notify the Landlord in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such written notices from the Tenant. The Tenant shall:
 - a. Use bathroom exhaust fans;
 - b. Report leaks immediately;

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- c. Maintain reasonable housekeeping;
- d. Prevent excessive moisture accumulation.
- g. If the Tenant is absent from the Property and the Premises is unoccupied for a period of four (4) consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.
- h. At the expiration of the Term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear expected.

26. Animals:

- a. No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without the prior written consent and meeting the requirements of the Landlord. Such consent, if granted, shall be revocable at Landlord's option upon giving a 30-day written notice. A Pet Addendum, if applicable, is attached to this Lease.
- b. "Pets" do not include Service Animals and Assistance Animals required by Applicable Fair Housing laws.
- c. The Tenant who are discovered to have pets in the Property must remove the animal or pet immediately within 24 hours and can be subject to termination of the current lease.

27. Prohibited Activities & Materials:

- a. Tenant shall not engage in, permit, or facilitate any unlawful activity in or about the Premises or Property, including any activity that constitutes a violation of federal, state, county, or municipal law.
- b. Tenant shall not use, manufacture, distribute, sell, store, or permit the use, manufacture, distribution, sale, or storage of any controlled substance or illegal drug in violation of applicable law.
- c. Tenant shall not engage in or permit any violent criminal activity, gang-related activity, weapons violations, assaultive behavior, or conduct that threatens the health, safety, quiet enjoyment, or welfare of other residents, neighbors, guests, contractors, or property management personnel.
- d. Tenant shall not store, use, or permit the storage or use of any hazardous, explosive, combustible, toxic, volatile, or dangerous materials on the Property except for ordinary household products used in accordance with manufacturer instructions.
- e. Tenant shall not store gasoline, propane tanks, kerosene heaters, fireworks, explosives, hazardous chemicals, or similar materials within the Premises, basement, garage, attic, storage areas, or any other portion of the Property, except as expressly permitted by law and approved in writing by Landlord.
- f. Tenant shall not operate any business, childcare service, short-term rental operation, transient lodging service, or commercial enterprise from the Premises without the prior written consent of Landlord.
- g. Tenant shall not intentionally interfere with, tamper with, disable, disconnect, damage, bypass, or alter any utility meter, smoke detector, carbon monoxide detector, security system, sump pump, dehumidifier, plumbing system, electrical system, HVAC system, or other safety or building system located on the Property.
- h. Tenant shall not cultivate, manufacture, process, distribute, or sell marijuana on the Property. Nothing contained herein shall prohibit lawful possession of marijuana by Tenant to the extent permitted under Maryland law; however, all smoking and vaping restrictions contained elsewhere in this Lease shall remain applicable.
- i. Tenant shall not engage in any activity that materially increases utility consumption, insurance premiums, maintenance expenses, risk of damage, or liability exposure to the Property beyond normal residential use.
- j. Any violation of this Section shall constitute a material breach of the Lease and shall entitle Landlord to pursue all remedies available under the Lease and applicable law.

28. Smoking & Vaping:

- a. In order to preserve the condition of the Premises, reduce fire hazards, minimize odor transfer, and promote the health and safety of residents and visitors, smoking and vaping are prohibited within the Premises and within any enclosed area of the Property.
- b. For purposes of this Lease, "Smoking" includes inhaling, exhaling, burning, carrying, or possessing any lighted or heated cigarette, cigar, pipe, hookah, marijuana product, tobacco product, herbal product, or similar device.
- c. For purposes of this Lease, "Vaping" includes the use of electronic cigarettes, vape pens, electronic nicotine delivery systems, electronic smoking devices, or any similar device that creates vapor, mist, aerosol, or emissions for inhalation.
- d. Smoking and vaping are strictly prohibited within:
 - i. The Premises;
 - ii. Basements;
 - iii. Garages;
 - iv. Attics;
 - v. Storage rooms;
 - vi. Utility rooms;
 - vii. Common areas;
 - viii. Hallways;
 - ix. Entryways;
 - x. Porches, enclosed patios, and enclosed structures;
 - xi. Any other enclosed area located on the Property.
- e. Smoking and vaping shall only be permitted outdoors and at least twenty-five (25) feet from any building, entrance, window, ventilation intake, doorway, or other opening serving the Property.
- f. Tenant shall be responsible for ensuring that all household members, occupants, guests, invitees, and visitors comply with this Section.
- g. Tenant shall properly dispose of all cigarette butts, cigars, vaping materials, smoking waste, and related debris and shall not discard such materials onto the grounds of the Property or neighboring properties.
- h. Any damage, staining, odor remediation, repainting, cleaning, HVAC cleaning, filter replacement, carpet replacement, burn damage, or other remediation costs resulting from smoking or vaping shall be the sole responsibility of Tenant and may be deducted from the security deposit or charged to Tenant as additional Rent.
- i. A violation of this Section shall constitute a lease violation and may result in notices to cure, charges for damages, recovery of remediation costs, or other remedies available under the Lease and applicable law.
- j. Tenant acknowledges that Landlord does not guarantee a smoke-free environment and Landlord shall not be liable for smoke, odors, or emissions originating from neighboring properties or areas outside Landlord's control.

29. Move-Out Procedures:

- a. Tenant shall provide Landlord with written notice of Tenant's intent to vacate the Premises in accordance with the notice requirements set forth in this Lease and applicable law.
- b. At least fifteen (15) days prior to vacating the Premises, Tenant shall provide Landlord with:
 - i. Tenant's anticipated move-out date;
 - ii. A forwarding mailing address;
 - iii. An updated telephone number;
 - iv. An updated email address; and
 - v. Any additional information reasonably necessary for the return of the security deposit and post-tenancy communications.

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- c. Prior to vacating, Tenant shall schedule a mutually convenient date and time with Landlord for the return of keys, garage door openers, security devices, access cards, and any other items provided by Landlord.
- d. Upon move-out, Tenant shall surrender possession of the Premises in substantially the same condition as received, ordinary wear and tear excepted, and shall:
 - i. Remove all personal property;
 - ii. Remove all trash, debris, and refuse;
 - iii. Clean all rooms, appliances, fixtures, cabinets, countertops, bathrooms, and flooring;
 - iv. Return all keys, remotes, access devices, and security equipment;
 - v. Leave all utilities in service through the date possession is surrendered unless otherwise directed by Landlord.
- e. Tenant shall be responsible for the cost of repairing any damage to the Premises beyond ordinary wear and tear, including but not limited to excessive dirt, stains, odors, unauthorized alterations, missing fixtures, missing equipment, smoking-related damage, pet-related damage, and damages caused by Tenant, household members, guests, or invitees.
- f. Landlord and Tenant may conduct a move-out inspection. Tenant acknowledges that Landlord's failure to conduct a move-out inspection with Tenant shall not waive Landlord's right to assess damages, cleaning charges, repair costs, or other lawful deductions from the security deposit.
- g. Tenant acknowledges that Landlord may document the condition of the Premises through photographs, video recordings, written inspection reports, contractor estimates, invoices, receipts, and other evidence before, during, and after Tenant's occupancy. Such documentation may be used to establish the condition of the Premises and support any claim for damages, repairs, cleaning charges, unpaid rent, utilities, or other charges.
- h. Any personal property remaining in the Premises or on the Property after Tenant has surrendered possession, abandoned the Premises, or vacated the Premises shall be deemed abandoned to the extent permitted by applicable law. Landlord may remove, store, dispose of, donate, or otherwise handle such property in accordance with applicable law. Tenant shall be responsible for all costs associated with the removal, storage, disposal, transportation, cleaning, and handling of abandoned property.
- i. Tenant shall remain responsible for any unpaid rent, utilities, water and sewer charges, administrative fees, damages, repair costs, cleaning charges, court costs, attorney's fees, and other sums owed under the Lease. Landlord may apply the security deposit to any amounts lawfully due and owing.
- j. Tenant acknowledges that final utility bills, water and sewer charges, contractor invoices, damage assessments, and repair costs may not be immediately available at the time possession is surrendered. Landlord may make lawful deductions from the security deposit based upon such charges as they become known and in accordance with Maryland law.
- k. Possession of the Premises shall not be deemed surrendered until Tenant has:
 - i. Completely vacated the Premises;
 - ii. Removed all personal property;
 - iii. Returned all keys and access devices;
 - iv. Notified Landlord that the Premises have been vacated; and
 - v. Otherwise relinquished possession and control of the Premises.
- l. Tenant's obligations under this Section shall survive termination of the Lease to the extent necessary to enforce rights and obligations arising during the tenancy.

30. Holdover Occupancy:

If Tenant remains in possession of the Premises after expiration or termination of the Lease without Landlord's written consent, Tenant shall be deemed a holdover tenant and shall be liable for rent equal to one hundred fifty percent (150%) of the monthly rent otherwise due under the Lease, together with any damages, court costs, attorney's fees, and other remedies available under applicable law.

Acceptance of any payment by Landlord shall not constitute consent to the holdover tenancy unless expressly agreed to in writing by Landlord.

31. **Landlord's Rights After End of Tenancy:**

If the Property becomes vacant because of the exercise of the Landlord's remedies under this Lease, or should Tenant abandon the Property, Landlord may take possession of and re-let the Property upon such terms and conditions as Landlord shall determine reasonable. Tenant, upon demand by Landlord, shall pay to Landlord all costs and expenses incurred by Landlord in such re-letting and shall thereafter pay monthly to Landlord, in advance, the difference between, the rent payable under this Lease and the amount of the rent received upon any such re-letting. Nothing contained in the Lease shall be deemed to impose upon Landlord any obligation to show or lease the Premises in preference to any other rental property(s) owned or managed by Landlord.

32. **Lead Warning:**

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

33. **Notices and Communications:**

- a. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below. After this tenancy has been terminated, the contact information of the Tenant is:

Name: _____

Phone: _____

Post termination notice address: _____

- b. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

Name: **Green Capital Group LLC**

Address: **6710 Laurel Bowie Road #933, Bowie, Maryland 20718**

The contact information for the Landlord is:

Phone: **(443) 219-7707**

Email address: **lease@greencapitalgrp.com**

- c. During the Lease Term, the Premises address will be used as the Tenant's Notice Address. Notices to the Tenant may be delivered:

- i. Personally to Tenant;
- ii. By posting or affixing the notice to the Premises where permitted by law;
- iii. By first-class mail;
- iv. By certified mail;
- v. By recognized overnight delivery service;
- vi. By email to the email address provided by the Tenant; or
- vii. Through any authorized tenant portal or electronic communication platform utilized by Landlord.

- d. Notices from Tenant: Unless otherwise required by applicable law, Tenant may provide notices to Landlord by:

- i. Certified mail;
- ii. First-class mail;

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- iii. Email;
- iv. Electronic submission through Landlord's designated tenant portal; or
- v. Any other method approved in writing by Landlord.
- e. **Electronic Communications**
Tenant consents to receive routine communications from Landlord by email, text message, electronic portal, or other electronic means. Routine communications may include:
 - i. Maintenance updates;
 - ii. Inspection scheduling;
 - iii. Utility billing notices;
 - iv. Lease renewal offers;
 - v. General property management communications;
 - vi. Payment reminders;
 - vii. Move-in and move-out instructions.Nothing contained herein shall waive any notice requirements imposed by applicable law for legal proceedings, lease termination notices, or eviction actions.
- f. **Repair Requests**
Routine maintenance requests shall be submitted through Landlord's designated maintenance reporting system, tenant portal, email address, or telephone number. Tenant shall provide photographs, videos, or other documentation reasonably requested by Landlord to assist in evaluating maintenance concerns.
- g. **Emergency Maintenance**
Emergency maintenance issues involving fire, flooding, gas leaks, active water intrusion, sewage backups, lack of heat during cold weather, or other conditions posing an immediate threat to life, health, safety, or significant property damage shall be reported immediately to Landlord using the emergency contact information provided by Landlord. Tenant shall first contact emergency responders when appropriate.
- h. **Multiple Tenants**
If more than one person is identified as a Tenant under this Lease, notice given to any one Tenant shall be deemed notice to all Tenants, and notice provided by any one Tenant shall be binding upon all Tenants.
- i. **Forwarding Address After Move-Out**
Tenant shall provide Landlord with a forwarding mailing address, telephone number, and email address prior to vacating the Premises. Landlord shall be entitled to rely upon the last contact information provided by Tenant for purposes of post-tenancy communications, security deposit correspondence, collection efforts, and other matters arising from the tenancy.

34. General Provisions:

- a. All monetary amounts stated or referred to in this Lease are based in the United States dollar.
- b. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
- c. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.
- d. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
- e. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
- f. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.

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- g. The Tenant will be charged an additional amount of fifty (\$50.00) dollars for each N.S.F. check or checks returned by the Tenant's financial institution.
- h. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
- i. This Lease and the Tenant's leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Property by the Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions such liens or encumbrances.
- j. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
- k. This Lease constitutes the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either Party except to the extent incorporated in this Lease.
- l. The Tenant will indemnify and save the Landlord, the Landlord's Agents, and the owner of the Property where different from the Landlord, harmless from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the Landlord will or may become liable or suffer by reason of any breach, violation or non-performance by the Tenant or by any person for whom the Tenant is responsible, of any covenant, term, or provisions hereof or by reason of any act, neglect or default on the part of the Tenant or other person for whom the Tenant is responsible. Such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of the Lease will survive the termination of the Lease, notwithstanding anything in this Lease to the contrary.
- m. The Tenant agrees the Landlord, the Landlord's Agent, and the owner of the Property where different from the Landlord, will not be liable or responsible in any way for any personal injury or death that may be suffered or sustained by the Tenant or by any person for whom the Tenant is responsible who may be on the Property of the Landlord or for any loss of or damage or injury to any property, including cars and contents thereof belonging to the Tenant or to any other person for whom the Tenant is responsible.
- n. The Tenant is responsible for any person or persons who are upon or occupying the Property or any other part of the Landlord's Premises at the request of the Tenant, either express or implied, whether for the purposes of visiting the Tenant, making deliveries, repairs or attending upon the Property for any other reason. Without limiting the generality of the foregoing, the Tenant is responsible for all members of the Tenant's family, guests, servants, tradesmen, repairmen, employees, agents, invitees or other similar persons.
- o. During the last thirty (30) days of this Lease, the Landlord or the Landlord's Agents reserve the rights to advertise the usual "For Sale", "For Rent", or "Vacancy" signs and show the leased Premises during reasonable hours and will provide The Tenant adequate notice according to state law for all appointments. The Tenant will comply by making the lease premise available for showing and to keep the leased premises in a neat and presentable condition.
- p. The Parties agree that this Lease, any addendum, amendment, renewal, notice, disclosure, inspection report, move-in or move-out document, payment agreement, or any other document related to the tenancy may be executed and delivered electronically. Electronic signatures, digital signatures, scanned signatures, signatures transmitted by email, and signatures executed through an electronic signature platform shall have the same legal force and effect as original handwritten signatures and shall be binding upon the Parties to the fullest extent permitted by applicable law. The Parties further agree that electronically stored copies of any signed document shall be deemed originals and shall be admissible as evidence in any administrative, judicial, arbitration, mediation, or other proceeding to the same extent as original paper documents.

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- q. The Tenant acknowledges and agrees that the Landlord may create, maintain, store, and rely upon digital records relating to the tenancy, including but not limited to photographs, videos, inspection reports, maintenance records, invoices, receipts, communications, electronic correspondence, text messages, emails, tenant portal records, payment records, account ledgers, and other electronically stored information.
- i. The Tenant further agrees that such records may be used by the Landlord for property management, lease administration, security deposit accounting, damage assessments, rent collection, enforcement of lease provisions, litigation, administrative proceedings, and any other lawful purpose.
 - ii. Photographs, video recordings, inspection reports, contractor estimates, invoices, electronic communications, tenant portal records, and other digital records created before, during, or after the tenancy may be used as evidence to establish the condition of the Premises, compliance with the Lease, damages, charges, repairs, maintenance history, communications between the Parties, and any other matter relating to the tenancy.
 - iii. The Parties agree that electronically stored information maintained in the ordinary course of business shall be presumed authentic unless proven otherwise by competent evidence.

35. Section Headings & Numbers:

Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe, or describe the scope of intent of such section or in any way affect the legality of this Lease.

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. TENANT HAS BEEN GIVEN THE OPPORTUNITY TO SEEK LEGAL ADVICE BEFORE SIGNING THIS LEGALLY BINDING CONTRACT. LANDLORD AND TENANT, BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE.

Tenant's Signature	Date
<u>Nakishia Epps</u>	
Landlord's Signature	Date
<u></u>	

Maintenance Guidelines

The following constitutes a list of basic guidelines regarding maintenance requests.
Emergency Maintenance Requests may include:

1. **Fire:** In the event of a fire, call the Fire Department immediately.
 - a. Once the Fire Department has been notified, contact Landlord.
 - b. If a wall switch or outlet begins to smoke or smell, remove all plugs and turn off switch if necessary, and call the Fire Department immediately. Once the Fire Department has been notified, contact Landlord.
2. **Heat Repair:** If the outside temperature is below forty (40) degrees, a lack of heat will be considered an emergency.
3. **Broken Pipe:** In the event that you have a broken pipe, please turn off the water valve to pipe or exterior water main and immediately contact Landlord.
4. **Broken Door, Doorknob, Lock or Window:** If the broken door, doorknob, lock, or window prevents Tenant from properly securing unit, an emergency maintenance request can be made. If temporary measures can be taken by the Tenant until normal business hours, Tenant should wait until regular business hours before contacting Landlord.
5. **No Electricity:** If there is no electricity and
 - a. The Resident has called the electric company and found that they were not at fault (i.e.-service has been disconnected due to non-payment).
 - b. Resident has checked all the breakers by flipping them ALL hard to the OFF position and then back on and has reset all GFI circuits in the house.

Non-emergency/Routine Maintenance Requests

1. All other routine maintenance requests or non-urgent calls will be accepted between regular business hours (8am - 4pm)
2. Please send pictures of repair items via text message to (443) 219-7707
3. **Air Conditioning Repair:** Air conditioning repair does not constitute an emergency maintenance request under this Lease Agreement.
4. **Clogged Toilets and/or Drains:** Repairs to clogged toilets and/or drains are the responsibility of the Tenant.

Missing any scheduled maintenance appointment: Tenant will be billed \$90.00.

Tenant's Signature	Date
	
Landlord's Signature	Date
	

Anticipated Cost of Repairs

Landlord will calculate the cost of all repairs/damages that are not considered “ordinary wear and tear” and will charge Tenant accordingly.

Below is a list of the anticipated cost of repairs:

Damage Item	Average Cost of Repair
Removal of bulk trash from the Premises (including front/rear yards)	Starting at \$250.00/ item
Appliance Cleaning	\$300.00/ appliance
Kitchen Cabinet Cleaning	\$50.00
Bathroom Cleaning	\$75.00/ bathroom
Missing Smoke Detector	\$25.00
Missing Carbon Monoxide Detector	\$65.00
Damaged Flooring	Starting at \$350.00
Damaged Walls or Ceiling	Starting at \$250.00
Damaged Light Fixtures or Ceiling Fans	\$150.00
Damaged Electrical Outlet or Switch Plate Cover	\$25.00/item
Broken Window or Sash	Starting at \$250.00
Missing/Damaged Window Screens	\$35.00/screen
Damaged Exterior Door	Starting at \$100.00/door
Damaged Interior Door	Starting at \$75.00/door
Damaged Door Knob	\$25.00/knob
Cleaning due to pet odor, smoking, excessive cooking grease	Starting at \$350.00
Repair of Door Hinges (2/door)	\$25.00/door
Lock Change	\$125.00/door

All prices stated above are estimated costs and are subject to change based on current material and labor costs.

Tenant's Signature	Date
	
Landlord's Signature	Date
	

Pet Policy Addendum

This Pet Addendum ("Addendum") is incorporated into and made part of the Residential Lease Agreement ("Lease") between Landlord and Tenant for the premises located at: **10 S. Rosedale Street, Baltimore MD 21229** ("Premises").

1. No-Pet Policy

Unless expressly authorized in writing by Landlord through this Addendum, no pets or animals of any kind shall be kept, harbored, or permitted on the Premises at any time, whether temporarily or permanently.

Unauthorized pets shall constitute a material breach of the Lease and may result in lease enforcement action, including but not limited to notices to cure, fines where permitted by law, recovery of damages, and/or termination of tenancy.

This provision shall not apply to legally protected service animals or assistance animals required under applicable federal, state, or local fair housing laws.

2. Authorized Pets

If Landlord approves a pet in writing, the approved pet(s) shall be specifically identified below:

- Type/Breed: _____
- Weight: _____
- Age/Color/Description: _____
- Name of Pet: _____

No additional or replacement pets shall be permitted without Landlord's prior written approval.

3. Pet Restrictions

Landlord reserves the right to impose reasonable restrictions regarding:

- Breed restrictions;
- Weight limitations;
- Number of pets permitted;
- Vaccination and licensing requirements;
- Temperament and behavioral history;
- Liability insurance requirements; and
- Compliance with applicable health, safety, and nuisance regulations.

Any approved pet must comply with all applicable Baltimore City and Maryland animal control laws and regulations.

4. Pet Fees and Charges

As consideration for Landlord's approval of an authorized pet, Tenant agrees to the following charges:

- Nonrefundable Pet Fee: \$500.00 per approved pet;
- Monthly Pet Rent: \$25.00 per month for each approved pet.

All pet-related charges shall be deemed additional rent under the Lease and shall be payable in the same manner as monthly rent.

5. Vaccination and Licensing Requirements

Tenant shall maintain all required vaccinations, registrations, licenses, and inoculations for any approved pet as required by applicable law.

Upon request, Tenant shall provide Landlord with current veterinary and vaccination records.

6. Liability and Insurance

Tenant shall be solely responsible for any injury, damage, loss, odor remediation, infestation treatment, or property damage caused by Tenant's pet, whether occurring inside the Premises or elsewhere on the property.

Landlord may require Tenant to maintain renter's liability insurance covering pet-related incidents in an amount reasonably determined by Landlord.

7. Tenant Responsibilities

Tenant agrees that any approved pet shall not:

- Create a nuisance, annoyance, disturbance, or threat to other residents, neighbors, guests, or property staff;
- Cause excessive noise, odors, sanitation issues, or unsanitary conditions;
- Damage landscaping, common areas, flooring, walls, doors, fixtures, or other portions of the property.

Tenant shall promptly remove pet waste and maintain the Premises in a clean and sanitary condition at all times.

8. Revocation of Pet Privileges

Landlord may revoke pet authorization upon written notice if Tenant violates this Addendum or if the pet creates a health, safety, nuisance, or property concern.

Tenant's Signature	Date
<u>Nakishia Epps</u>	
Landlord's Signature	Date
<u></u>	

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Receipt for Security Deposit

Landlord hereby acknowledges receipt of a **partial** security deposit payment, in the amount of **One Hundred Dollars / \$100.00** (the "Partial Security Deposit").

The Landlord hereby acknowledges the remaining security deposit, in the amount of **Two Thousand Dollars / \$2,000.00** ("Outstanding Security Deposit"), will be paid by the City of Baltimore, which amount does not exceed two months' rent.

The Security Deposit or any portion thereof, may be withheld for unpaid rent, damage due to breach of lease or for damage by Tenant or Tenant's family, owners, guests or invitees, in excess of ordinary wear and tear to the Premises, Common Area, appliance, and/or furnishings.

Tenant Initial (NE) Landlord Initial (SHG)

Tenant acknowledges that Tenant has been provided an opportunity to inspect the Premises and shall promptly complete and return any move-in inspection report required by Landlord.

Tenant shall remove all personal property, remove all trash and debris, return all keys, remotes, garage door openers, security devices, and access credentials, leave the Premises in a clean condition, and provide Landlord with a forwarding address, telephone number, and email address.

Landlord may document the condition of the Premises through photographs, videos, inspection reports, invoices, receipts, and other records before, during, and after the tenancy.

Certain utility charges, water and sewer bills, contractor invoices, and repair costs may not be available immediately upon move-out and may be included in the security deposit settlement as permitted by law.

Personal property remaining in the Premises after surrender of possession may be considered abandoned and handled in accordance with applicable law.

Acceptance of the Security Deposit shall not limit Landlord's right to pursue amounts exceeding the Security Deposit.

Under Maryland law, it is required that the Tenant be notified of the following:

1. The right to have the Premises inspected by Landlord in Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if Tenant so requests by certified mail within fifteen (15) days of the tenant's occupancy;
2. The right to be present when Landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises, if Tenant notifies Landlord by certified mail at least fifteen (15) days prior to the date of Tenant's intended move, of Tenant's intention to move, the date of moving, and the Tenant's new address;
3. Landlord's obligation to conduct the inspection within five (5) days before or after Tenant's stated date of intended moving;
4. Landlord's obligation to notify Tenant in writing of the time and date of the scheduled inspection;
5. Tenant's right to receive, by first class mail, delivered to the last known address of Tenant, within forty-five (45) days of the termination of tenancy, a written list of the charges against the Security Deposit claimed by Landlord and the actual costs incurred by Landlord;

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6. The obligation of Landlord to return any unused portion of the Security Deposit, plus accrued interest as required under MD Real Property Annotated Code §8-203(e) by first class mail, addressed to Tenant's last known address within forty-five (45) days after the termination of the tenancy; and
7. The failure of Landlord to comply with the security deposit law may result in Landlord being liable to Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees.
8. Subsidized tenants that do not pay the full security deposit at lease signing must sign a security deposit payment agreement addendum.

Tenant hereby acknowledges receipt of the information contained herein in accordance with MD Real Property Annotated Code §8-203-1(a), as evidenced by his or her signature below.

Tenant's Signature	Date
<i>Nakishia Epps</i>	
Landlord's Signature	Date
<i>Saymon</i>	

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Appliance Addendum

Appliances are included in the rental price. Maintenance of these units are the Tenant's responsibility, and the Tenant will keep them in good repair. REPLACEMENT/REPAIR charges will be applied in the event of an appliance in good working order upon move-in is called for repair/replacement or maintenance and such damages are determined to be a direct result of the tenant misuse/negligence. By signing this lease, the Tenant acknowledges that all appliances are acceptable and in good working order. The following appliances have been supplied as a courtesy of owner: refrigerator, range, washer & dryer (if applicable), microwave (if applicable), dishwasher (if applicable), Garbage disposal (if applicable).

If an appliance is found not to working properly within the first week of occupancy, please contact the Landlord immediately so we can resolve the issue ASAP. If it is found that the appliance needs to be replaced, please understand this could take several days. The Tenant will be responsible for any damaged items or spoiled food. This is why we strongly recommend getting renters insurance.

If the Tenant is part of a subsidized program this addendum may not apply to certain appliances that are stated on the final Housing Assistance Payments Contract.

Tenant's Signature	Date
<i>Nakishia Epps</i>	

Water Bill Addendum

Tenant acknowledges that the monthly water/sewer bill shall remain the Tenant's sole responsibility. In the event the water bill is not paid in full by the due date as specified on the bill, Landlord reserves the right, but shall not be obligated, to pay the outstanding balance to prevent delinquency, interruption of service, penalties, or liens against the Property. If the Landlord advances payment on behalf of the Tenant, the Tenant agrees to reimburse the Landlord for the full amount paid together with an additional administrative/service fee equal to five percent (5%) of the total amount advanced. Such reimbursement shall be deemed additional rent under the lease agreement and shall be payable immediately upon notice.

Tenant's Signature	Date
<i>Nakishia Epps</i>	

Utility Addendum

BGE Electric Meter: If tenant(s) removes or tampers with the BGE Electric Meter, resulting in theft of electricity it will be reported to Landlord and will be considered a breach of lease. The owner of the property will file a breach of lease and contact BGE reporting the theft of services immediately. If the tenant is on a Subsidized Program, the Subsidized Program the will also be notified of the theft of services immediately. This is a violation of that will terminate the tenant's voucher with the Subsidized Program.

Tenant's Signature	Date
<i>Nakishia Epps</i>	

ADT Security Addendum

The Property may currently be equipped with an existing ADT security system, including but not limited to monitoring equipment, control panels, monitors, sensors, and related components ("Security System"). Landlord may provide the existing ADT monitoring service to Tenant on a complimentary basis for a limited period of time during Tenant's occupancy. Tenant acknowledges and agrees that Landlord is under no obligation to continue, renew, maintain, monitor, repair, replace, or pay for any security monitoring services after the current service term expires. Tenant further acknowledges and agrees that Landlord shall not be liable or responsible for any interruption, disruption, malfunction, failure, inaccuracy, or nonperformance of the Security System or monitoring services, including but not limited to any failure to detect or prevent theft, intrusion, fire, property damage, personal injury, or other loss.

Upon termination or expiration of the existing ADT service, Tenant shall be solely responsible for establishing, transferring, activating, maintaining, and paying for any desired security monitoring services directly with ADT or another provider of Tenant's choosing. Any future monitoring agreement or service contract shall be solely between Tenant and ADT (or such other provider), and Landlord shall have no responsibility or liability related thereto.

In the event Tenant activates or maintains monitoring services during the Lease term, Tenant shall provide Landlord with any necessary passcodes, alarm codes, instructions, or access information reasonably required for Landlord and Landlord's agents, contractors, maintenance personnel, property managers, inspectors, or emergency responders to lawfully access the Property for inspections, repairs, maintenance, emergencies, or other purposes permitted under the Lease or applicable law. Tenant shall ensure that the Security System does not interfere with Landlord's lawful right of entry.

Tenant shall be solely responsible for terminating or transferring any monitoring or security service contracts established by Tenant prior to vacating the Property. Tenant shall coordinate termination of such services to occur no later than the conclusion of the Lease term and final move-out inspection. Tenant shall remain responsible for any fees, charges, false alarm penalties, or contractual obligations associated with any security service established by Tenant.

The Security System and all related equipment installed at the Property, including but not limited to control panels, monitors, sensors, wiring, and related hardware, shall remain the property of Landlord and shall remain at the Property upon Tenant's move-out. Tenant shall not remove, disconnect, damage, alter, tamper with, or dispose of any portion of the Security System. If any portion of the Security System is missing, damaged beyond ordinary wear and tear, or not present at the Property at the time Tenant surrenders possession, Tenant shall be responsible for the cost of repair and/or replacement, which may be deducted from the security deposit and/or charged to Tenant as additional damages.

If Tenant wishes to continue service through ADT following expiration of the existing service term, Tenant may contact ADT directly at: ADT Customer Service: 1-800-ADT-ASAP (1-800-238-2727) Website: <https://www.adt.com>

Tenant's Signature	Date
<i>Nakishia Epps</i>	

Property Address: 10 S. Rosedale Street, Baltimore MD 21229

Lead-Based Paint Disclosure

Property: 10 S. Rosedale Street, Baltimore MD 21229

Landlord: Green Capital Group LLC

Tenant: Nakishia Epps

Landlord's Disclosure

The Landlord CERTIFIES THAT:

1. The Landlord has NO knowledge of any lead-based paint and/or lead-based paint hazards in or about the Property.
2. The Landlord has NO records or reports relating to lead-based paint and/or lead-based paint hazards in or about the Property.

Landlord's Signature	Date
	

Tenant's Disclosure

The Tenant ACKNOWLEDGES receipt of:

1. The information contained in the above Landlord's Disclosure including the above-mentioned reports and records; and
2. The pamphlet ***Protect Your Family from Lead in Your Home*** (EPA-747-K-99-001) or an equivalent pamphlet that has been approved for use in the state by the Environmental Protection Agency.

Tenant's Signature	Date
	

The pamphlet *Protect Your Family from Lead in Your Home* can be ordered in hard copy or can be printed from the website: <https://www.epa.gov/lead/protect-your-family-lead-your-home-english>

Property Address: 10 S. Rosedale Street, Baltimore MD 21229

Asbestos Disclosure

Property: **10 S. Rosedale Street, Baltimore MD 21229**

Landlord: **Green Capital Group LLC**

Tenant(s): **Nakishia Epps**

Landlord's Disclosure

The Landlord CERTIFIES THAT:

1. The Landlord has investigated and there is no asbestos in or about the Property.
2. The Landlord has NO records or reports with respect to asbestos in or about the Property.

Landlord's Signature	Date
	

Tenant's Disclosure

The Tenant ACKNOWLEDGES receipt of the information contained in the above Landlord's Disclosure including any reports and records.

Tenant's Signature	Date
<i>Nakishia Epps</i>	

Property Address: 10 S. Rosedale Street, Baltimore MD 21229

Tenant Contact Information Addendum

If the Tenant changes their email or telephone number, it is the Tenants' responsibility to email lease@greencapitalgrp.com to notify Landlord of the change.

Tenant's Current Email:

Tenant's Current Phone Number:

I _____ understand that it is my responsibility to notify Landlord when my contact information (email or phone number) changes. I understand that if I do not inform Landlord of the change this will prohibit me from receiving timely communication through email, phone and logging into my tenant portal.

Co-Signer: If applicable.

Co-signer must provide email and phone number. Co-signer understands they are responsible to contact Landlord if their email or phone needs to be updated.

Co-signer's Email:

Co-signer's Phone Number:

Tenant's Signature	Date
	
Co-signer's Signature	Date
Landlord's Signature	Date
	

MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

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

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

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

Additional information may be available through:

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

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

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

1. RENTAL APPLICATIONS

Application fees:

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

- The tenant moved into the unit, or
- The landlord or the applicant gives written notice that the applicant will not rent the unit.

Application expenses:

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

Tenant screening report:

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

Pet policy:

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

Assistance Animals:

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

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

2. LEASES & TENANCIES

Written lease requirements:

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

A lease may not include:

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

An automatic renewal term in a lease must:

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

Ending tenancy:

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

Ending your lease early due to abuse:

- If you have experienced abuse, you can end your lease early by giving notice to your landlord. The notice must include
 - A copy of a final protective order or peace order issued by the courts, or
 - A copy of a report from a qualified third party like a doctor, psychologist, social worker, or an advocate from a domestic violence organization.
- After providing notice, you have up to 30 days to move out.
 - You are only responsible for the rent from the notice date until you move out, which may be less than 30 days.

- If you move out in fewer than 30 days, you must give your landlord a signed, notarized, and written notification that you have moved out. The notification must be hand delivered or sent by first class mail.
- If you do not give your landlord this notice, you will be responsible for the rent for the full 30 days.

If the lease ends and no one gives notice:

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

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

3. RENT

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

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

4. UTILITIES

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

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

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

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

- Tell you before you sign your lease that they use RUBS,
- Provide copies of the last two utilities bills, and
- Describe how they calculate your share of the total utility costs.

(Real Property Article of the Maryland Code, Sections 8-208, 8-211, 8-212)

5. SECURITY DEPOSITS

Maximum deposit:

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

What is a security deposit:

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

Payment rules:

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

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

Move-out inspection at end of tenancy:

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

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

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

If the deposit is not returned on time:

- If the landlord does not return your deposit or give you a written list of charges within 45 days after your lease ends, they may lose the right to keep any of the deposit.
- You may sue the landlord for up to three times the amount the landlord did not return.

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

6. CONDITION OF RENTAL UNITS

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

Reporting a problem:

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

Mold-specific requirements:

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

Repair and Access:

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

If problems are not fixed:

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

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

Lead paint:

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

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

Living in your unit:

- You have the right to quiet enjoyment of your rental unit for the duration of your tenancy.

- You have the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, 8-212, 8-215, and 8-220)

7. EVICTIONS

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

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

Court process required:

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

Your rights in court:

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

Notice before eviction:

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

Eviction requirements and stopping the eviction:

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

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, 8-407, and 8-902)

8. CONSTRUCTIVE EVICTIONS

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

When it applies:

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

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

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

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

What landlords must do to avoid constructive eviction:

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

9. TENANT RIGHT OF FIRST REFUSAL

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

When it applies:

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

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

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

Notice process:

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

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

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

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

10. PROHIBITED ACTS BY LANDLORDS

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

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

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

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

- Making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property.
- Filing or participating in a lawsuit involving the landlord.
- Participating in a tenants' organization.
- Requesting police or emergency services at the property.
- Providing information to the landlord relating to lead paint issues.

Retaliation may include actions such as:

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



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

Notice requirements before your landlord can enter your unit:

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

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

Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(42 U.S.C. Sections 3601, et seq.; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2; Criminal Law Article of the Maryland Code, Section 3-701)

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

11. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

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

Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

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

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords



- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

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

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

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

Website: [District Court Help Centers](http://courts.state.md.us/helpcenter/inperson/dc) (courts.state.md.us/helpcenter/inperson/dc)

If you are unable to go in person, call 410-260-1392 for assistance.

Services Provided:

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

The People's Law Library of Maryland

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

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

Services provided:

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



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

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

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

Read this entire brochure to learn:

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

Before renting or buying a pre-1978 home or apartment, federal law requires sellers, landlords, agents and rental property managers to:

- Disclose known information about the presence of lead-based paint or lead-based paint hazards (or state there is none)
- Provide all available records and reports on lead-based paint and lead-based paint hazards (or state there are none)
- Include a specific warning statement about lead-based paint
- Give buyers up to 10 days to have a certified inspector or risk assessor check for lead.

If undertaking renovation, repair or painting (RRP) projects in your pre-1978 home or apartment:

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



Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified risk assessor at cdxapps.epa.gov/leadpro.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills and other surfaces using wet methods.
- Take precautions to avoid exposure to lead dust when remodeling.
- Hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms when renovating, repairing or painting. Find an EPA-certified firm using cdxapps.epa.gov/leadpro.
- Have your home checked for lead-based paint by a certified inspector or risk assessor before buying, renting or renovating your home.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers and toys often.
- Make sure children eat a well-balanced diet with foods high in iron, calcium and vitamin C as these nutrients may help prevent the absorption of lead.
- Remove shoes or wipe soil and other dirt off shoes before entering your house.

Lead Gets into the Body in Many Ways

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

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

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

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



Lead is dangerous to a developing fetus.

- Lead can build up in the body over time, settling in the bones. This stored lead can be transferred during pregnancy to a fetus or after birth to an infant through breast milk.

Please [see pages 13 and 14](#) for more information on sources of lead exposure.

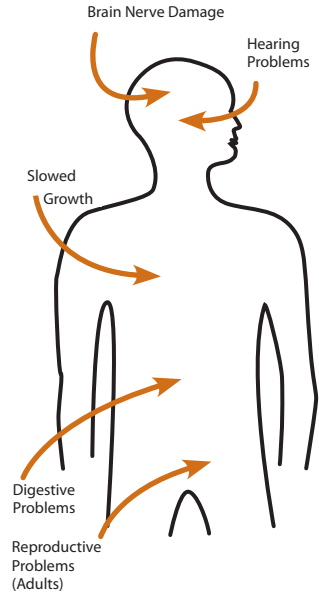
Health Effects of Lead

Lead affects the body in many ways. It is important to know that no safe blood lead level has been identified and even exposure to low levels of lead can harm children.

In children, exposure to lead can cause:

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

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



In adults, exposure to lead can cause an increased risk of:

- Miscarriage during pregnancy
- The baby being born too early or too small
- Harm to a developing fetus' brain, kidneys and nervous system
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

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

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

A simple blood test is the best way to find out if a child has been exposed to lead. A child who has been exposed to lead may not have visible signs or symptoms and may look and act healthy. Consult your doctor for advice on getting your children tested.

Blood lead tests are required for the following groups:

- Children at 12 and 24 months enrolled in Medicaid
- Children between 24 and 72 months enrolled in Medicaid with no record of a previous blood lead test
- Children who should be tested under your Tribal, state or local health testing plan

Blood lead tests are recommended for the following groups:

- Children at 12 and 24 months living in areas that are at higher risk* or who belong to populations that are at higher risk*
- Children or other family members who have been exposed to lead

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

* Some children are more likely to be exposed to lead than others. These include children who live or spend time in a house or building built before 1978, are from low-income households, live or spend time with someone who works with lead or are immigrants, refugees or recently adopted from less developed countries.

Where Lead-Based Paint Is Found

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

Many homes and childcare facilities built before 1978 may have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

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

Lead can be found:

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

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

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

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

Identifying Lead-Based Paint and Lead-Based Paint Hazards

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

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

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

Lead dust can form when lead-based paint is scraped, sanded or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines any reportable level of lead dust measured by an EPA-recognized lead laboratory as hazardous.

If you suspect your home has lead-based paint, you should clean regularly to minimize dust using the information on [pages 9 and 11](#), especially when young children live in the home. EPA does not recommend lead abatements based on lead dust unless the lead dust is at or above the action levels listed on [page 11](#).

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

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

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

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

Checking Your Home for Lead

Hire a certified lead professional to get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards or how to deal with them. A trained and certified lead-based paint inspector will inspect the paint using:
 - A portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples collected by the inspector to be tested in an EPA-recognized lead laboratory
- A **risk assessment** tells you if your home currently has any lead hazards from paint, dust or soil, and what actions to take to address any hazards. A trained and certified lead-based paint risk assessor will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust and soil samples
- A **combination inspection and risk assessment** tells you if your home has any lead-based paint, if it has any lead hazards and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed and ask questions about anything you do not understand. Closely monitor areas that are known to have lead-based paint.

Checking Your Home for Lead, continued

In preparing for renovation, repair or painting work in a pre-1978 home, Lead-Safe Certified renovators ([see page 12](#)) may do any of the following:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis
- Use EPA-recognized tests kits to determine if lead-based paint is absent
- Presume that lead-based paint is present and use lead-safe work practices

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

³ Hearing- or speech-challenged individuals may access this number through TTY by calling 711.

What You Can Do Now to Protect Your Family

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

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bedtime.
- Keep play areas clean. Wash bottles, pacifiers, toys and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing or painting, hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms ([see page 12](#)).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat a well-balanced diet of fruits, vegetables, grains, dairy and protein-rich foods. Foods that are higher in iron, calcium and vitamin C may help reduce the body's absorption of lead. Children with empty stomachs absorb more lead than children with food in their stomachs.

Reducing Lead Hazards

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

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



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

- Hire a Lead-Safe Certified firm ([see page 12](#)) to perform renovation, repair or painting (RRP) projects that disturb painted surfaces.
- Hire a certified lead abatement contractor to permanently address lead hazards. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.
- Certified contractors will employ qualified workers and follow strict safety rules set by their state or Tribe or by the federal government.

Reducing Lead Hazards, continued

If your home has had a lead abatement, dust cleanup activities must be conducted once the work is completed. Dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following action levels:

- 5 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 40 $\mu\text{g}/\text{ft}^2$ for interior window sills
- 100 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatement is designed to permanently address lead-based paint hazards. However, when an abatement is complete, lead dust may still remain above reportable levels ([see page 6](#)) and can also be reintroduced into an abated area. Steps to keep lead dust low after an abatement include:

- Using a HEPA vacuum on all furniture and other items returned to the area
- Regularly cleaning floors, window sills, troughs and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner

Please [see page 9](#) for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state, Tribal or local agency ([see pages 15 and 16](#)), visit cdxapps.epa.gov/leadpro, or call toll-free 1-800-424-LEAD [5323].

Renovating, Repairing or Painting a Home with Lead-Based Paint

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

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



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

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

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

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water in homes are lead pipes, fixtures, brass or chrome-plated brass faucets and plumbing with lead solder.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested (See below).

Remember that older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please use EPA's Safe Drinking Water online form at [epa.gov/safewaterhotline](https://www.epa.gov/safewaterhotline).

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** Working in certain jobs may increase adults' potential exposure to lead, such as: renovation or repair of older homes and buildings, painting, construction, refinishing furniture, smelting, mining, auto repair, handling firearms and working at hazardous waste sites. If you work with lead, lead dust or soil could get onto your skin, in your hair and clothes, which can be transferred to the inside of your car or home. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, fishing, shooting at a gun range or refinishing furniture that has lead-containing paint or varnish. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint or varnish. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Items made in other countries and imported into the United States may have lead including toys, painted furniture, metal or plastic jewelry, health remedies, foods, spices, candies, cosmetics, powders, make-up used in religious and cultural practices and folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.
- **Older playground equipment** can contain old lead-based paint, and **artificial turf and playground surfaces** made from shredded rubber can contain lead. Take precautions to ensure young children do not eat shredded rubber or put their hands in their mouth before washing them.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead above 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

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

EPA's Safe Drinking Water Hotline

For information about lead in drinking water visit epa.gov/safewater or use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Consumer Product Safety Commission (CPSC) Hotline

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

Food and Drug Administration

For information on lead in food and foodwares visit www.fda.gov/food/environmental-contaminants-food/lead-food-and-foodwares.

Centers for Disease Control and Prevention

For information on childhood lead poisoning prevention visit: www.cdc.gov/lead

State and Local Health and Environmental Agencies

Some states, Tribes, counties and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state, Tribal or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center toll-free at **1-800-424-LEAD [5323]**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling **711**.

U. S. Environmental Protection Agency (EPA) Regional Offices

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

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont and 10 federally recognized Tribes)

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

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands and 8 Tribes)

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

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia and 7 Tribes)

Regional Lead Contact
U.S. EPA Region 3
Four Penn Center
1600 JFK Blvd
Philadelphia, PA 19103-2029

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and 6 Tribes)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 37 Tribes)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604
(312) 353-3808

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

Regional Lead Contact
U.S. EPA Region 6
1201 Elm Street, Suite 500
Dallas, TX 75270
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska and 9 Tribes)

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

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 Tribes)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6169

Region 9 (Arizona, California, Hawaii, Nevada, Guam, American Samoa, Northern Marianas, Palau, Micronesia, Marshall Islands and 148 Tribes)

Regional Lead Contact
U.S. EPA Region 9 (LNC-2-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8000

Region 10 (Alaska, Idaho, Oregon, Washington and 271 Tribes)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

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

CPSC

4330 East-West Highway

Bethesda, MD 20814-4421

1-800-638-2772

cpsc.gov or saferproducts.gov

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

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Its Office of Lead Hazard Control and Healthy Homes' (OLHCHH's) lead hazard reduction grants, healthy homes grants, and guidance and enforcement of the Lead Disclosure Rule and Lead Safe Housing Rule, protect families from lead and other housing hazards.

HUD OLHCHH

lead.regulations@hud.gov

hud.gov/lead

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U.S. EPA
U.S. CPSC
U.S. HUD

EPA-747-K-26-001
January 2026

IMPORTANT!

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

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



Water

Select Language ▼

Water Bill Details

Search again

Account Identification

Account Number 11000262738

Service Address 10 S ROSEDALE ST

Current Billing Information

Current Read Date 06/03/2026

Current Bill Date 06/15/2026

Penalty Date 07/05/2026

Current Bill Amount \$ 0.00

Previous Balance \$ -48.88

Current Balance \$ 0.00

Previous Billing Information

Previous Read Date 05/03/2026

Payment History

Last Pay Date 06/04/2026

Last Pay Amount \$ -48.88

Customer Information

As a new initiative to communicate better with our customers, we are requiring citizens to submit their Email ID and Phone Number when paying their bills.

Are you a *

Ownership is required.

☐ Homeowner ☐ Tenant ☐ Property Manager ☐ Other

Phone *

Email *

Do you want to sign up for our newsletters and updates? *

☐ Yes ☒ No

You are currently opted 'not' to receive our newsletters and updates. If you like to change this, please select 'Yes' to the above question.

Some of the information is preliminary. It is subject to review and may be revised by the Revenue Measurement and Billing Division.

[Pay Online »](#)

Payment is not available because the current balance is zero or a credit amount.