

Residential Dwelling Lease

PARTIES:

Owner/Landlord:

Phone Number:

Address:

Email:

**Property Management Company/
Landlord:**

Wise Home Management

Phone Number:

347-989-6393

Address:

3436 Elm Avenue Baltimore, Md 21211

Email:

carter@wisehomemanagement.com

Tenant 1: Lauren Debelius DOB: _____ SSN: _____

Tenant 2: Eileen Keck DOB: _____ SSN: _____

Tenant 3: _____ DOB: _____ SSN: _____

Previously listed Tenants are also referred to in this lease as “occupants,” “Tenants,” and “residents.”

convicted of a felony crime in any federal or state court. Individuals not identified in this lease cannot occupy the Property for more than 7 days without Landlords written consent.

4. TENANT'S RIGHT TO OCCUPY THE PROPERTY: Tenant may peaceably and quietly, enter the Property at the beginning of the lease term and the Property will be made available in a condition permitting reasonably safe habitation. If Tenant is given permission to possess and occupy the Property prior to the start date of the lease term, such possession and occupancy shall be deemed to be in accordance with all the terms, covenants, conditions, and provisions of this lease, and rent shall be proportionally owed to Landlord for the period prior to the start date found in paragraph 2.

5. PETS/SERVICE ANIMALS:

Pets: (This paragraph does not apply to service animals covered by American with Disabilities Act (ADA) or any other applicable law.) Tenant shall not keep or allow pet(s) on premises except as follows or with the subsequent written consent of Landlord/Agent.

The following pet(s) may be kept on the premises:

Yes ☒ No ☐
2 # ALLOWED
dogs

TYPE OF PET(S)

Name: Maggie Breed: Mutt/Brown Dog 30lbs Age:

Name: Charlie Breed: Black Lab 60lbs Age:

Name: Breed: Age:

One time pet fee required: Yes ☒ No ☐

Amount of pet fee: \$500.00 Frequency of fee payment: one time

Animals must be updated on all vaccines that are optional for the animals age so as not to cause and or limit harm to neighboring pets.

Should the above consent be given, Tenant agrees to arrange for and pay the costs of having the carpets/flooring professionally cleaned, deodorized and treated for fleas, ticks and other vermin at the termination of occupancy, Landlord has the right to pre-approve the carpet cleaning company. Paid receipts for such cleaning and treatment must be provided to Landlord/Agent. Tenant further agrees to assume all liability and to be responsible for any damage caused by said pet(s) such as, but not limited to damage to carpets, subflooring and wood floors, screens, glass and frames and landscaping. Tenant must comply with any pet ordinances enacted by the local authorities, homeowners or condominium associations. Tenant shall not keep any pet on the

premises if the pet is or becomes vicious or threatening, bites or attacks any person or other pet, or otherwise is or becomes a nuisance. Tenant assumes full liability for the results of any actions of pet.

If Tenant permits or harbors a pet on the premises without: 1) permission of Landlord/Agent and 2) payment of an additional required deposit, Tenant shall be in violation of the lease. If Tenant violates the "no pets" provision of the lease, Tenant agrees to pay, as additional rent \$1000.00 per month per animal for each month violation exists, in addition to any damages, physical or otherwise, which in the opinion of Landlord/Agent were caused by the unauthorized animal on the premises. Landlord also reserves the right to require removal of the animal from the premises, and require additional security deposit to be held for balance of the tenancy. The combined total of any and all deposits may not exceed the equivalent of the first month's rent.

Service Animals:

If Tenant or Tenant's minor child has a disability, Tenant may keep and maintain a service animal trained to do work or perform tasks for the benefit of the individual with a disability. Such service animal may be kept within the Property, and shall have access to the rental facility and all other related structures in accordance with applicable laws. If Tenant has a service pet, Tenant agrees to pay the cost of having the Property de-fleaed and de-ticked by a professional exterminator, and if carpeted, the carpeting shampooed and deodorized by a professional cleaner, at the termination of occupancy. Tenant further agrees to assume all liability for pet's behavior and actions, and will be responsible for compliance with all laws, regulations and ordinances regarding pets and for any damage caused by said including, but not limited to, odor and property damage.

A Landlord may not require a Tenant with a disability accompanied by a service animal to pay a security deposit for the service animal.

Pet Protection During Eviction/Loss of Possession or Property:

If Tenant is evicted or loses possession of the Property pursuant to a court order, Tenant should visit <https://mda.maryland.gov/SiteAssets/Pages/Pets-and-eviction/HB102%20-%20Pet%20Protections%20During%20Eviction%20Flyer.pdf> on the Maryland Department of Agriculture website for information on how to provide housing for the pet during Tenant's temporary or permanent housing relocation.

6. RESTRICTIONS ON USE OF GRILL AND FIRES: Tenant may not use a propane, coal, or barbeque grill or have a fire within 10 feet of the residential dwelling, and may only use it on the concrete patio in the back yard.

7. SMOKE ALARM INSTALLATION AND MAINTENANCE: Tenant acknowledges that Landlord has installed one or more smoke alarms in accordance with §§ 9-101 through 9-109 of the Public Safety Article of the Annotated Code of Maryland and that all smoke alarms are in good condition and properly working as of the date this lease is signed by Tenant. Tenant agrees

not to obstruct, tamper with, or permit any smoke alarm to be obstructed or tampered with. Tenant agrees to remove any obstruction or alert Landlord in writing to any obstruction, test the smoke alarm once every three months, and report in writing to Landlord any malfunction. Written notification of any malfunction or any obstruction shall be delivered to Landlord by texting (410) 207-5765. Landlord will provide written acknowledgment of the notification and will repair or replace the smoke alarm within five calendar days after the notification. Tenant assumes sole responsibility to test the smoke alarm and shall indemnify and hold Landlord harmless from any and all liability and damages for injury, death, property damage, or other loss resulting from any defect or malfunction to the smoke alarms that Tenant did not specifically report in writing as required.

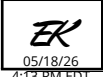
If any smoke alarm in the Property becomes damaged by any act of the Tenant, any resident of the Property, or any guest, agent, employee, invitee, or family member of Tenant, Tenant shall promptly notify Landlord of the damage and Landlord will repair or replace the smoke alarm within five calendar days after the notification. Upon demand, Tenant will pay to Landlord the costs of repair, replacement, or to remove an obstruction incurred by Landlord. At the Landlord's discretion, such costs may instead be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent, as well as any other remedy afforded by law.

8. CARBON MONOXIDE DETECTOR INSTALLATION AND MAINTENACE: Tenant acknowledges that Landlord has installed one or more carbon monoxide detector(s) in accordance with state and local law. Tenant acknowledges that said carbon monoxide detector(s) is in good condition and is working as of the date this lease is signed by Tenant. Tenant agrees to remove any obstruction or alert Landlord in writing to any obstruction, test the smoke alarm once every three months, and report in writing to Landlord any malfunction by texting (410) 207-5765. Written notification of any malfunction or obstruction shall be delivered to Landlord. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Landlord harmless from any and all liability and damage for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Landlord as required.

If any carbon monoxide detector in the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any guest, agent, employee, invitee, or family member of Tenant, Tenant shall promptly notify Landlord of the damage and Landlord will repair or replace the carbon monoxide detector within five calendar days after the notification. Upon demand, Tenant will pay to Landlord the costs of repair, replacement, or to remove an obstruction incurred by Landlord. At the Landlord's discretion, such costs instead may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent, as well as any other remedy afforded by law.

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

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

Initials:   
05/18/26 4:15 PM EDT dotloop verified 05/18/26 4:13 PM EDT dotloop verified 05/20/26 3:37 PM EDT dotloop verified

9. USE OF KEYS AND LOCKS: Tenant shall not install an additional lock(s), change existing lock(s) or make duplicate keys without Landlord's prior written consent. Landlord will provide Tenant with two set of key(s): two front entrance keys, two front door keys, two mail keys. Tenant will return all keys, both provided to Tenant by Landlord and duplicates made by Tenant, to Landlord upon termination of the lease or abandoning or vacating the Property, whichever occurs first. At Landlord's discretion, tenant will reimburse Landlord as additional rent or as damages for the cost of replacing or repairing any locks if a lock is damaged, a key is lost or not returned to Landlord, or replacing any key(s) lost or damaged by Tenant. If tenant loses a key and Landlord charges Tenant the cost for a key, the cost for a replacement key is \$50, inclusive of administrative time.

At the property you may find a key lock that can be opened by combination. Landlord reserve the right to keep a key lock at the Property. If Landlord or his agent arrives at the property and the key lock or key in the key lock are missing, Tenant will be charged the cost of replacement plus a \$100.00 fee.

10. COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do anything or permit anything to be done on the Property contrary to or that will increase the premium payable on the Property's hazard insurance policy. Tenant shall not obstruct or permit the obstruction of any public sidewalk nor permit anything to be done on the Property or right of way in contravention of any rules and regulations of the Fire Department, Health Department, any other governmental authority, or community/housing association.

11. LANDLORD'S LIABILITY AND TENANT'S RESPONSIBLY TO OBTAIN INSURANCE: For those areas that are within exclusive control of Tenant(s), Tenant agrees that Landlord is not responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the property, nor for any personal injury to Tenant or any guest, agent, employee, invitee, or family member of Tenant. Landlord is not a bailee for any goods or chattels placed on, in, or about the Property.

Tenant is responsible for obtaining, paying the costs of, and maintaining insurance, to protect Tenant or any guest, agent, employee, invitee, or family member of Tenant from loss or damage to Tenant's personal property placed on, in, or about the property. If pet(s) are allowed on/in the Property, any time Landlord's request, Tenant must obtain and pay for insurance that covers damage caused by pets. Failure to obtain insurance for pet damage will be considered a breach of lease.

To the extent permitted by law, Tenant hereby releases Landlord, its elected and appointed officials, employees, volunteers, and other others working on behalf of Landlord (collectively "officials") from any and all liability or responsibility to the Tenant or anyone claiming through or under the Tenant by way of subrogation or otherwise, for any loss or damage caused during your tenancy with respect to any claim he/she/they may have against Landlord for damage or loss covered by Tenant's insurance. This provision shall be applicable and in full force and effect only with respect to loss of damage occurring during or as a result of the Tenant's tenancy. Tenant to the extent obtainable, procure a clause in, in an endorsement on any property/renters insurance carried by Tenant, under which the insurance company waives its right of subrogation against Landlord or any officials. If an additional premium is required for the waiver or consent, Landlord will pay the premium upon being presented with a bill. If Landlord decides not to pay the additional premium, the waiver or consent shall not be required in favor of that party.

12. TENANT INDEMNIFIES LANDLORD: Tenant shall indemnify and hold Landlord harmless against and from any and all liability arising from any injury, death, property damage, or other loss during to persons or property arising within portions of the Property that are within the control of Tenant, or caused by any act or omission of Tenant, any resident of the Property, or any agent, employee, invitee, or family member of Tenant.

Landlord shall not be liable and Tenant hereby waives all claims against Landlord for any damage to any property or any injury to any person in or about the Premises by or from any cause whatsoever, except to the extent caused by or arising from the gross negligence or willful misconduct of Landlord or its agents or employees, as permitted by law. Landlord shall not be liable and Tenant hereby waives all claims against Landlord for any damage to any property or any injury to any person in or about the Premises by or from any cause whatsoever by contractors as permitted by law. The provisions of this paragraph shall survive the termination of this Agreement with respect to any claims or liability accruing prior to such termination.

13. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Landlord and Landlord's agents and/or employees have the right to enter the Property at all reasonable times for the purpose of inspection or making any repairs that Landlord is required to make under the terms of this lease or which Landlord otherwise deems necessary or appropriate. During the ninety (90) days prior to the expiration of any lease term, Landlord and Landlord's agents have the right, at reasonable times, to show the Property to prospective Tenants or purchasers. No notice is required to enter the property except as required by law, but Landlord will endeavor to give notice 24 hours ahead of time.

14. TENANT'S RESPONSIBILITY UPON VACATING THE PREMISES: Tenant agrees to surrender the Property to Landlord at the end of the initial lease term or any renewal thereof, in the same condition as when received, ordinary wear and tear excepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition.

15. RESTRICTIONS ON SUBLEASING AND/OR ASSIGNING LEASE: Tenant shall not assign this lease or sublet all or part of the Property without the prior written consent of Property Manager. Consent may be withheld in the Property Manager's sole and absolute discretion. Any assignment or subletting without Property Manager's prior written consent shall be null and void and of no effect. Property Manager may elect to collect rent directly from any assignee or subtenant. However, the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from the Tenant's liability to pay rent. Any consent to subletting or assignment shall not constitute a waiver of the Tenant's obligation to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability pursuant to this lease and to law.

16. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS DAMAGED: If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies, or (b) if the Property is only damaged or partially destroyed and Landlord upon notice to Tenant elects not to repair such damage or destruction, the tenancy created by this lease and any extension shall immediately cease and all rent payable under this lease shall be prorated to the date of such occurrence. If the Property is only partially destroyed or damaged and Landlord chooses to repair the damage or partial destruction to the Property, then Landlord shall restore the Property to close to the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this lease will not be abated and this lease shall remain in full force and effect. In exchange for rent paid, if necessary to protect human health and safety, Landlord will pay for the cost of habitation elsewhere while the Property is being repaired.

17. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT: If the Property or any portion of it is taken or condemned for a public or quasi-public use, this lease shall, as to the part(s) taken, terminate on the date title vests in the condemner. Tenant waives all claims against Landlord and condemnor by reason of the complete or partial taking of the Property. All damages awarded as a result of any condemnation, whether for the entire or part of the Property, shall belong to and shall be the sole property of Landlord, regardless of whether the damages are compensation for diminution in value to the Property or leasehold, or are the fee of the Property.

18. INSPECTIONS: Tenant acknowledges that Landlord has the right to be present at any and all inspections whether conducted by a private or government entity in and about the Property and agrees to notify Landlord prior to any inspection.

19. RESTRICTIONS CONCERNING VEHICLE PARKING: Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other parking area. Vehicles must be parked in accordance with the law and any community rules, regulations, and restrictions, and Landlord's rules.

Parking is first come, first serve street parking. Tenant may not wash, repair, or paint vehicles on the Property, including but not limited to the parking pad, without the prior written consent of Landlord. Any vehicle that is leaking any substance must not be parked anywhere on the Premises.

All fines accrued regarding parking issues will be at the expense of the owner of the vehicle.

20. COMMUNITY ASSOCIATION: In the event the Property is part of a condominium or homeowner association, Tenant agrees to abide by the by-laws, covenants, declarations, regulations, restrictions, and rules promulgated by the counsel of unit owners of the condominium or the homeowner association. Copies of the aforementioned shall be provided to Tenant by Landlord. Landlord is not liable to Tenant for any violation of any of the by-laws, covenants, declarations, regulations, restrictions, rules, or the provisions in any other lease by any other Tenant or occupant in the development/association. Unless otherwise provided in the Lease, Landlord is responsible for payment of Condo/Home Owners Association fees. Tenant acknowledges receipt of applicable documents.

Initials: _____

21. TRASH RESTRICTIONS: Tenant shall only use trash containers/facilities designated for the Property, return the trash containers to the designated area after the trash is collected, and clean the collection area of any scattered or remaining trash.

22. TENANT AND LANDLORD AGREEMENT IF UTILITIES ARE INTERRUPTED: In the event Landlord or Tenant is prevented or is unable for reasons beyond Landlord's or Tenant's control to obtain electricity, fuel, sewer, water, or services Landlord agreed to furnish or in the event of the rationing or non-delivery of utilities and services, Landlord is released, discharged, and is indemnified from any liability, loss, cost, damage or expense, direct or indirect, that might be suffered by Tenant any guest, agent, employee, invitee, or family member of Tenant, and this lease shall continue in full force and effect for the full lease term without abatement.

23. UTILITY REPAIRS: If, under the terms of this lease, Landlord has agreed to provide any service or utility at Landlord's expense, Landlord may temporarily stop or curtail any such service or utility for the purpose of repairing or replacing the equipment or utility lines providing the service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. If Landlord temporarily stops or curtails the any such service or utility, Landlord shall use diligence in restoring such service or utility.

24. LANDLORD'S RIGHTS TO RE-RENT THE PROPERTY: If the Property becomes vacant because the Landlord exercises a remedy under this lease or law, or if Tenant(s) abandon the Property, Landlord may take possession of and re-let the Property as agent of Tenant. The terms and conditions of any re-let shall be for the Landlord to reasonably determine. Upon demand by Landlord, Tenant shall pay to Landlord all costs and expenses incurred by Landlord in such re-letting and shall thereafter pay monthly rent to Landlord in accordance with this lease for the difference between the rent payable under this lease and the amount of rent received upon any re-letting. Nothing contained in this lease shall be deemed to impose upon Landlord any obligation to show or lease the Property in preference to any other rental property/properties owned or managed by Landlord.

25. RESPONSIBILITY FOR ADDITIONAL RENT: At Landlord's discretion, Tenant agrees to pay as additional rent any and all sums which may become due because Tenant's failure to comply with any of the terms and conditions of this lease and for any and all damages, costs, and/or expense that Landlord incurs by reason of any default under this lease by Tenant. At Landlord's discretion, Tenant agrees to pay as additional rent any and all damages to the Property caused by an act or negligence of Tenant, other resident of the Property, or any of Tenant's guests, agents, employees, invitees, or family members. Landlord shall have the same remedies for the collection of these payments as Landlord has for non-payment of rent and/or damages under the lease, in addition to any other legal remedy afforded to Landlord by law.

26. LEGAL RIGHTS OF LANDLORD: If Tenant fails to pay the rent or any additional rent as mentioned in this lease or if Tenant shall breach any other term, covenant, or condition of this lease, including, but not limited to, any misrepresentation in Tenant's application or providing fraudulent names in this lease, Landlord may (a) re-enter the Property and terminate this lease in accordance with the applicable provisions of law; (b) bring summary eject proceedings to evict Tenant; or (c) pursue any and all other remedies available to Landlord at law or in equity. No such termination of the lease, nor recovery of possession of the Property, however, shall constitute a waiver by Landlord for any available action by Landlord against Tenant for unpaid rent or for damages that may be due or sustained prior to or subsequent to the termination of this lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to or subsequent to such termination and/or recovery of possession. If the lease is terminated early or Tenant fails to move in, Tenant will owe Landlord \$900 as the cost to re-rent the premises, in addition to any loss in rent caused by the early termination, unless otherwise agreed to in writing.

The reletting charge is not a cancellation or buyout fee. It is an agreed-to liquidated amount covering only part of Landlord's damages; that is time, effort, and expense for finding processing a replacement tenant. These damages are uncertain and difficult to ascertain – particularly those relating to administrative, marketing, make-ready, inconvenience, and paperwork. You agree that the reletting charge is a reasonable estimate of such damages, that the charge is due whether or not our reletting efforts succeed, and the charge is not a penalty. If no amount is stipulated, you must pay our actual reletting costs so far as they can be determined. The reletting charge does not

release you from continued liability for the following: future or past-due rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

27. FEES AND COURT COSTS: Should any action be brought in court to enforce any provision of this lease or related law, if the Landlord is the prevailing party, Landlord shall be reimbursed for all reasonable attorney's fees (up to \$300 per hour), necessary expenses, and court costs incurred. Tenant is advised, the average time for a failure to pay rent action, is 2 hours (not including traveling), and 5 hours for breaches of lease and tenant holding over actions (not including traveling). In addition, tenant is responsible for administrative expenses of \$50 for Failure to Pay Rent (Summary Ejectment) Actions if landlord elects to file the claim his/herself. If a judge finds the above hourly rate unreasonable, attorney fees for collection actions will constitute 15 percent of the amount due, exclusive of expenses for service and courts costs. If Landlord represents himself, the same 15 percent is due to landlord.

28. LANDLORD DOES NOT WAIVE LEGAL RIGHTS: The failure of Landlord to insist upon the strict performance of any of the terms and conditions of this lease, in one or more instances will not constitute or be construed as a waiver of such term or condition or an election of waiver in future and/or other instances.

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

30. CONTROLLING LAW: This lease shall be construed and interpreted in accordance with the laws of the State of Maryland.

31. PAROLE EVIDENCE: This lease includes all terms. Tenant does not rely on any written, recorded, or oral statements made by Landlord or his agents when entering into this lease, except for any agreements concerning real estate brokers and real estate agents. Any statements and representations made prior to entering into this lease are nonbinding.

32. TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the Property in a careful manner and not to use or permit any portion of the Property to be used for any purpose other than as a private single-family residence. At both single family homes and at multi-unit buildings, Tenant agrees 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, except if forbidden by community rules and regulations; to keep the property in a clean and sanitary condition; and to comply with all laws codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property, and all covenants and restrictions applicable to Tenant's use of the Property, including but not limited to directives of the Board of Fire Underwriters or similar authority and of any insurance companies which have issued or are about to issue policies of insurance covering the property and its contents, for the prevention of fire or other casualty, damage, or injury, and are also

within the exclusive control of Tenant at Tenant's own cost and expense. Tenant, all occupants, and/or invitees on the Property, whether known or unknown by the Tenant, will not disturb the peaceful enjoyment of neighbors. Tenant covenants and agrees that Tenant will not use or permit the property to be used for any improper, illegal, or immoral purposes, or in any noisy, dangerous, offensive, illegal, or improper manner. Tenant agrees that no drugs or other illegal substances will be possessed, controlled, used, manufactured, sold, or distributed within, on, or from the Property, including marijuana. The property shall be used and occupied by Tenant, as a private single family dwelling, and no part of the Premises or Furnishings shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling, without the prior written consent of Landlord. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations, (b) any violation or non-performance by the Tenant of any of the covenants contained in this lease, or (c) any act or omission of Tenant, other residents of the Property, or Tenant's guests, agents, employees, invitees or family members. All electrical, heating, air-conditioning, mechanical and plumbing equipment and facilities shall only be used for their intended purposes.

Tenant must notify Landlord of an anticipated extended absence from the Premises that will be in excess of five days. Notice should be given as soon as reasonably possible after Tenant knows the absence will exceed five (5) days.

33. RESTRICTIONS ON CHANGES TO THE PROPERTY: Tenant shall not make any alterations, additions, or improvements, including painting, hanging shelves, or electrical work, to the Property without first obtaining Landlord's written consent.

Any and all alterations, changes, and/or improvements built, constructed, or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, are the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.

34. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including smoke detectors. Certain other items which may be considered personal property, whether installed or stored on the property, are included as follows and must be returned to Landlord at the conclusion of the lease in the same condition as when Tenant received them:

CHECK INCLUDED ITEMS

☒ Stove or Range

☒ Dishwasher

☐ Alarm System

☐ Cooktop

☐ Freezer

☐ Intercom

- | | | |
|---|--|--|
| ☐ Wall Oven(s) # ____ | ☐ Window Fan(s) # ____ | ☐ Storage Shed(s) # ____ |
| ☒ Refrigerator # <u>1</u> | ☐ Fireplace Screen/Door | ☐ Garage Opener(s) # ____ |
| ☒ w/ icemaker <u>1</u> | | |
| ☒ Microwave | ☐ Pool, Equip, & Cover | ☐ Garage Remotes # ____ |
| ☐ Trash Compactor | ☐ Hot Tub, Equip, & Cover | ☐ Playground Equip. |
| ☒ Garbage Disposer | ☐ Screens | ☐ Wood Stove |
| ☒ Exhaust Fans(s) | ☐ Storm Windows | ☐ T.V. Antenna |
| ☐ Lawn Mower(s) # ____ | ☐ Window A/C Units(s) # ____ | ☐ Satellite Dish |
| ☐ Storm Doors | ☐ Ceiling Fan(s) # ____ | ☒ Clothes Washer |
| ☒ Clothes Dryer | ☐ Furnace Humidifier | ☐ Electronic Air Filter |
| ☒ Water Filter | ☐ Water Softener | ☐ Exist. w/w Carpet |
| ☐ Drapery/Curtain Rods | ☒ Carbon Monoxide Detectors ____ | ☒ Shades/Blinds |
| ☐ Television | ☐ Central Vacuum | |
| ☐ Furniture: _____ | | |

Additional Inclusions: _____

35. UTILITIES AGREEMENT: The obligations of Owner and Tenant with respect to the provision of utilities shall be follows:

	Furnished at cost of		Notes (prorated, in Tenant's/Owner's name, etc.)
Heating Fuel	Owner ☐	Tenant X	_____
Cooking Fuel	Owner ☐	Tenant X	_____
Electricity	Owner ☐	Tenant X	_____
Heating of Water	Owner ☐	Tenant ☒	_____
Cold Water	Owner ☐	Tenant ☒	_____
Sewer	Owner ☐	Tenant ☒	_____
Cable Television	Owner ☐	Tenant X	_____
_____	Owner ☐	Tenant ☐	_____
_____	Owner ☐	Tenant ☐	_____

The costs for utilities which are to be furnished at the expense of Tenant, as stated above, shall be considered additional costs and Tenant agrees to pay such costs when due. Failure of Tenant to

pay any utility costs within five (5) days of receipt of the bill will constitute a breach of this lease. If this lease is breached, Landlord may, in Landlord's discretion, pay such costs. If Tenant fails to pay utilities as is required under the lease and Landlord elects to pay such costs, in Landlord's discretion the amount thereof shall be added to and deemed part of the rent due or considered damages and shall be payable by Tenant to Landlord on demand. Failure to pay shall constitute a breach of lease.

The cost of the water/sewer usage is assessed by the Baltimore City Water. The units will divide the amount of water due proportionally based upon total occupancy. For example, if unit one has two tenants and unit two has three tenants, water/sewage will be split 40 percent and 60 percent, respectively.

Tenant acknowledges that landlord has provided tenant with a copy of the last two water and sewer utility bills issued to the landlord, and the he average monthly bill for all dwelling units in the residential rental property in the previous calendar year. Any disputes relating to the computation of the tenant's bill are between the tenant and the landlord. Tenant has the right to inspect records retained by the landlord that document a bill for utilities on written request. Landlord does not charge any additional service charge as part of this proration. For information about tenant's right concerning proration of utilities, please refer to MD Code, Real Property, § 8-212.4.

The Party responsible for paying any utility or service will not be liable for failure to furnish the utility or service when the cause of such failure is beyond that Party's control.

If Tenant pays the costs of utilities for water, sewer, gas, or electricity directly to Landlord, Landlord shall provide a copy of the water, sewer, gas, or electricity utility bill to Tenant.

36. OBLIGATION TO NOTIFY: Upon receiving notice thereof, Tenant will immediately notify Landlord of any defects, accidents, events, circumstances, conditions, or hazards on the Premises or any systems thereof that have caused, are causing, or may potentially cause injury or damage to the Premises or any person or property located therein or nearby. Tenant will notify Landlord by all instantaneous methods of communication available, including phone, email, texting, in person, or otherwise.

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

Except as provided in above, Tenant is responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, blinds, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the Initial Lease Term. If Tenant fails to make said repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement. In Landlord's discretion the amount thereof shall be added to and deemed part of the rent due or considered damages and shall be payable by Tenant to Landlord on demand. Failure to pay shall constitute a breach of lease. Among other legal remedies available to Landlord, Landlord shall have the same remedies for the collection of such costs as Landlord has for the non-payment of rent under this lease. Tenant shall furnish the HVAC system filters, electric light bulbs, and fuses at Tenant's expenses.

Tenant will be charged \$50 each time landlord, not the landlord's agent, needs to come to the property, the cost of material, and \$30 per hour after the first hour, to fix or repair anything that is the fault of the tenant. If it is not the fault of the tenant, there will be no charge. Tenant will be due all reasonable costs incurred by Landlord if an agent or contractor of the property performs maintenance or repair.

If the Property is part of a multi-unit building, Tenant shall also be liable to Landlord for the cost of any repairs or replacements to the building and/or other apartment unit if the need for such repairs or replacements is caused by the negligence, breach of contract, or misuse of the building or the Property by Tenant, other residents of the Property, or Tenant's guests, agents, servants, employees, invitees, or family members. In Landlord's discretion the amount thereof shall be added to and deemed part of the rent due or considered damages and shall be payable by Tenant to Landlord on demand. Failure to pay shall constitute a breach of lease. Among other legal remedies available to Landlord, Landlord, at his/her discretion, shall have the same remedies for the collection of such costs as Landlord has for the non-payment of rent under this lease.

If maintenance is needed, maintenance requests should be sent to Wise Home Management at <https://www.wisohomemanagerment.com>. If there is an emergency, maintenance requests should be made to Wise Home Management at 347-989-6393 or 443-529-2780

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

38. TENANT'S AND LANDLORD'S DELIVERY OF NOTICES: All notices requested to be given by Landlord to Tenant shall be given and accepted by Landlord leaving the notice at the

Property, by mailing it to Tenant, or emailing it to Tenant, except if the law requires another method of notice, including notices that the Landlord is withholding of any portion of the security deposit. Notices of withholding or potentially withholding a portion of the security deposit and/or the return of the security deposit, shall be mailed by Landlord to Tenant at Tenant's last known address or the address provided to Landlord in accordance with law, within forty-five (45) days after the termination of the lease. If Tenant provides an address accordance with Md. Annotated Code Real Prop. §§ 8-203 and 8-203.1 that is different than the Tenant's last known address, notices of the withholding of any portion of the security deposit by Landlord and any remaining balance of the security deposit will be mailed to the address provided.

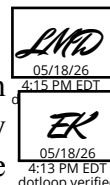
All notices, not including service of process, and rent that are not otherwise directed to be sent in another manner to the Landlord are required to be given by Tenant to Landlord by email

Service of process, or demands required or permitted under this Agreement or under law shall be deemed sufficiently given or served if sent by United States Postal Service certified mail, return receipt requested, addressed as follows: IF TO LANDLORD SEND TO:

3436 Elm Avenue Baltimore, Md 21211

IF TO TENANT SEND TO: Property Address Page 2 Landlord and Tenant shall each have the right from time to time to change the place of notice by giving the other Party written notice of this change. Tenant shall immediately notify Landlord or manager of the Premises in person or at above address of any emergencies, dangerous conditions, or defects in and about the Premises or Furnishings of which Tenant becomes aware.

39. MILITARY: At the time of signing this lease neither tenant is _____ is not ☒ in active or inactive military service. If any tenant becomes active military, said tenant must notify the Landlord by written notice. No terms of this agreement will change should a tenant join the military, but Landlord will afford additional rights to individuals in active duty military as required by law.



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

40. SHOWING OF PROPERTY FOR RENT OR SALE: Landlord may post and Tenant shall permit the posting of "For Rent" and/or "For Sale" signs and shall allow the Property to be shown to prospective Tenants and Purchasers during reasonable hours. When possible, Landlord shall give Tenant reasonable notice of such showing. If Tenant is not home, the Property may be shown utilizing the key retained by Landlord or by use of key within a key lock, as authorized by Landlord. During the last 90 days of the lease, Tenant agrees to keep Property reasonably clean and orderly and that any pets permitted on the Property shall not be allowed to obstruct nor interfere with any showing of the Property for rent or sale. Tenant agrees to make reasonable

accommodations to comply. If the Property is not in a reasonably clean condition upon inspection of showing of the property during the last 90 days, Tenant will have 24 hours to clean the property. If the Property is not cleaned, Tenant will owe Landlord an additional \$100 and allow Landlord to hire a cleaning service to clean the property. The cleaning service will be of the Landlord's choosing and will be scheduled during reasonable hours. Landlord will give a tenant notice of when the cleaning service will arrive.

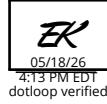
41. APPLICATION OF MONIES PAID WHEN IN DEFAULT: When monies are paid, they will be applied as directed by Tenant. If Tenant does not direct Landlord as to how monies paid should be applied they will be paid to towards any unpaid balance(s), and in this order: (1) water bill(s), (2) other utilities that the Landlord has paid, (3) repairs of physical damage to the property, (4) legal/administrative costs associated with any Legal Action initiated to achieve compliance with any part of this lease - be it rent or civil action (this includes: rent, rent-late fees, administrative fees, water bills, repair bills associated with lessee-related/caused damages noted on maintenance or other checks, etc.) and then, (5) rent. Therefore, if there are any unpaid balances related to any reason other than rent; monies paid will be applied towards these balances, and this may then leave an unpaid rent balance, which will then trigger rent-late fees, and rent-related legal actions. If monies paid are the cost of rent, unless Tenant expresses otherwise, the monies paid will be applied to the order stated in this paragraph.

42. WATER CONDITIONING SYSTEM, SWIMMING POOL, HOT TUB/SPA: If the Property has a water conditioning system, swimming pool, and/or hot tub/spa, Tenant agrees to exercise due caution in the care of these systems. Tenant will properly maintain said systems at Tenant's expense and pay for all chemicals and filters according to the instructions provided.

43. WATER/MOISTURE/MOLD: Tenant shall immediately notify Landlord of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator freezer, air conditioning unit(s), faucets, etc.), flooding and/or water damage to the Property. Tenant shall take immediate measures to contain water moisture, water leaks, water spillage, flooding and/or water damage, to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub, or appliance causing such water leaks or spillage.

Tenant shall immediately notify Landlord of any mold of any type observed within or on the leased Property. Upon notification from Tenant, Landlord shall promptly remove mold and remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage, or flooding in accordance with industry standards within the Property. Landlord will pay for said repair, except if caused by Tenant's negligence. In water damage or mold occurs within or on the Property through the negligence of Tenant, Tenant shall pay all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold. At Landlord's discretion, such costs may be added to and deemed part of the rent or due as damages. Failure of Tenant to immediately reimburse landlord upon demand shall constitute a breach of lease.

Initials:



44. ADDITIONAL RULES:

- a. Tenant acknowledges that water filled furniture, including waterbeds are not permitted on or about the Leased Premise.
- b. Tenant acknowledges that space heaters are not permitted on or about the Leased Premise if Tenant's insurance does not cover incidents caused by or involving space heaters.
- c. Tenant and/or guests shall not smoke any substance, including tobacco, inside or on the Property.
- d. Tenants and/or guests shall not use any electronic cigarette or vaping device inside the Property.
- e. Garbage shall be disposed of at a minimum of once every week and cannot be kept at the Property. Tenant shall follow all regulations regarding the storing and placing receptacles for city pickup.
- f. Areas immediately adjoining the Leased Premise shall be kept clear by Tenant, and Tenant shall not place nor permit obstructions, garbage, refuse, improvements, merchandise or displays in those areas.
- g. Tenant shall not use the plumbing for a purpose other than that for which it is constructed. No grease or foreign substance shall be put in the plumbing, and the expense of any resulting breakage, stoppage or damage (whether on or off the Property) shall be borne by Tenant. No products, EXCEPT toilet paper, may be placed in toilets, including the exclusion of products deemed flushable.
- h. Tenant shall have the responsibility for protecting the Property from theft, robbery and pilferage, shall keep doors locked, and keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair
- i. Tenant shall be responsible for all lawn care, snow and ice removal from the Property and surrounding the Property including sidewalks, remove leaves from lawn, and keep the Property in a clean and sanitary condition.
- j. Tenant agrees to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property, and all covenants and restrictions applicable to Tenant's use of the Property.
- k. Tenant covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, or in any noisy, dangerous, offensive, illegal, or improper manner.
- l. Tenants shall keep all smoke and carbon monoxide detectors in working condition, including replacing batteries as needed and testing quarterly.
- m. Tenant not have any of the following prohibited items on the Premises or Property: illegal firearms or weapons, illegal drugs, hazardous or toxic chemicals or materials, or other items prohibited by law;
- n. Tenant may not obstruct or cover the windows or doors;
- o. Tenant may not leaving windows or doors in an open position during any inclement weather;

- p. Tenant may not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor dry any of the same within any yard area or space;
- q. Tenant may not place placards, signs, or other exhibits in windows or any other place where they can be viewed by other tenants or by the general public;
- r. Tenant must change all HVAC filters on the Property bimonthly;
- s. Tenant must keep all radios, television sets, stereos, etc., turned down to a level of sound that does not annoy or interfere with other tenants or persons on adjacent properties;
- t. Tenant must make all requests concerning security devices in writing; and
- u. Tenants must keep common areas clean and hygienic.
- v. Noise levels will be lowered Sunday-Thursday between the hours of 11pm and 5:30am and on the weekends between 1am-7am.
- w. Tenant and Occupant agree to the proper use and care of hardwood floors, granite countertops, stainless steel appliances and Jacuzzi tub, but not limited to regular use of cleaner and sealant products specifically manufacture for use on these surfaces and appliances. Tenant and Occupant agree to use floor covering or protective pads under large pieces of furniture, chairs, tables etc. to prevent damage to hardwood floors. Tenant and Occupant agree that a minimum of seventy-five (75%) of the hardwood flooring in the Living and Dining area will be covered with a floor covering such as area rugs. Tenant and Occupant agree to keep their entire dwelling area, yard, porches, fire escape, steps, walk and sidewalks clean and to keep all walks, sidewalks, porches, and exterior steps clear of snow and ice; to use furnished refuse containers for storage of trash and to place containers at such time and location as designated by the city so as to effect the proper collection of the same. If the Tenant and Occupant fail to fulfill any of these obligations, Landlord may perform them and charge Tenant the reasonable cost for each such item, which the Tenant agree to pay as additional rent.
- x. Tenant shall not install, attach, remove or exchange appliances or equipment, such as air conditioning, heating, refrigerator or cooking units, nor make any alterations, additions, or improvements, including painting or electrical work, to the Property without first obtaining Landlord's written consent.

Landlord reserves the right to create additional rules with 30 days written notice to Tenant.

45. LEAD BASED PAINT:

A. FEDERAL LEAD-BASED PAINT LAW: Title X, Section 10108, The Residential Lead-Based Hazard Reduction Act of 1992 (the "Federal Program") requires the disclosure of certain information regarding lead based paint and lead based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to Tenant, based upon Owner's actual knowledge, all known lead-based paint hazards in the Property and provide Tenant with any available reports in Owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. In the event the Federal Program is applicable, the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards is attached and hereby made a part of this lease.

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

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

The Federal Program (check one)

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

The Maryland Program (check one)

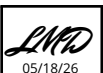
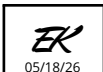
- ☒ The Property was built prior to 1978; the Maryland Program applies
- ☐ The Property was built during or after 1978; the Maryland Program does not apply.

Age Classification Unknown (if applicable)

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

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

1. **Under Federal Law** (The Residential Lead-Based Paint Hazard Reduction Act of 1992)
 - a. The EPA “Protect Your Family From Lead in Your Home” brochure.
2. **Under Maryland Law** (The Maryland Lead Poisoning Prevention Program)
 - a. The Notice of Tenant’s Rights, Lead Poisoning Prevention, as published by the Maryland Department of the Environment
 - b. The EPA “Protect Your Family From Lead in Your Home” brochure (same as in 1.a.).

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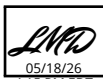
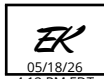
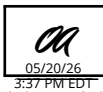
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E. RENOVATION, REPAIR, AND PAINTING OF PROPERTY: In accordance with the Lead Renovation, Repair and Painting Rule (“RRP”) as adopted by the Environmental Protection Agency (“the EPA”), effective April 22, 2010, if the improvement(s) on the Property was built before 1978, the contractor(s) engaged by the Tenant to renovate, repair, or repaint the Property

must be certified by the EPA to perform such renovation, repair, or painting projects that may disturb paint. Before and during any renovation, repair, or painting projects on any pre-1978 housing, contract(s) must comply with all requirements of RRP.

Tenant shall not personally perform any renovation, repair, or painting project which might disturb paint in pre-1978 rental housing or in housing where the date of construction is unknown. Tenant shall not hire any contractor(s) to renovate, repair, or paint pre-1978 rental housing in housing where the date of construction is unknown, unless Tenant provides to Landlord written evidence, satisfactory to Landlord that all such contractor(s) to perform such work are certified under the RRP. Tenant should visit <http://www2.epa.gov/lead/renovation-repair-and-painting-program>.

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

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46. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition unless otherwise agreed in writing and signed by Landlord and Tenant.

47. FLOOD-PLAIN NOTICE: If any part of the Property is located within a designated flood hazard area, Tenant is informed of the following:

NOTICE TO PROSPECTIVE TENANT

The rental unit you are to occupy or the motor vehicle parking area or separate storage facility you are to use (as the case may be) is situated in an area prone to flooding during unusually heavy or prolonged steady periods of rain. Such flooding may damage personal belongings and motor vehicles. Because of this possible loss, you may be eligible for U.S. Government subsidized flood insurance on the personal belongings in your unit. In any event, because of this danger of loss of your personal belongings due to flooding, you may wish to consider acquiring flood insurance which may be purchased from some insurance agents.

Damage to motor vehicles may not be covered by such insurance; therefore you may also wish to determine whether or not you have sufficient motor vehicle insurance to cover loss due to damage of your motor vehicle resulting from flooding in this area.

The Baltimore City Department of Planning can provide information pertaining to the susceptibility of this area to flooding. You may wish to contact that Department, at (telephone number), before signing either this acknowledgment or the lease agreement for this rental unit.

ACKNOWLEDGMENT BY PROSPECTIVE TENANT

I acknowledge reading and understanding the foregoing warning concerning flooding. I have been provided time, prior to signing either this acknowledgment or a lease, to contact the Baltimore City Department of Planning concerning the susceptibility of the area around my rental unit to flooding

Lauren M Debelius
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TMSU-WZRK-TY55-PCMP

Tenant's Signature

Eileen Reck
dotloop verified
05/18/26 4:13 PM EDT
ZXAZ-FYH4-RUPA-2UJ3

Tenant's Signature

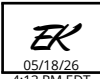
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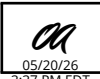
The local zoning authority may provide information pertaining to the susceptibility of this area to flooding. You may wish to contact the appropriate government agency before initialing this acknowledgement or signing the lease for this rental unit. Detailed information regarding flood insurance coverage, the premiums that are likely to be required to purchase such insurance, and any available information about how those premiums may increase in the future may be obtained at <http://www.fema.gov/flood-insurance-recorm-act-2012>. Detailed information regarding flood insurance rate maps may be obtained at <http://www.mdfloodmaps.net/home/html>.

48. SECURITY NOT PROMISED: Tenant understands that although the Landlord makes every effort to make the leased premises safe and secure, this in no way creates a promise of security.

49. AUTOMATIC CHANGE IN LEASE TERMS: If Tenant fails to pay the rent two months in a row, this lease will automatically convert to a month to month lease. This provision is added as a benefit to Tenant as a means to limit the damage for which Tenant would be liable has the lease otherwise gone to term as identified in paragraph 1.

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50. COURT'S INTERPRETATION: If any amount deemed "rent" or "additional rent" is not considered rent by the courts or by any law, such amount shall be collectible as damages.

51. TIME IS OF THE ESSENCE: Time is of the essence in this lease.

52. NOTICE: Notice to any tenant is considered notice to all tenants.

53. TERMS IN LEASE: As used in this lease, the singular shall include the plural and the plural shall include the singular and the use of any gender shall be applicable to all genders.

54. NON-DELIVERY OF POSSESSION: In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the rental term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental payments herein provided shall abate until possession is given. Landlord or its agents shall have 30 days to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rent due starting from the date possession is tendered. If possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Agreement and all rights hereunder shall terminate.

55. RENT AND OTHER ADJUSTMENTS TO THE AGREEMENT: If Landlord pays a local tax based on rent and that tax increases, Landlord may pass through the increase by increasing the rent upon 30 days' notice to Tenant, but not before the new tax becomes effective.

56. SUBORDINATION OF AGREEMENT: This Agreement and Tenant's interest hereunder are and shall be subordinate, junior, and inferior to any and all mortgages, liens, or encumbrances now or hereafter placed on the Premises or Furnishings by Landlord, all advances made under any such mortgages, liens, or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens, or encumbrances, and any and all renewals, extensions, or modifications of such mortgages, liens, or encumbrances.

57. TELEPHONE NUMBERS: Landlord is entitled to know Tenants telephone number, if any, at all times. Tenant agrees to notify each other within five calendar days of any change in their respective telephone numbers.

58. SEVERABILITY: If any provision of this Agreement or the application thereof is held, for any reason and to any extent, invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances will be affected thereby, but instead must be enforced to the maximum extent permitted by law.

59. DESCRIPTIVE HEADINGS: The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of Landlord or Tenant.

60. COMMUNICABLE DISEASES INCLUDING COVID: To the maximum extent allowed by law use of the property is at the sole risk of each tenant. Tenant agrees that any Virus-related inconveniences will not create a claim for rent relief, nor an offset to your obligations under the Agreement, nor will they be the basis for a complaint, claim, right, or remedy against any of Landlord and/or Landlord's Related Parties.

Tenant understands that Landlord, the Property, and any and all Landlord's Related Parties make no representation or warranty, express or implied, that the Property, and/or any furnishings located in the Property of them do not contain a virus. The Landlord and any and all Landlord Related Parties disclaims, excludes, and denies any and all warranties (express and/or implied) as to the presence (or not) of any virus within the Property, and/or any equipment and furnishings in the Property.

Resident acknowledges there is no right to early termination of the Lease related to viruses and Resident will not be released from the Lease for any reason related to any virus, including, but not limited to voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, loss of roommates or occupants, loss of employment, bad health, restrictions, closures, emergency orders, online classes or any other effects of any virus as they are not grounds for the early termination of the Lease. However, Resident may have special statutory rights under applicable law to terminate the Lease in certain situations in accordance with applicable law, and this provision is not and is not intended to be a waiver of any such rights.

61. TENANT OPPORTUNITY TO PURCHASE: If Tenant is occupying a property where there are less than 4 separate units and Landlord intends to sell the Property while occupied by Tenant, Tenant may have the right to an exclusive negotiation period to submit an offer to purchase the Property. To determine whether Tenant has the right to an exclusive negotiation period, Tenant may contact the Office of Tenant and Landlord Affairs of the Maryland Department of Housing and Community Development. Landlord shall attach as an Addendum to this Lease a copy of the most recent Maryland Tenant's Bill of Rights published by the Office of Tenant and Landlord Affairs.

62. CRIMINAL AND SEXUAL OFFENDERS: Tenant may contact the state, county or municipal police departments in which the Property is located or check the "Sex Offender

Registry” at the Maryland Department of Public Safety and Correctional Services website in order to ascertain criminal activity in the vicinity of the Property or the presence of registered sexual offenders who live or work within the vicinity of the Property. Tenant acknowledges that Tenant is solely responsible to inquire of such matters before signing this Lease. Tenant shall have no right to cancel this Lease based upon criminal activity or the presence of registered sexual offenders in the vicinity of the Property. Tenant further acknowledges that no real estate licensee involved in the leasing of the Property, whether acting as the agent for Landlord or Tenant, has any duty nor assumes any duty or responsibility to ascertain criminal activity or the presence of registered sexual offenders in the vicinity of the Property.

63. FAILURE TO VACATE AT TERMINATION: If Tenant does not vacate the Property on or before the last day of the applicable Term, Landlord may in accordance with Maryland law (a) eject Tenant and take possession of the Property; (b) hold Tenant liable as a tenant holding over at the same rent 2900.00 at same rent plus 5% \$145.00; and/or (c) exercise any other remedy granted to a landlord under Maryland law.

64. REUSABLE TENANT SCREENING REPORT:

“Reusable tenant screening report” means a report prepared within the previous 30 days by a consumer reporting agency at the request and expense of a prospective tenant and made directly available to a prospective landlord at no charge for use in the rental application process. A reusable tenant screening report shall contain the following information regarding a prospective tenant:

- (1) A credit report;
- (2) For each jurisdiction indicated as a prior residence of the prospective tenant, regardless of whether the residence is reported by the prospective tenant or by a consumer reporting agency preparing a consumer report:
 - (i) A comprehensive criminal history records check for all federal, state, and local charges against and convictions of the prospective tenant over the previous 7 years; and
 - (ii) A comprehensive eviction history for all state and local jurisdictions for the previous 7 years;
- (3) Verification of employment and income; and
- (4) Current address and rental history.

Landlord accepts _____ does not accept ☒ reusable tenant screening reports.

- (1) If a prospective tenant provides a reusable tenant screening report to a landlord that accepts reusable tenant screening reports, the landlord may not charge the prospective tenant:
 - (i) A fee for the landlord to access the report; or
 - (ii) An application fee.
- (2) A landlord that accepts a reusable tenant screening report under this section may require a prospective tenant to certify that there has not been a material change to the tenant's

name, address, bankruptcy status, criminal history, or eviction history since the date that the report was generated.

- (3) (f) Prior to the execution of a lease agreement, a landlord may reject an application for tenancy if a prospective tenant made a material change to a reusable tenant screening report.

TENANT(S) HAS READ OR LISTENED TO A READING OF THIS LEASE, UNDERSTANDS THE LEASE, AND RECEIVED A COPY OF THIS LEASE. LANDLORD AND TENANT(S) BY THEIR SIGNATURES ACCEPT AND AGREE TO BE BOUND BY ALL PROVISIONS CONTAINED IN THIS LEASE.

Lauren M Debelius
dotloop verified
05/18/26 4:15 PM EDT
NNOB-17CQ-ZG8P-WRTG

Tenant's Signature Date

Eileen Reck
dotloop verified
05/18/26 4:13 PM EDT
CLNQ-KY9Y-YHYG-MIJ

Tenant's Signature Date

Tenant's Signature Date

Olayiwola Gijola
dotloop verified
05/20/26 3:37 PM EDT
CSWH-DCH1-PACO-9V3U

Owner or Authored Agent's Signature

Date

SECURITY DEPOSIT

A security deposit of Two thousand nine hundred dollars (\$2,900.00) is required as a condition of the lease. The security deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of lease, or for damage by the Tenant or the Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the leased premises, common areas, fixtures, major appliances, and furnishings owned by the Landlord. Interest on the security deposit will accrue at the legal interest rate that governs security deposits.

Upon payment of a security deposit, Tenant has the following rights

- (1) The right to have the dwelling unit inspected by the Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Tenant so requests by certified mail within 15 days of the Tenant's occupancy.
- (2) The right to be present when the Landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises if the Tenant notifies the Landlord by certified mail at least 15 days prior to the date of the Tenant's intended move of the Tenant's intention to move, the date of moving, and the Tenant's new address. Upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the premises are to be inspected. The date of inspection shall occur within five days before or five days after the date of moving as designated in the Tenant's notice.
- (3) The Tenant shall be advised of the Tenant's rights under Md. Real Prop. 8-203(f)(1) and Md. Real Prop. 8-203.1 in writing at the time of the Tenant's payment of the security deposit. Failure by the Landlord to comply with this requirement forfeits the right of the Landlord to withhold any part of the security deposit for damages.

Upon payment of a security deposit, Landlord has the following obligations

- (1) The right to have the dwelling unit inspected by the landlord in the tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the tenant so requests by certified mail within 15 days of the tenant's occupancy;
- (2) The right to be present when the landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises if the tenant notifies the landlord by certified mail at least 15 days prior to the date of the tenant's intended move, of the tenant's intention to move, the date of moving, and the tenant's new address;
- (3) The landlord's obligation to conduct the inspection within 5 days before or after the tenant's stated date of intended moving;
- (4) The landlord's obligation to notify the tenant in writing of the date of the inspection;

- (5) The tenant's right to receive, by first-class mail, delivered to the last known address of the tenant, a written list of the charges against the security deposit claimed by the landlord and the actual costs, within 45 days after the termination of the tenancy;
- (6) The obligation of the landlord to return any unused portion of the security deposit, by first-class mail, addressed to the tenant's last known address within 45 days after the termination of the tenancy; and
- (7) A statement that failure of the landlord to comply with the security deposit law may result in the landlord being liable to the tenant for a penalty of up to 3 times the security deposit withheld, plus reasonable attorney's fees.

Except as provided below, a landlord may not impose a security deposit in excess of the equivalent of 1 month's rent per dwelling unit, regardless of the number of tenants.

A landlord may impose a security deposit in an amount equivalent to up to 2 months' rent if:

- (i) The tenant is eligible and has qualified for utility assistance through the Department of Human Services;
- (ii) The lease agreement requires that the tenant make payments for utility services directly to the landlord; and
- (iii) The tenant and landlord agree in writing to the amount of the security deposit.

Failure of the Landlord to comply with the security deposit law may result in the Landlord being liable to the Tenant for a penalty of up to three times the security deposit withheld, plus reasonable attorney's fees. An action under this section may be brought at any time during the tenancy or within 2 years after its termination

Landlord does not consent to the Tenant's purchase of a surety bond.

Landlord will only accept the security deposit from one tenant and will only return that security deposit to the tenant that provided the security deposit, or their heirs or assigns should tenant decease. The tenant identified in this security deposit addendum is the one that paid the security deposit and the one to whom the security deposit will be returned.

Within 45 days after the end of the tenancy, the landlord shall return the security deposit to the tenant together with simple interest which has accrued at the daily U.S. Treasury yield curve rate for 1 year, as of the first business day of each year, or 1.5% a year, whichever is greater, less any damages rightfully withheld; except, interest shall accrue at monthly intervals from the day the tenant gives the landlord the security deposit. Interest is not compounded.

No interest is due or payable:

1. Unless the landlord has held the security deposit for at least 6 months; or
2. For any period less than a full month.
3. Interest shall be payable only on security deposits of \$50 or more.

If the landlord, without a reasonable basis, fails to return any part of the security deposit, plus accrued interest, within 45 days after the termination of the tenancy, the tenant has an action of up to threefold of the withheld amount, plus reasonable attorney's fees.

Lauren M Debelius

dotloop verified
05/18/26 4:15 PM EDT
2N1W-KNAL-VS8U-BZ8A

Tenant's Name

Tenant's Signature

Date

Eileen Keck

dotloop verified
05/18/26 4:13 PM EDT
SDQD-1UIA-VAYB-ZABZ

Tenant's Name

Tenant's Signature

Date

Tenant's Name

Tenant's Signature

Date

Olayiwola Gijola

dotloop verified
05/20/26 3:37 PM EDT
OJQ2-AHXF-4MXJ-VW02

Owner or Authored Agent's Signature

Date

RENEWAL OF LEASE TERM

☐ NONE: Tenant agrees to vacate the Property by the last day of the initial lease term. Notice shall not be required by either party.

Initials: _____

☐ MONTH-TO-MONTH: This lease shall continue in force from month to month after the expiration of the Initial Lease Term. However, either party may terminate this lease at the end of the initial lease term by giving written notice to the other party at least 60 days prior to the end of the initial lease term. Either party may terminate the month-to-month lease by giving written notice at least 60 days prior to the last day of the desired final renewal month of the tenancy. Unless authorized in writing by Landlord, a month-to-month lease will end at the conclusion of the month which the 60th day falls. Tenant(s) will be responsible for paying rent until the conclusion of the month which the 60th day falls.

Initials: _____

☒ **YEAR-TO-YEAR:** This lease shall continue in force from year to year after the expiration of the initial lease term and any subsequent yearly term. Either party may terminate this lease at the end of the initial lease term or any subsequent yearly term by giving written notice to the other party at least 90 days prior to the end of the initial lease term or any subsequent yearly term. If notice is not given, the lease will renew for another year, increasing by \$25 each year.

Initials:   
05/18/26 4:15 PM EDT dotloop verified 05/18/26 4:15 PM EDT dotloop verified 05/20/26 3:37 PM EDT dotloop verified

 dotloop verified
05/18/26 4:13 PM EDT
TK6W-6UDH-DLW7-8BQS

Tenant's Name

Tenant's Signature Date

 dotloop verified
05/18/26 4:15 PM EDT
NXRN-HMAS-ZBSH-WYTA

Tenant's Name

Tenant's Signature Date

Tenant's Name

Tenant's Signature Date

 dotloop verified
05/20/26 3:37 PM EDT
GNNW-DHXP-NRSR-WPPE

Owner or Authored Agent's Signature

Date