

CHESAPEAKE MANAGEMENT LLC

2833 Smith Avenue, Ste 261 Baltimore, MD 21209 410-782-3333

Residential Lease Agreement

THIS LEASE AGREEMENT, dated **6/24/2026**, is between **CHESAPEAKE MANAGEMENT LLC**, (Landlords) whose address is **2833 Smith Avenue, Ste 261 Baltimore, MD 21209**

and

Jasmine Martin, whose new address will be **5442 Jonquil Ave Baltimore, Maryland 21215** ("Tenant(s)"). Landlord leases to end Tenant leases from Landlord, upon the terms and conditions contained herein, the dwelling located in the City of Baltimore, State of Maryland commonly known as

5442 Jonquil Ave Baltimore, Maryland 21215

1. **Lease Term:** **June 25, 2026**, and thereafter until **June 30, 2027**, at which time this Lease Agreement shall terminate.
2. **Rent will be unbilled.** Tenant shall pay landlord as rent the sum of **\$1,490.00** per month, **due and payable monthly, on the first day of the month for which rent is due.** Rent may be mailed through the United States Postal Service at the Tenants risk. Any rents late or lost in the mail will be treated as if unpaid until received by Landlord. **Tenant further agrees to pay a late charge of 5% of tenant's portion if rent is not received or post marked by the 5th of the month.** This increase, as well as any attorney fees paid by the Landlord related to collecting of unpaid rent, shall be considered "additional rents" and if rent is received after the 5th of the month and late fees and/or "additional rents" are not included with such payment rent will be considered unpaid. Any payments received by Landlord will be applied first towards late fees and/or other additional charges, then toward rent. An additional service charge of \$35.00 will be paid to Landlord for all dishonored checks. If Tenant's checks are returned unpaid for any reason, and Landlord chooses to use a collection agency to recover money owed from a resident, the resident agrees to reimburse the collection agency for their actual fee.

(If applicable: The pro-rated amount for this partial month of **June** that is due from the tenant is **\$6.00**)

RENT ALLOCATION: Rent will be applied first to citations, secondly to past judgment and courts costs, third to water bill and utilities and lastly to base monthly rent.

3. Security Deposit:

- a. The tenant has deposited with the Landlord **\$1,000.00** as a security deposit to reimburse the Landlord for actual damages to the rental unit or ancillary facilities that directly result from conduct not reasonably expected in the normal course of habitation of a dwelling, to pay the Landlord for all rent arrearages or due to premature termination of this lease by the Tenant, for any of the Tenants utility bills not paid by the Tenant, and for any other purpose provided to the Landlord under the law. The Tenant is liable for any balances remaining unpaid after the Landlord applies the security deposit to such amounts. If the Tenant leaves the premises in satisfactory condition, the Landlord agrees to provide Tenant with a written letter or recommendation. Deposit amount is based on previous records of Eviction or Actions brought by Previous Landlords of Record. If Full Security deposit has not been paid, then open balance will be collected in court after 60 days of tenant occupancy as un-paid rent.

Initial: JM

- b. Landlord will return the deposit, less any portion rightfully withheld, plus statutory interest, within forty five (45) days of the end of the tenancy. Tenancy will not end until the property is vacated, all personal property is removed, and the keys have been returned to the Landlord. Tenant will comply with all written and/or statutory notice requirements when giving written notice of intent to vacate.
- c. Tenant will provide the Landlord with written notice of Tenant's intention to vacate, including the new address and date of move-out, within at least thirty (30) days before Tenant vacates the property. If notice is timely received by certified mail, Tenant has the right to be present when the unit is inspected. Any notice requirements regarding non-renewal of this lease are independent of the thirty (30) day notice referenced herein.

- 4. Water Bill:** Monthly water bills are the responsibility of the tenant to pay. Water bill must be paid by due date on the bill if not paid a late charge will be due from the Tenant. The Resident acknowledges that failure to pay water is a material and substantial Breach of this Lease. Landlord may file a collection case in civil court for all water related charges. **Initial:** JM

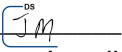
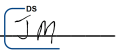
- 5. Grass cutting, trimming of shrubbery & snow removal** (this includes any landscaping and property upkeep required by the City of Baltimore to keep property within code) is the responsibility of the tenant. **Initial:** JM

Persons who will occupy the property: Tenant covenants and agrees that the Property shall be occupied only by the following person(s), and by no other persons: **Chazmia Martin**

If Tenant allows any other person to occupy the property that is not listed below this will be considered a breach of lease and a civil case will be filed in District Court for immediate eviction. **Initial:** JS

6. **Pets:** All pets on the property not registered under this Lease Agreement shall be presumed to be strays and will be disposed of by the appropriate agency as prescribed by law. Any pets kept on the property without the permission of the Landlord in writing shall be considered a material breach of the lease and Owner may immediately file for eviction through the civil court of Baltimore City. All legal fees incurred by the Owner will be paid by the Tenant. Do you have a pet? **Initial:** JS YES _____ NO X
7. **No Assignment or Subletting:** Tenant agrees not to assign this Lease, or to sublet any portion of the property, or to allow any other person to live therein other than named above without first obtaining written permission from the Landlord and paying the appropriate surcharge. Further, it is agreed that covenants contained in this lease, once breached, cannot afterward be performed, and that unlawful detainer proceedings may be commenced at once, without notice to Tenant.
8. **Prohibitions:** Neither the Tenant nor the Tenant's guests shall:
 - a. Install any equipment or appliances that, in the Landlords opinion, Cause an unsafe condition on the premises;
 - b. Accumulate refuse on or around the premises that might pose a health hazard to the Tenant or to the Tenant's neighbors;
 - c. Allow any activity on or around the premises that would result in an increase in fire insurance premiums for the premises
 - d. Permit any flammable liquids or explosives to be kept on or around the premises;
 - e. Permit on the premises any act that would injure the Landlord's reputation or interfere with the rights or the quiet enjoyment of other persons;
 - f. Change or install any locks on the premises or in the building where the premises are located;
 - g. Bring any water bed, floor safes, or other heavy objects on the premises; or
 - h. Affix any fixtures to the property, including but not limited to satellite dishes.
9. **Vacation or abandonment of the Premises:** The Landlord reserves the right of re-entry if the Tenant abandons or vacates the premises. If the Tenant removes substantially all the Tenant's property from the premises and has not paid all rents due by the 5th of the month, the Landlord may immediately enter and repossess the premises without abatement of rent, and these acts shall not affect the Tenant's obligations under this Lease. If the Tenant abandons the premises before the lease expires, all rent for the remainder of the term of the Lease shall immediately become due. If the Tenant removes substantially all of the Tenant's property from the premises or abandons the premises before the lease expires, the Tenant agrees to allow and make best efforts to enable the Landlord to show the premises to prospective tenants. In all cases, the

Tenant will allow and make best efforts to enable the Landlord to show the premises to prospective tenants no later than twenty (20) days before the scheduled end of this lease.

10. **Holding over**: The Tenant may, with the Landlord's permission, continue to occupy the premises after the term of this lease expires without renewing this Lease or signing another Lease for the premises. Such tenancy shall be on a month-to-month basis and subject to the provisions of the Lease. Tenant must give landlord at least a full calendar month written notice that Tenant intends to vacate the property. This thirty (30) day notice applies to the regular expiration of the lease as well as any holding over period.
11. **Utilities**: Tenant will be responsible for opening accounts for any and all utilities in Tenant's own name. Tenant will be responsible for timely payment of all utilities, garbage, telephone, gas association fees or other bills incurred during the term of this Lease. Any other utilities billed to and/or paid for by the Landlord during the Tenant's occupancy must be reimbursed by the Tenant within 10 days after receiving a copy of these bills. . If these bills have not been paid, then open balance will be collected as unpaid rent. Initial 
12. **Access and Signs**: Landlord has the right of emergency access to the leased premises at any time and access during reasonable hours to inspect the property or at reasonable times, to show property to a prospective tenant. Prior to the expiration of the rental term, Landlord hereby reserves the right to affix a "for Rent", "Rent-to-Own", or "For Sale" signs on the premises.
13. **Alarm System**: If tenant wishes to install a security alarm system on the property, then tenant must provide the landlord with the codes needed in order to be able to enter the property.
14. **Inspections**: Tenant is responsible to be present at every inspection (Section 8, BRHP or other subsidy program). If tenant cannot be present, tenant may arrange for somebody over the age of 18 to be present. If no one is present and the management company sends a representative to let the inspector in, the tenant will be charged a fee. If necessary, tenant may re-schedule the time of an inspection with the subsidy organization. In that case, tenant must inform the landlord of the new time and the inspection must take place in the time frame that will not put the property into abatement. Tenant acknowledges that the Owner has the right to be present at any and all inspections in and about the Property, and agrees to notify Owner prior to any inspection.
15. **Pest Control**: If a tenant has bed bugs, roaches, mice, rats or other items that necessitate an exterminator, it is the responsibility of Tenant to resolve. If the tenant has bed bugs, he must advise the Owner. However it is at the cost of the Tenant to pay for the extermination. Initial 
16. **Tenant Restrictions Concerning Trash**: All garbage and trash must be placed in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup.

If Owner receives an environmental fine due to negligence of tenant in maintaining property upkeep the cost of that fine will be charged to the Tenant and will be deducted from monthly rent. Initial JM

17. **Furnace:** Tenant will be responsible to change the filter of the furnace at least once every 3 months. If the furnace malfunctions and the technician determines the reason for the furnace not working is because the filters weren't changed, than the tenant will be responsible to pay for the fixing of the furnace. If Tenant does not pay for these repairs and Landlord needs to do them, Tenant will be billed for these repairs. If these bills have not been paid, then open balance will be collected in court. Initial JM

18. **Maintenance and Repairs:**

For maintenance calls, the maintenance department has the right to enter during regular daytime hours between 9:00 am and 5:00. pm. If nobody is home when the technician arrives, he will let himself in to address the work order item. Tenant shall take an active role to insure that the property stays in excellent condition. Tenant agrees to pay for any and all damages caused by Tenant. Tenant agrees that he/she has had adequate opportunity to inspect the condition of the property and Landlord makes no warranties or representations about the condition of the property, the improvements, utilities, electrical, plumbing, appliances or the neighborhood. Tenant shall, at his own expense, and at all times, maintain the premises in a clean and sanitary manner including all fixtures, equipment, appliances, furniture, and furnishings contained therein, and shall surrender the same, at termination hereof, in the condition received, normal wear and tear excepted. Tenant shall be responsible for changing the furnace filter. Tenant shall be responsible to maintain appropriate window coverings i.e., blinds, curtains, and/or draperies, and shall not use window coverings such as sheets, towels, etc., unless for **temporary** use when regular window dressings are being cleaned or replaced. Tenant shall be held responsible for the costs of cleaning and/or repair of any sewer or drains that have become blocked or impeded by the negligence of the Tenants or Tenant's agents or visitors. Tenant shall not dispose of the following items via sewers or drains: throw-away diapers, cleansing tissues, cigarette butts, grease, oil, or any other items not intended for such disposal. **Repairs associated with the above shall be the sole financial responsibility of the Tenant.** If Tenant has not done these repairs and Landlord needs to do them, Tenant will be billed for these repairs. If these bills have not been paid, then open balance will be collected in court.

Initial JM

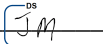
19. **Improvements:** Tenant has the right to decorate the property in his/her discretion within tasteful guidelines. Tenant will not, however, make **any minor or major alterations to the property without prior written consent of the Landlord, including painting and wallpapering.** If consent is granted, Tenant is required to obtain all necessary permits required by law before commencing improvements. Any improvements made to the premises whether by Tenant or other parties shall be as an

independent contractor or agent of the Tenant and not an employee or agent of the Landlord. Tenant further warrants that he/she will be accountable for any mishaps and/or accidents resulting from such improvements, and will defend, indemnify and hold the Landlord and Landlord's agents free from claims of any other person or entity. All improvements to the property shall be the property of the Landlord and remain attached and a part of the property when Tenant vacates. Property will be returned to its original state upon vacating, unless agreed to in writing.

20. **Default:** To further clarify the terms of the lease, the ***Rent is due on the 1st day of the month, without exception. A grace period of 5 days is given before late charges are assessed. Notwithstanding the foregoing, the lease will be deemed materially and incurably breached and terminated if the rent and /or any additional rent are not paid by the 10th of any month for which rent is due.*** The Acceptance by Landlord of partial payments of rent due shall not, under any circumstances, constitute a waiver of Landlord, nor affect any notice or legal proceedings commenced under state law. If Tenant defaults on any other provisions of the Lease, including but not limited to any substantial misrepresentations on Tenant's application and the occupancy of individuals not named in this lease for more than 30 days per year, the Landlord, at his option, can elect to continue the Lease or terminate the Lease and take possession by any lawful means. Landlord is not required to give any notice to cure a violation of the Lease other than as required by law. In the event the Landlord obtains a judgment against the Tenants, said judgment shall bear legal interest.
21. **Ordinances & Statutes:** Tenant shall comply with all municipal, state, and federal law, statutes and ordinances now in effect, or which shall be enacted in the future, and any violation thereof shall be a complete and material breach of the lease. ***Landlord has the right to immediate eviction of Tenants for any illegal activity on the premises.***
22. **Interruption of Services:** As long as the premises are habitable, any interruption of services or utilities, inconvenience, or discomfort arising from repairs or improvements to the premises shall not affect this lease, reduce the rent, or be construed as an eviction.
23. **Intent:** It is the intent of the Landlord to lease the premises to the Tenant and it is the intent of the Tenant to lease the premises from the Landlord.
24. **Damage or Destruction of Premises:** If a casualty partially destroys the premises but it can be resorted to a tenantable condition, the landlord shall repair the premises with reasonable dispatch; however, the Landlord's obligation to repair the premises shall be limited to the amount of insurance proceeds actually received by the Landlord. The Tenant's obligation to pay rent shall be suspended while the premises are untenable. If a casualty damages the premises to the extent that they cannot be restored to habitable condition within a reasonable amount of time, either party may terminate this lease by giving the other party written notice within 15 days after the casualty. The Landlord shall not be liable for any reasonable delay or for providing housing the Tenant during repairs.
25. **Legal Action:** Tenant agrees, without protest, to reimburse the Landlord for all actual and reasonable expense incurred by way of Tenant's violation of any term or provision of

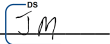
this Lease, including, but not limited to court costs for each Failure to Pay Rent Complaint and Warrant of Restitution, and attorney's fees, in addition to the five percent (5%) late fee. Any such costs shall be due immediately as "additional rent". Any payments received by Landlord will be applied first towards late fees and/or other additional charges, then toward rent. Both Landlord and Tenant waive trial by jury and agree to submit to the personal jurisdiction and venue of a court of subject matter jurisdiction located in the City or County in which the property is located. In such event, no action shall be entertained by said court or any court of competent jurisdiction if filed more than one year subsequent to the date of the cause(s) of action accrued.

26. **Misc. Bills-** Any money owed to the management company can be collected in court as un-rent in rent court subject to eviction. This also applies but not limited to- utilities, fees, damages caused by Tenant, security deposit or any other money owed.

Initial: 

27. **Insurance Coverage:** Tenant acknowledges and understands that Landlord's fire, hazard, and liability coverage for injury or damage to persons or property, both real and personal, does not extend to or on behalf of Tenant. Therefore, **Landlord requires that Tenant obtain his/her own insurance coverage against such risk. Tenant's insurance policy must include liability insurance.** **Initial:** 

28. **Tenant's Waiver of Claims:** Tenant hereby waives any and all right to assert affirmative defenses or counterclaims in any eviction action instituted by Landlord with the exception of an affirmative defense based upon payment of all amounts claimed by Landlord not to have been paid by Tenant. Tenant may only advance other matters in a separate suit.

29. **Tenant Indemnifies Owner:** Tenant shall indemnify and hold Owner harmless against and from any and all liability arising from any injury or death, property damage, or other loss (such as property loss due to a sump pump or sewer back-up) during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee or family member of Tenant. Tenant hereby agrees to indemnify, defend and hold Owner harmless from any and all claims or assertions of every kind and nature. **Initial:** 

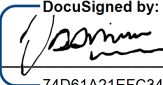
30. **No Waiver by Landlord:** All rights given to Landlord by this lease shall be cumulative to any other laws which might exist or come into being. Any exercise or failure to exercise by Landlord of any right shall not act as a waiver of any other rights. No statement or promise of Landlord or his agent as to tenancy, repairs, alterations, or other terms and conditions shall be binding unless reduced to writing and signed by Landlord.

31. **Property Loss or Damage:** To the extent permitted by law, the Landlord and the Landlord's agents shall not be liable for any damage to property or loss of property that is caused by theft or casualty on the premises. In the event that the building is damaged and through no fault of the Tenant, and cannot be restored within a reasonable time in the opinion of the Landlord, this Lease shall terminate with no further liability of either

party. The Tenant shall obtain insurance to protect the Tenant's personal property against such loss or damage ("renter's insurance").

32. **Subordination:** This agreement shall be subordinate to all present and future mortgages on the property. The Optionee shall sign all papers needed to subordinate the Agreement to any mortgage on the property. If the Optionee refuses, the Optionor may sign the papers on behalf of the Optionee.
33. **Notices:** All notices required by this agreement including but not limited to, notice of failure to pay rent, shall be sent to each other party in writing. The notices shall be delivered either a) by certified mail through the United States Postal Service at the recipient's last known address, or b) to the email address that we have on file. Unless otherwise required by law, the date of services shall be the mailing/emailing date.
34. **Entire agreement:** This agreement contains all the representations by each party to the other and expresses the entire understanding between the parties with respect to the contemplated transaction. All prior communications concerning the subject matter are merged in or replaced by this agreement. No modifications of this lease shall be binding unless they are in writing and signed by the Landlord and the Tenant.

Signed:

DocuSigned by:

 74D61A21EFC34DD...

6/25/2026

Tenant

Date

By

DocuSigned by:

 C2FA03242741474...

6/25/2026

Landlord

Date

Addendum to Residential Lease Agreement

Rules and Conditions for Tenants and their Guests

If the tenant is provided a parking space in a parking lot, bicycles, motorcycles, oversized vans, boats, or other unusual vehicles will not be permitted in the parking lot. Only one normal sized car, SUV or jeep is permitted. All vehicles may only park in their designated space. Any car that is found in another tenant's space, even for a short period of time, will be towed at the owner's expense. No one will be obligated to search for the owner of an illegally parked car. Parking is at the sole risk of the vehicle owner. The undersigned agrees to hold the Landlord harmless for any damages to the tenant's car while parked and/or any damages experienced as a result of being towed.

Loud parties that may disturb other tenants are not permitted. Televisions and stereos must be played at a reasonable level so as not to disturb neighbors.

The Landlord is not responsible for resolving disputes between the tenants or neighbors. If a disturbance is considered serious, tenants should call the police and file a police report describing the disturbance.

If a payment is returned for any reason, there will be a returned check fee charged to the Tenant's account.

Rent and other charges must be paid in full when due.

When vacating the apartment, all appliances, toilets and sinks must be left clean and in working order. Further, the apartment must be broom swept and any garbage or debris must be removed. All keys must be turned into the owner and the forwarding address provided in writing. An appropriate amount to cover repairs shall be deducted from the tenant's security deposit for any damages beyond normal wear-and-tear.

The Tenant may not add or remove any built-in's to the apartment. The tenant may not add or remove locks to or from the doors of the apartment without the express written permission of the owner. If the keys are not provided to the landlord on or before the final day of the tenant's occupancy, rent will be charged to the tenant on a pro-rata daily basis plus \$50 per day until the keys are provided.

The tenant may not paint or install carpet in the apartment without the express written permission of the owner.

Any improvements made by the tenant to the apartment will be considered the property of the owner.

Rent Checks are to be made Payable to **Chesapeake Management LLC**. If paying by mail, write your address directly on the front of your check and send it to **Chesapeake Management LLC 2833 Smith Avenue, Ste 261 Baltimore, MD 21209**.

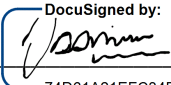
Are you currently in the military _ Yes ☒ No Initial: JM

Tenant acknowledges receipt of the pamphlet, "Protect Your Family from Lead In Your Home" and notice of Tenant's Rights and a copy of the lead cert for this property. Initial: JM

Agreements

The undersigned agrees to abide by the above rules and conditions. The undersigned further agrees that violating the above rules and conditions will be grounds for eviction.

Signed:

DocuSigned by:

74D61A21EFC34DD...
6/25/2026
Tenant Date

DocuSigned by:
Jack Remick
C2FA03242741474...
6/25/2026
Landlord Date

Additional Tenant Information:

Phone # 4433197081

Social Security # 218332353

Date of Birth 09/30/1991

Email address Jasminemartin172@gmail.com

Emergency Contact:

Name Shanay watts

Address 1214 westlee pl

Relationship Sister

Phone 4107023907