

Rent Works Property Management

1424 Sulphur Spring Road • Baltimore, MD 21227
(443) 490-7368



1. Property & Financial Information

1.1 LANDLORD, RESIDENT & PROPERTY INFORMATION

Landlord or Authorized Representative of Landlord

(collectively referenced herein as "Landlord") :

Rent Works Property Management

Tenant(s): Jacob M. Sehl

Other Occupant(s):

Leased Property Address ("Property"):

1103 Light Street
Baltimore, MD 21230
1103 Light Street - Unit B

1.2 LEASE DATES

Lease Date: May 15 2026

Lease Start Date: 05/22/2026

Lease End Date: 05/25/2027

Lease Term: 12 months

Move In Date: 05/22/2026

1.3 DEPOSITS & ONE TIME CHARGES

Security Deposit: \$1,895.00

1.4 RENT & MONTHLY CHARGES

Monthly Rent: \$1,895.00 or One Thousand Eight Hundred Ninety Five & 00/100

Annual Rent: \$22,740 or Twenty Two Thousand Seven Hundred Forty & 00/100

Pro-Rated Rent (if applicable): \$611.29 or Six Hundred Eleven & 11/100

By initialing below, you acknowledge and agree to the terms in Section 1.

X JS
Jacob M. Sehl

2. Lease Terms

2.1 PAYMENT OF RENT, DUE DATES & LATE CHARGES

Tenant agrees to pay the full rent and additional monthly charges on or before the first (1st) day of each month without any deduction or setoff. If the rent is not paid in a timely manner, then late fees post on the 1st of the following month , and Tenant shall pay, as additional rent, a sum equal to five percent (5%) of the delinquent rent due. The amount of late fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the non-payment of rent. Tenant is hereby notified that all payments will be applied first toward late charges, then toward returned check service charges, then toward attorney's fees and finally toward rent. If the remaining amount is not sufficient to cover the full current month's rent, a late fee will be assessed on the current month's rent. Should the Landlord accept any partial payment of rent, this acceptance shall not be interpreted as changing the terms of the Lease which require the payment of rent as specified herein.

Utility Charges and/or Maintenance Charges are due upon posting of the charge.

2.2 POSTING ORDER

Tenant(s) acknowledge that they have been informed that all payments will be applied to the oldest balance due first.

2.3 PAYMENT METHODS

Rent and any other amounts due under the terms of this lease, are only accepted through the Rent Work Property Management online portal set up at time of lease commencement.

Tenant agrees to pay rent to Rent Works, LLC through the Tenants online portal in Appfolio (or at such other place as Landlord may from time to time designate) without deduction, demand or offset and said obligation to pay Rent is independent of any other clause herein. Failure to pay said rent at the time specified will constitute default and Landlord may pursue any remedy, whether at law or in equity, afforded under the terms of this Lease and/or applicable law. All sums of money or other charges, including payments and/or repairs, required to be paid by Tenant to Landlord or to any other person under the terms of this Lease, whether or not the same be designated "rent" or "additional rent", will be deemed rent and will be collected by Rent Works, LLC through the Tenants online portal in Appfolio (or at such other place as Landlord may from time to time designate) without deduction, demand or offset and said obligation to pay Rent is independent of any other clause herein. NOTE: Cash, Checks, Money Orders are not accepted at any of our offices, with the exception if the tenant is delinquent in paying rent or additional sums when due and the Landlord discontinues the option for the tenant to make payments online by the Tenants portal.

2.4 RETURNED PAYMENT FEE

There will be a \$35 (thirty-five) dollar fee, as additional rent, charged for each returned payment, regardless of the reason for the return. Landlord or his agent reserve the right to demand payment via Certified Funds for this and all future payments in the event of a returned payment.

2.5 NOTICE FEE

There will be a \$50.00 Notice Fee, per notice served to the resident(s) to enforce the terms of this lease. This is in addition to any actual costs, including, but not limited to, Certified Mail Fees, Postage, Hand Delivery Charges and any other charge incurred to provide notice to Tenant.

2.6 WAIVER OF NOTICE

Tenant(s) specifically waive any Landlord requirement of Notice to Pay or Quit prior to eviction filing for non-payment of rent.

2.7 UTILITIES

Tenant(s) agree that all utilities and outside maintenance are the responsibility of the Tenant(s) (except as specifically stated below) and shall be placed in the name of the Tenant(s) on or before the lease start date. This includes, but is not limited to: Electricity, Gas, Water (not applicable in Maryland unless advised otherwise), Cable, Internet, Telephone, Snow Removal, and Lawn Maintenance.

Tenant(s) agree to forward the account number and date of transfer to the Landlord or his agent for each utility that is the Tenant(s) responsibility, prior to the lease start date. Keys will not be issued until the transfer of utilities is verified.

All utility bills shall be paid promptly upon receipt. Any past due amounts owed to any utility company or to the Landlord shall be considered as additional rent and are a material breach of this lease. Landlord or his agent reserve the right to commence immediate eviction proceedings should any utility bills become past due.

Utilities Included in the lease are:

Water Included

Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within fifteen (15) days of receipt of the bill, such failure shall constitute a default under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which event, the amount thereof shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this Lease.

2.8 HEATING

Tenant(s) agree to maintain a minimum temperature of 60 degrees at all times during the term of this lease. Tenant(s) assume all responsibility for any damage to the leased premises should this minimum temperature not be maintained. Tenant(s) shall notify the landlord or his agent immediately should the heating system in the leased premises not be functioning properly.

2.9 POSSESSION

Landlord will make a good faith effort to make the leased premises available to Tenant(s) on the lease start date. If any delay does occur, no rent will be due until the leased premises is made available to the Tenant(s). This lease agreement may be terminated by the Tenant(s) by submitting a written request if the leased premises is not made available within 10 (ten) days after the lease start date. Termination of the lease is the Tenant(s) only remedy. Landlord or his agent will not be responsible for any inconvenience, losses or damages in the event of the delay in making the leased unit available to the Tenant(s).

If Tenant(s) decides to move in before unit turn is completed, Tenant(s) and Landlord will execute an Early Move-In Addendum detailing the items remaining to be completed. It is understood by all parties involved that Rent Works will not be held responsible for any delays due to completion of work and rent is due in full as per the lease agreement. It is also understood by all parties involved that Tenant(s) will cooperate to allow full access to complete the necessary work is mandatory.

2.10 CONDITION OF THE LEASED PREMISES & REPAIRS

Tenant(s) have examined the leased premises and are satisfied with its present physical condition. Tenant(s) agree to maintain the leased premises during the term of the lease and return the leased premises in its original condition to the Landlord or his agent upon termination of this lease, except for ordinary wear and tear.

If the leased premises are damaged or repairs are required, Tenant(s) shall promptly notify the Landlord through the online portal. Landlord agrees to perform needed repairs with reasonable promptness after receiving written notice from Tenant(s) and to pay for repairs due to normal wear and tear. Tenant(s) agree to pay, as additional rent, for the cost of repairs or damage caused by tenant(s), permitted occupants or their guest(s).

No repairs to the leased premises may be made by anyone except for the Landlord's employees, agents or contractors. Landlord is not responsible for any inconveniences or losses due to maintenance, repairs or interruption of utility services, including any other reasons not within the control of the Landlord. Tenant(s) agree and acknowledge that rent may not be withheld due to maintenance or repairs.

2.11 CONDEMNATION

In the event the leased unit, or any part of it, is condemned or voluntarily transferred instead of condemnation proceedings, the lease will automatically terminate as to the condemned portion. In the event of termination of any part of the leased premises due to condemnation, rent payable under this lease will be adjusted proportionally. In the event the leased unit becomes uninhabitable due to the condemnation, this lease will terminate entirely once Tenant(s) pay all amounts owed under the lease agreement up thru the date the leased premises became uninhabitable. Tenant(s) will not have any right to any award paid to the Landlord by the condemning authority.

2.12 USE AND OCCUPANCY

Tenant(s) will personally use and continuously occupy the leased premises as a private dwelling.

The following persons are may reside in the leased premises:

Jacob M. Sehl

It is a breach of this lease to have any person(s) residing in the leased unit who are not named above. The leased unit may not be used to conduct any form of business or commercial use. (If property is zoned commercial, please see attached addendum). Tenant(s) agree not vacate the leased premises without first paying to Landlord all rent for the balance of the term of this lease. Tenant(s) agree to notify Landlord or his agent if the Tenant(s) intend to be away from the premises for period of more than 14 (fourteen) days. Tenant(s) shall comply with all relevant statutes, laws, ordinances and regulations. Tenant(s) will not keep anything in the leased premises or conduct any activity, which is dangerous or might increase the danger to the leased premises, to other occupants or to neighboring buildings.

2.13 GUESTS AND PERSONAL CONDUCT

Tenant(s) acknowledge that guests are not permitted to stay more than three (3) weeks at the time without Landlord or agent permission.

Tenant(s) acknowledge that they are responsible for the actions of their guests and assume all liability for any damages or breaches of this agreement caused by Tenant(s) guests(s).

Tenants, their children and their guest(s), regardless of age, are not permitted to act or allow another to act in any manner that interferes with the rights, comforts, convenience or quiet enjoyment of any other resident or neighbor. This includes, but is not limited to: playing stereos, television, video games, radios, shouting, honking horns, or using foul or offensive language that can be heard outside the persons property. All disturbance calls shall be directed to the local Police Department. Complaints about Tenant lease violations should be submitted to the Landlord or agent though in the online portal.

2.14 SUBLETTING

Tenant(s) may not sublease, transfer or assign this lease. Tenant(s) may not permit the leased premises to be occupied by any person not specifically named in this lease.

2.15 APPLICATION

Landlord and his agents reserve the right to terminate this lease if any of the information provided by Tenant(s) in their application is not accurate.

2.16 SEVERABILITY

All tenant(s) who are named in and signed this lease agreement are both jointly and severally liable under the terms of this lease.

2.17 TRANSFER TENANT(S)

This only applies in the event the Tenant's current employer, (including the United States Government if employed as a civilian or member of the Armed Forces), should during the term of this lease transfer Tenant(s) to a new place of employment which is more than fifty (50) miles from the place of the Tenants' present employment. Tenant(s) shall have the right to terminate this lease by giving written notice to the landlord or his agent, with the terms set forth in the paragraphs below:

- Such written notice shall be accompanied by written confirmation by Tenants employer (or military orders) of Tenants transfer and of the location of residents new place of employment.
- The effective date of the termination of this lease by reason of such transfer shall be the last day of the second full calendar month after delivery of such notice to landlord or his agent, but not earlier then six (6) months from the commencement of this lease.
- Such written notice shall be accompanied by payment to Landlord or his agent in an amount equal to two (2) months rent, to compensate Landlord for the additional expenses which may incurred by Landlord or his agent for such early termination of this lease. Such payment shall be in addition to all rent and additional rent payable by Tenants under this lease thru the termination date of the notice, set forth above, and must be paid to Landlord before the termination date set forth above. If all such sums are not paid by Tenants by the effective date of the termination, then this lease shall remain in full force and effect, notwithstanding the provision of this section.
- The Security Deposit is automatically forfeited per this form of termination and cannot be used towards any portion of rent.

2.18 EARLY TERMINATION

In the event the Tenant(s) intent to terminate the lease prior to the stated end date of this lease, the tenant(s) must notify in writing the landlord or his agent, no less than sixty (60) days in advance.

- As a result, Tenant(s) will be charged a lease break fee in the amount of the leasing commission, which equals one (1) month rent.
- The security deposit is automatically forfeited.
- Tenant(s) is still responsible for full payment of rent through to the lease end date, stated in section 1.2 or until a new tenant(s) takes possession of the premises, whichever occurs first.

- The new tenant(s) must be approved and meet all qualifications requirements set by the Landlord or his agent.
- In addition, the Tenant(s) must make the premises move-in ready prior to their move-out.

Please be advised, the property will be advertised for rental immediately upon receipt of notice and active showings will be conducted Monday through Sunday 9:00am to 7:00pm.

As a courtesy, Tenant(s) will be notified 24 hours prior to showings. Notice to Tenant(s) to enter the premises may be delivered via phone, voicemail, text message, email or posted notice. It is assumed by Landlord and his agents that all occupants have been notified once any occupant has been notified. Landlord reserves the right to enter the premises. Tenant(s) presence is not required. However, if Tenant(s) has a pet, Tenant(s) must make appropriate arrangements so that the pets are safely contained. In addition, no one under the age of 18 may be in the premises without adult supervision during a showing.

Tenant(s) is also responsible to keep the premises in a clean, neat and orderly presentable condition.

2.19 LEASE TERMINATION

Should Tenant(s) choose not to renew this lease at the end of the lease term, Tenant(s) must provide written notice to Landlord or his agent of the non-renewal no less than sixty (60) days prior to the end of the lease term. Such notice should include the names of all Tenant(s), the property address, the date Tenant(s) will vacate the property and the forwarding address of the Tenant(s). Should Landlord or his agent choose not to renew this lease at the end of its term, Landlord or his agents shall provide written notice of such non-renewal to Tenant(s) no less than 90 (ninety) days before the end of the lease.

Please be advised, the property will be advertised for rental immediately upon receipt of notice and active showings will be conducted Monday through Sunday 9:00am to 7:00pm.

As a courtesy, Tenant(s) will be notified 24 hours prior to showings. Notice to Tenant(s) to enter the premises may be delivered via phone, voicemail, text message, email or posted notice. It is assumed by Landlord and his agents that all occupants have been notified once any occupant has been notified. Landlord reserves the right to enter the premises. Tenant(s) presence is not required. However, if Tenant(s) has a pet, Tenant(s) must make appropriate arrangements so that the pets are safely contained. In addition, no one under the age of 18 may be in the premises without adult supervision during a showing.

Tenant(s) is also responsible to keep the premises in a clean, neat and orderly presentable condition.

2.20 LEASE RENEWAL

Should Tenant(s) intend to renew this lease for another term, written notice of such intent shall be delivered to Landlord or his agent no less than 90 (ninety) days prior to the end date of this lease. If Landlord or his agent cannot agree on price and terms in writing 60 (sixty) days prior to the end date of this lease, then Tenant(s) must submit their notice of non-renewal to Landlord or his agent.

At the time of Lease Renewal, Landlord and his agents reserve the right to change, remove, add or alter the terms and conditions of this lease by providing written notice to Tenant(s) of no less than 60 days from when the changes are to take effect.

If notice of non-renewal is not received by Landlord or his agent, prior to sixty (60) days before the end date of this lease, then this lease shall automatically renew for a one (1) year term with a rent increase of up to \$150.00 (one hundred & fifty) dollars per month.

2.21 DEATH DURING LEASE

In the event the Tenant(s), or any other party who signed the lease, dies during the term of the lease, the following rights and rules shall apply:

- If the Tenant lived alone and no other party signed the lease, the lease will be automatically terminated at the end of the current month in which the death took place.
- In the event there is no Tenant(s) representative, all the Tenant(s) personal property will be removed and disposed of 30 days after the death occurred.
- If there is a Tenant(s) representative, they will have thirty (30) days to remove all of the residents personal property from the premises. Rent shall be due and payable until personal property is removed.
- If more than one person signed the lease, the lease will remain in effect until the end of the term, as if the death never occurred.

2.22 INSURANCE & TENANT(S) PERSONAL PROPERTY

Tenant(s) must obtain insurance to protect his or her personal property plus carry a minimum of \$100,000 in liability coverage. It will be considered a breach of this lease to fail to obtain personal property insurance and to provide evidence of insurance to the landlord

or his agent on or before move-in. Any personal property left in the leased unit after Tenant(s) have vacated or has been evicted will be considered abandoned, and Landlord or his agents may dispose of it in any manner they see fit without notice to the Tenant(s). Landlord's cost of disposal shall be payable by the Tenant(s) as additional rent.

1. Tenant(s) acknowledge that the Landlord and his agents are not responsible for any damages to resident's personal property for any reason whatsoever. Tenant(s) acknowledge that it is their responsibility to obtain and maintain insurance coverage to protect tenant(s) personal property.
2. Tenant(s) hereby relieves and releases Landlord and his agents from all liability by reason of any injury and/or damage to any person and/or personal property located in, on or around the premises or property, whether belonging to resident or any other person, which may be caused by fire, breakage, leakage in any portion of the building of which the demised premises is a part or from any other place, and any and all other causes.
3. Tenant(s) agree that they shall assume all responsibility for insuring such personal property and the Landlord and his agents shall have no obligation or duty to provide such insurance coverage on the part of the Tenant(s).

Tenant(s) will provide landlord with proof of insurance prior to moving in.

2.23 CASUALTY

There will be no abatement of rent in the event of fire or other casualty. If in the Landlord or his agent's determination that the leased premises is uninhabitable due to damage by fire or other casualty not caused by Tenant(s), permitted occupants or their guest(s), the lease will terminate once Tenant(s) pay all charges due under the terms of this lease through the date the premises were determined to have become uninhabitable. Landlord and his agent are not responsible for any losses, damages or inconveniences sustained by Tenant(s) due to fire or other casualty.

2.24 LANDLORD REMEDIES

If at any time, Tenant(s) fail to make any rent or additional rent payment, as described in this agreement or fails to comply with any other provision of this lease, Landlord or his agent may take any or all of the following actions listed below. Landlord may exercise any or all of these remedies, which shall not prevent Landlord or his agent from exercising that remedy or any other remedies at the same time or any other time.

1. Landlord or his agent may declare all rents and/or additional rents for the balance of the terms of this lease to be immediately due and payable by Tenant(s) and Landlord may sue in court to collect this rent or additional rent.
2. Landlord or his agent may terminate this lease.
3. Landlord or his agents may evict Tenant(s).
4. Landlord or his agents may sue Tenant(s) to collect any sums owed by resident under this lease, including but not limited to, legal fees and costs to enforce the terms of this lease. Tenant(s) hereby agree(s) to pay for all legal and administrative fees and costs.
5. To the extent allowed by law, Landlord or his agent may discontinue utility services to the leased premises.
6. Landlord or his agent may exercise any one or more of these remedies available to him under law or in equity.
7. Landlord or his agent may file suit against tenant(s) to enforce the terms of this lease without prior notice to the tenant(s).
8. Landlord or his agents cost of enforcing this lease and collecting any amounts due hereunder including, legal fees and administrative fees, whether or not the suit is initiated, shall be payable by Tenant(s) as additional rent.

Both parties agree that in the event any legal action must be taken by the Landlord or his agent to obtain monies owed, possession of the premises or both, this agreement automatically terminates as to all the Tenant(s) leasehold interests in the property upon thirty (30) days of the filing of the legal action, and Tenant will vacate and surrender possession of the premises upon expiration of that thirty (30) day period unless otherwise agreed to in writing by both parties. All communication by and between the parties regarding such legal action and termination of leasehold interests must be in writing.

2.25 LEGAL FEES, ADMINISTRATIVE FEES & VIOLATION FINES

In the event of Landlord-Tenant Court or other Court action in which judgement is found in favor for the Landlord or his agent, Tenant(s) shall be obligated to pay a fee of five hundred (\$500) dollars in administrative charges to reimburse the Landlord for fees incurred as a result of the action. In the event of attorney involvement, Tenant(s) shall be obligated to pay for all attorney's fees and legal fees incurred by Landlord or his agent, in lieu of the \$500 dollar fee stated above. In addition, Tenant(s) shall be obligated to pay for all court costs and filing fees associated with the court action. The fee(s) charged under this section shall not exceed the actual cost to the Landlord or his agent and are to be considered as additional rent. In the event of other litigation, court appearances or meetings with county or city officials for any event, action or citation caused and/or necessitated by the actions of non-action of the Tenant(s), Tenant(s) shall be obligated to pay for all attorney's fees and legal fees incurred by Landlord or his agent, and for any fines levied against landlord

or his agent.

2.26 NO WAIVER BY LANDLORD

If at any time landlord or his agent does not exercise any of their legal rights under this lease, landlord or his agent do not forfeit those rights to exercise them at a later date. Acceptance of past due rent is not a waiver of the landlord or his agents right to enforce this lease.

2.27 SUBORDINATION AND SALE OF PROPERTY

The lease and tenant(s) rights under this lease are subordinate to any current or future financing of the leased premises or property. Tenant(s) consent to all such financing and to any sale of the leased premises or property subject to this lease and authorize Landlord or his agents to sign any paperwork on behalf of Tenant(s) which are necessary to confirm the terms of this paragraph.

Landlord retains the right to sell the property or leased premises at any time. In the event of any such sale, the new owner of the property of leased premises shall become the landlord under this agreement and will have the right to terminate this lease with ninety (90) days notice to the Tenant(s) if they so desire.

2.28 SEPARABILITY

If one or more of the provisions of this lease is determined to be invalid, the remainder of this lease shall remain in full force and effect.

2.29 RELEASE OF LANDLORD

Landlord or his agents shall not be responsible for any injury, property damage or loss sustained by the Tenant(s) or any other person on or in connection with the leased premises. Tenant(s) agree to release Landlord and his agents or responsibility for any damages, loss or injury caused by any other person occupying the premises, or Landlord, his agents and their employees or contractors, which result from any of their acts or failure to act. Tenant(s) hereby expressly waive all claims against Landlord and/or his agents for damage, loss or injury.

2.30 SMOKE FREE UNIT

This is a smoke free property. Tenant(s) and their guests are not permitted to smoke anywhere on the property, at any time. Failure to comply will be considered a breach of this lease and may result in immediate eviction, as well as any costs associated with smoke remediation to the leased premises.

2.31 BASEMENT AND GRADE LEVEL UNITS

Tenant(s) are aware and have been advised that all basements and grade level areas in this region are subject to flooding. Landlord and his agents will not be held responsible for any damages due to flooding or other acts of nature.

2.32 RESPONSIBILITY AND LIABILITY OF PARTIES

Both Landlord and Tenant(s) understand and agree the Rent Works has worked with both parties in good faith to complete this transaction. Neither Tenant(s), nor Landlord shall hold Rent Works or any of its associates liable for either parties acts or failure to act from this point forth.

2.33 PETS

Landlord or his agent must approve of all pets, in writing, before such pets are acquired by residents. Animals, fish, fowl, insects and reptiles of any kind are not permitted to be on the property without specific written consent of the Landlord or his agent. Guests may not bring any animals onto the premises. Tenants are not permitted to "sit", "watch", or temporarily house another person's pet without prior written consent of the Landlord or their agent(s).

While Landlord is not required to consent to any pet, should Landlord consent to allow you to keep a pet on the premises the following regulations will apply.

- Upon the Landlord or his agents approval to keep a pet at the premises Tenant(s) shall pay Landlord or his agent any additional pet deposit or additional monthly pet charge as set forth in this lease.
- All pets must be on a leash or within a fenced in area in the rear yard when not inside the premises and Tenant(s) must clean up and dispose of any pet waste immediately.
- If the keeping of any pet shall unreasonably disturb other Tenants, create a nuisance or becomes unacceptable to the Landlord, Landlord may give the Tenant(s) a written notice of revocation of the Landlord consent. Tenant(s) will then have ten (10) days to remove the pet(s) from the premises. Tenant(s) shall be considered in default of this lease and Landlord shall have the right to

terminate this lease or exercise any other remedy provided in this lease, if Tenant(s) should keep any pet on the premises without Landlord's written consent or after the revocation of such consent.

APPROVED PET(S):

- George, cat, 10.0 lbs, 2 years

2.34 SOLICITING

Soliciting and distributing of handbills, pamphlets, flyers or notices of any kind is prohibited.

2.35 LESSORS PROPERTY

Tenant(s) may not alter, remove, replace or exchange any property belonging to the Landlord or his agents, including but not limited to door locks or light fixtures. Appliances and bathroom facilities may only be used for the purpose in which they are intended. Where carpeting is provided within the leased premises, it is the responsibility of the Tenant(s) to maintain the carpet in good condition which includes cleaning the carpet.

2.36 LESSEES PROPERTY

The Tenant(s) premises is to be maintained in good clean condition, this includes ensuring the property is both health and fire safe. Storage of flammable materials, including newspapers and combustible materials is prohibited in that they can pose a fire hazard. Firearms and explosives are strictly prohibited on the property. Explosives include, but are not limited to fireworks, firecrackers, and other commercially sold or homemade display explosives. Tenants employed in law enforcement, the military or are legally authorized to carry and own firearms must show proof of such authorization upon demand by the landlord or his agents. Alcohol and drugs are restricted in accordance with law. No tenant or their guests will possess, possess with intent to distribute, distribute, consume or use any unlawful controlled substance as defined in the criminal statutes of the state of Maryland. Any violation will be cause of lease termination and eviction from the property.

2.37 STORAGE AND PARKING

Landlord and his agent shall not be liable for any damage to stored goods, personal property or vehicles from acts of nature or acts of any person other than landlord. Landlord or his agent shall be entitled to discontinue providing storage or parking area at any time, in which events residents shall remove any goods, personal property or vehicles, as directed by the landlord or his agent. Failure to remove such goods, personal property or vehicles shall constitute residents appointment of landlord or his agent as the resident's agents to remove such goods, personal property or vehicles to a public warehouse at the tenant(s) risk and expense. Landlord and his agent shall not be responsible for any losses, damages or injuries to goods, personal property, vehicles or persons. Parking areas may only be used to park operating automobiles and other non-commercial vehicles that landlord or his agent approve of in writing, which are current in registration and inspection. All other vehicles will be towed at the vehicle owners' risk and expense. If any vehicle is parking in an area that is designated as not for parking, landlord or his agent shall have the right to cause that vehicle to be towed from the premises and stored at any public or private garage. All costs and risk associated with the towing, storage, removal or retrieval of said vehicle will be at the Tenant(s) risk and expense.

2.38 ACCESS & SAFETY EVALUATIONS

Landlord or his agent may enter the leased premises after first notifying the Tenant(s). In the event of an emergency, landlord or his agent may enter the leased premises without giving advance notice.

Tenant(s) hereby agree that the Landlord or his agents have the right to access the property with 24 hour prior notice. Notice to Tenant(s) to enter the premises may be delivered via phone, voicemail, text message, email or posted notice. It is assumed by Landlord and his agents that all occupants have been notified, once any occupant has been notified.

If you have a pet, you must make appropriate arrangements so that they are safely contained and no one under the age of 18 may be in the leased premises without adult supervision during this time.

2.39 DOORS, KEYS, LOCKS & LOCK BOX

Tenant(s) are not permitted to change, add, or replace locks. If such event occurs it will be considered breach of contract which can result in legal action.

During an emergency, if it has been found that Tenant(s) has changed or tampered with the locks, Tenant(s) will be charged for any damages incurred due to force of entry into the property. This can include but is not limited to the replacement of locks, doors, door frames and windows.

All property keys must be returned to the Landlord or his agent upon vacating the premises. Rent will continue to be due and payable until keys are returned to the Landlord or his agent. A key charge of \$150.00 per lock will be imposed for any missing or unreturned keys.

Tenant(s) may not remove, tamper with or disable any lockbox device installed at the leased premises.

2.40 LOCKOUT POLICY

If you are locked out of your unit you must contact management at (443) 490-7368.

Tenant(s) are not permitted to change, add or replace locks. If such event occurs it will be considered breach of lease which can result in legal action.

During normal business hours, Monday through Friday 9:00am to 5:00pm (excluding holidays):

- You will be able to receive a key from management during normal business hours with proper identification. A charge of fifty (\$50.00) dollars per key will apply.
- If a vendor is dispatched to the property you will be charged \$275.00.

During non-business hours, Monday through Friday 5:00pm to 9:00am, weekends and holidays:

- Assistance will be treated as an emergency call with a MINIMUM CHARGE of \$275.00.

This policy is to prevent unauthorized person(s) from gaining access to the property. Children under 18 years of age cannot be given keys. Any Tenant(s) who attempts to enter the home through a window will be considered to be breaching security and can be subject to lease termination and eviction.

2.41 EMERGENCY MAINTENANCE

In case of loss of life or property – CALL 911 first then call management.

24 hour service for emergencies only is available by contacting the management office at 443-490-7368. Emergency requests should not be emailed or made electronically. Be sure to provide your name, address, unit number, telephone number, and nature of the emergency when calling. EMERGENCIES are ONLY problems with water leaks, water overflow, lack of heat, smell of gas, no electric power (not due to a utility company outage or lack of payment), toilet stoppages (this does not apply if you have more than one (1) toilet) and possible fire hazards are considered to constitute an emergency. If maintenance responds to your call and a true emergency does not exist, Tenant(s) will be held responsible for payment of the service call and an Emergency Service Call of \$500.00.

IMPORTANT: LACK OF AIR CONDITIONING IS NOT AN EMERGENCY

2.42 REPAIRS AND TENANT MAINTENANCE OF PREMISES

Tenant shall keep the Premises in good order and condition and shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the Premises, nor permit any person to do so, and any repairs resulting from such acts shall be paid for by the Tenant. Landlord shall be responsible for structural and major repairs to the Premises including the heating and air conditioning systems, roof, water heater, electrical systems, and structural elements. The Tenant shall be responsible for the ongoing maintenance and operation of the Premises (including, but not limited to, points 1-17 below), and for repairs made necessary by misuse, negligence, excessive wear and tear, or destructive activities of Tenant, other occupants, guests, invitees, pets or others, whether authorized or unauthorized. Tenant shall not complete or order repairs on or about the Premises without prior approval of the Landlord or Landlord's Agent.

Additionally, the Tenant shall be responsible for:

1. Maintaining the Premises in a clean, orderly and sanitary condition and complying with all applicable federal, state and local laws, ordinances and regulations with respect to occupancy of the premises.
2. Disposing of all trash, garbage, and waste in suitable covered containers or appropriate or required receptacles;
3. Using and operating all appliances, equipment and systems in a safe and reasonable manner so as not to overload them;
4. Maintaining, turning off and properly draining water pipes in cold weather. In the event that the plumbing at the Premises is frozen or obstructed due to negligence of Tenant, Tenant's family, guests or others, Tenant shall immediately pay the cost of repairing the frozen pipes or clearing the obstruction and any additional costs associated with the repair (including, but not limited to, drywall, carpet and repainting);
5. Changing of furnace, heat pump and air conditioner filters at Tenant's expense at least once every two (2) months;
6. Clearing plumbing stoppages of all toilets and drains including garbage disposals; In the event that plumbing of premises is obstructed due to the negligence of the Tenant, Tenant's family, employers, or guests, the cost for cleaning such obstructions shall be paid by the Tenants;
7. Replacing and fixing any glass or screen breakage;

8. Furnishing and replacing light bulbs, fuses and faucet washers as needed;
9. Maintaining all flooring and carpeting in a clean and good condition;
10. Cutting and maintaining the lawn, keeping hedges trimmed, flower beds and shrubbery in good order and properly pruned;
11. Maintaining exterior gutters, drains and grounds free of leaves and other debris;
12. Storing firewood and other sources of termites at least twenty (20) feet from dwelling;
13. Keeping the streets and areas adjacent to the Premises clear of filth, refuse and obstructions;
14. Promptly removing ice and snow from all walks, steps, and drives including public sidewalks and steps, and maintaining a clear condition;
15. Controlling and eliminating pests in or emanating from the Premises including but not limited to ants, roaches, fleas, ticks and rodents during occupancy and upon vacating;
16. Making any repairs, alterations, or additions required by any governmental authority, condominium or homeowners association, or the managing agents due to the Tenant's use;
17. Promptly reporting to the Landlord any defect, damage, or breakage. Failure to report shall make Tenant liable for the repair of any resulting damage. This does not obligate the Landlord to repair or correct such defects, breakage, malfunctions or damage.

In addition, all maintenance repairs submitted by the tenant are each subject to a deductible in the amount of Ninety-Five Dollars (\$ 95.00) which is to be paid promptly by Tenant.

Non-Emergency maintenance requests must be submitted via the tenant's online portal.

Tenant(s) acknowledge that by requesting maintenance, they are granting their explicit permission to enter the premises to perform the maintenance requested.

Requests for Maintenance repairs are typically performed between the hours of 8:00am and 6:00pm, Monday through Friday (excluding holidays). Once a Vendor/Contractor has been assigned to the maintenance request, it is the responsibility of the Tenant(s) to coordinate and schedule with the Vendor/Contractor a date/time appointment to perform maintenance. It shall be the responsibility to meet/provide access to the Vendor/Contractor or make arrangements for access to the premises directly with the Vendor/Contractor.

In emergencies, Landlord may enter the property without notice. If a Tenant(s) is not present, Landlord will notify Tenant(s) within 24 hours of the visit.

If services are requested for the below mentioned items, a charge will be billed to the Tenant(s) account based on the actual cost of the service:

- Light bulb replacement
- Smoke/CO detector replacement
- Thermostat battery replacement
- Carpet cleaning
- Closet door track or hinge repairs and refitting.
- Shower door repairs and refitting
- Blinds repairs and replacement
- Clogged toilet issues due to tenant's improper user or disposal of products not meant to be discarded via toilet
- Kitchen cabinet door repair or replacement
- Window screen, repair or replacement
- Garbage disposal repairs, if provided

24-hour notice to Tenant(s) to enter the premises may be delivered via phone, voicemail, text message, email or posted notice. It is assumed by landlord and his agents that all occupants have been notified once any occupant has been notified.

If you have a pet, you must make appropriate arrangements so that they are safely contained and no one under the age of 18 may be on the premises without adult supervision. In the event the vendor is not able to access the property to perform the repairs due to denied access, your pet not being properly detained or unattended child, (under 18), you will be billed a \$95.00 service charge. No exceptions.

2.43 PEST CONTROL

Landlord is responsible to eliminate any infestation of insects, vermin or other pests which may exist when Tenant(s) first takes possession of the premises of which are required by law. Tenant(s) must report any pre-existing infestations to Landlord or his agent, in writing, within the first ten (10) days of taking possession.

Tenant(s) are responsible for providing all other exterminating services to eliminate any infestations of insects, vermin or other pests which occur in the leased premises during this lease.

If Landlord is required to exterminate any infestation that is not pre-existing or is caused by Tenant(s) poor housekeeping, poor hygiene, failure to remove refuse, food sources or nesting materials from the property, then Tenant(s) will be charged for the cost of extermination, as additional rent.

Tenant(s) agree to fully comply with all extermination protocols and instructions established by the landlord or his agent. Failure to comply will be considered a breach of this lease and the Landlord may use any remedies against Tenant(s), as allowed by the terms of this lease or by law, including holding Tenant(s) responsible for the cost of any additional or repeated exterminating service needed because of Tenant(s) failure to comply.

2.44 ALTERATIONS AND DECORATING

Tenant(s) may not remodel or make any structural changes to the leased premises without prior written consent of the Landlord or his agent. Upon termination of this lease, the leased premises must be returned to its original condition.

The use of contact paper, paneling, permanent mirrors, tub appliques, wallpaper or borders or any decoration glued to the walls is not permitted. Tenant(s) will be charged for the removal of these items. Painting in any area of the premises is prohibited without the prior written consent of the Landlord or his agents. Furthermore, any Tenant(s) who paints the residence and does not return it to its original condition prior to lease end will be charged for all expenses incurred to restore the walls to their original color and texture.

2.45 WINDOW COVERINGS

To assure a uniform exterior throughout the property, all window coverings must be approved by management. Windows covering must be in good repair at all times. Under no circumstances may windows be covered by any substance not designed to be a window covering which includes but is not limited to foil, flags and paper products. Temporary paper products are acceptable for a maximum of thirty (30) days after lease start date. No signs, signals, illumination, advertisement, notice, or any other lettering or item may be displayed on windows, doors, or any other part of the property, with the exception of intrusion alarm stickers.

2.46 LANDSCAPING & SNOW REMOVAL

Unless otherwise specified in this lease, Tenant(s) understand that they are responsible for all landscaping and snow removal. Tenant(s) understand that they will be held responsible for payment of any fines levied against the landlord or his agent, for their failure to maintain landscaping and/or snow removal in accordance with city/county code. Refer to section 2.8 in this lease.

2.47 ELECTRONIC COPY

All parties hereby agree that an electronic copy or photocopy of this documents shall carry the same weight and precedence as the original signed document.

2.48 ENTIRE AGREEMENT

Both parties represent that this lease and any addendums thereto, are the entire agreement and no verbal promises or assurances have been given by either party that are not specifically stated on this lease or any addendum thereto.

By initialing below, you acknowledge and agree to the terms in Section 2.

X JS
Jacob M. Sehl

3. Rules and Regulations

3.1 SATELLITE DISHES

Tenant(s) understands that any installation of a satellite dish requires Landlord approval prior to installation and that installation must be done by a professional, subject to FCC regulations.

3.2 LIQUID FILLED FURNITURE, POOLS AND FISH TANKS

Waterbeds are prohibited. Water tanks over ten (10) gallons are prohibited. Pools are prohibited.

3.3 MAILBOXES

Postal regulations require boxes to be closed and locked (if applicable). Mail will not be delivered to unlocked boxes (if applicable).

3.4 LAUNDRY FACILITIES

Tenant(s) are expected to clean the machine after each use and remove lint from the dryer. Do not dye clothing in the machines. Do not overload the machines.

3.5 TRASH DISPOSAL

Tenant(s) will dispose of trash, garbage and other waste material as required by the Landlord or his agent and by law. All trash must be placed in bags and inside trash receptacles. Trash may not be piled alongside the property, left in the parking area, or left on the lawn.

3.6 HOMEOWNER'S ASSOCIATION (HOA)

Tenant agrees to comply with all HOA covenants, conditions and restrictions, bylaws, rules and regulations and decisions ("HOA Rules"). Tenant shall reimburse Landlord for any fines or charges imposed by HOA or other authorities, due to any violation by Tenant.

By initialing below, you acknowledge and agree to the terms in Section 3.

X JS
Jacob M. Sehl

4. Additional Clauses and Terms

4.1 DRUG FREE HOUSING

In consideration of the execution or renewal of this lease agreement, Landlord or his agent and Tenant(s) agree as follows:

1. Tenant(s), any member of tenant(s) household or their guests shall not engage in criminal activity, including drug related criminal activity, on or near the property. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell distribute, or use, of a controlled substance as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802).
2. Tenant(s), any member of tenant(s) household or their guests shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity on or near the property.
3. Tenant(s), any member of tenant(s) household or their guests shall not permit the dwelling unit to be used for, or facilitate, criminal activity, including drug related criminal activity regardless of whether the individual engaging in such activity is a member of the residents household or a guest.
4. Tenant(s) or any member of tenant(s) household will not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near the property.
5. Tenant(s), any member of tenant(s) household or their guests or other person under tenant(s) control shall not engage in acts of violence or threats of violence, including but not limited to: Discharge of firearms on or near the property.

Violation of the above provisions shall be a material violation of the lease and good cause for termination of the tenancy. A single violation of any of the provision of this addendum shall be deemed a serious violation and a material non-compliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease and eviction from the property. Unless otherwise provided by law, proof of violation shall not require a criminal conviction but shall be by a preponderance of the evidence.

4.2 SMOKE DETECTORS AND FIRE EXTINGUISHERS

1. Landlord hereby affirms and tenant(s) confirm, that upon move-in all required smoke detectors, carbon monoxide detectors and fire extinguisher have been installed, tested and are in proper operating condition.
2. Tenant(s) acknowledge that it is their responsibility to notify management, in writing, or any defects or malfunctions of the smoke detectors, carbon monoxide detectors and fire extinguisher.
3. Tenant(s) acknowledge that it is their responsibility to test each smoke detector and carbon monoxide detector monthly and replace any batteries, as needed.

Tenant(s) is aware that it is unlawful and a violation of the lease for tenant(s), household members or visitors to destroy, remove, temper with or otherwise disable any smoke detector, carbon monoxide detector or fire extinguisher.

4.3 BEDBUGS

Tenant(s) acknowledge that the owner has inspected the unit and is aware of no bedbug infestation.

Tenant(s) claim that all furnishings and personal properties that will be moved into the premises are free of bedbugs.

Tenant(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Tenant(s) shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called to eradicate the problem. Your unit must be properly prepared for treatment. Tenant(s) must comply with recommendations and request from the pest control specialist prior to professional treatment including, but not limited to:
 1. Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
 2. Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
 3. Empty dresses, nightstands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, ect.
 4. Bag and tightly seal washable non-washable items separately. Used bags must be disposed of properly.
 5. Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags, sealing them tightly in plastic and discarding properly.
 6. Wash all machine-washable bedding, drapes and clothing on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested with bedbugs. Discard any item that cannot be decontaminated.
 7. Move furniture toward the center of the room so that technicians can easily treat carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
2. Tenant(s) shall report any problems immediately to management. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units.
3. Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and personal belongings for signs of bedbugs before re-entering the property. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation.
4. Tenant(s) agrees to indemnify and hold the management harmless from any actions, claims, losses, damages and expenses including, but not limited to, extermination fees, attorney's fees that owner/manager may incur as a result of negligence of the Tenant(s) or any guests occupying or using the premises.
5. It is acknowledged that the management shall not be liable for any costs associated with extermination or loss of personal property to the Tenant(s) as a result of an infestation of bedbugs.

4.4 UNIT DAMAGES AND CHARGES

Management is responsible for normal maintenance of the property. All requests for maintenance should be entered through the online portal. Normal maintenance is performed Monday through Friday from 8:00am – 5:00pm. Emergencies are handled on an as needed basis. You will be responsible for any damages to the property caused by you, your children and/or visitors to the property. If any damage is due to negligence on your part, either during your occupancy or when you vacate, you will be charged according to the following fee schedule:

- Exterior Door: \$500.00
- Entry Door: \$500.00
- Exterior Lock Change: \$150.00 per lock
- Duplicate Key: \$50.00
- Interior Door: \$100.00
- Painting (other than white room): \$350.00 per room
- Remove Contact Paper: \$150.00 per room
- Wallpaper Removal (patch not included): \$150.00 per room
- Drywall Replacement: \$50.00 per sq. ft.
- Bathroom Floor Tile: \$25.00 per sq. ft.
- Ceramic Wall Tile: \$25.00 per sq. ft.
- Towel Rack: \$25.00
- Porcelain Chips: \$25.00 each
- Crisper Cover: \$25.00
- Debris left outside (trash): \$100.00 per occurrence
- Hauling of oversized debris left at property: \$150.00 per load
- Freezer Doors: \$100.00
- Debris left in property: \$100.00 per room
- Carpet Shampoo (stains): \$250.00 unit
- Broken Window: \$200.00 each
- Window Screens: \$75.00 each
- Kitchen Countertop: TBD (\$ as per damage)
- Light/Globe Covers: \$25.00 each
- Shades: TBD (\$ per size)
- Other Light Fixtures: \$50.00
- Switch Plates: \$15.00
- Bathroom Cabinet Mirror: \$50.00
- Toilet Seat: \$45.00
- Tank Cover: \$55.00

- Soap Dish/Toothbrush Holder: \$25.00
- Toilet (Foreign object removed): \$150.00
- Encrusted Over Racks: \$100.00
- Broiler Pan/Rack Missing: \$75.00
- Cleaning Range and Burners: \$75.00
- Cleaning Range Hood: \$25.00
- Cleaning Refrigerator: \$150.00
- Kitchen Cabinet Repairs: TBD (\$ per damage)
- Cleaning (floor, bath tile, baseboards, etc.) \$50.00 per hour
- Cleaning Microwave: \$25.00
- Re-screening: \$50.00
- Garbage Disposal: \$150.00

Upon move-out Tenant(s) is to perform the following:

1. Remove all debris from property.
2. Close and lock all doors and windows.
3. Set the thermostat to 78 degrees in summer months or 65 degrees in winter months.
4. Nail and/or any other holes must be spackled/painted.
5. Turn in all keys that were given to you. Rent will continue to accrue until keys are turned in. If keys are not returned, you will be charged \$150.00 per exterior lock.
6. After your unit has been inspected, your security deposit paperwork will be processed and forwarded to the owner. Your security deposit will be sent electronically. Charges for any damages above normal wear and tear will be deducted from your deposit.

ABOVE CHARGES ARE SUBJECT TO CHANGE.

THIS IS NOT A COMPLETE LIST OF ALL POSSIBLE CHARGES.

SUPPLY AND MATERIAL COSTS TO BE VERIFIED AT THE TIME OF REPLACEMENT.

By initialing below, you acknowledge and agree to the terms in Section 4.

X JS
Jacob M. Sehl

5. Mold/Mildew Addendum

5.1 MOLD/MILDEW ADDENDUM

Tenant(s) acknowledges that it is necessary for tenant(s) to provide appropriate climate control, keep the property clean, and to take other measures to retard and prevent mold and mildew from accumulating in the property. Tenant(s) agrees not to block or cover any of the heating, ventilation or air conditioning ducts in the property. Tenant(s) also agrees to immediately report to management: (i) any evidence of a water leak or excessive moisture in the property, as well as in any storage room, garage or other common area; (ii) any evidence of mold- or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (iii) any failure or malfunction in the heating, ventilation or air conditioning system in the property; and (iv) any inoperable doors or windows. Tenant(s) further agrees the tenant(s) shall be responsible for damage to the property and tenant(s) property as well as personal injury to tenant(s) and occupants resulting from the tenant(s) failure to comply with the terms of this addendum.

A default under the terms of this addendum shall be deemed a material default under the terms of this lease, and the lessor shall be

entitled to exercise all rights and remedies at law or in equity. Except as specifically stated herein, all other terms and conditions of the lease shall remain unchanged. In the event of any conflict between the terms of this addendum that is capitalized and defined in the lease shall have the same meaning for the purposes of this addendum as it has for purposes of the lease.

It is our goal to maintain the highest quality of living environments for our Tenant(s). To help achieve this goal, it is important to work together to minimize the potential for conditions that could lead to the growth of naturally occurring mold. Tenant(s) can help minimize mold growth in their homes by taking the following actions:

1. Open windows. Proper ventilation is essential. If it is not possible to open windows, run the fan in the to circulate fresh air throughout your property.
2. In damp or raining weather conditions, keep windows and doors closed.
3. If possible, maintain a temperature of between 60 and 78 degrees Fahrenheit within the property at all times.
4. Clean and dust the property on a regular basis as required by your lease. Regular vacuuming, mopping and use of environmentally safe household cleaners are important to remove household dirt and debris that contribute to the growth of mold.
5. Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets and windows using a common household disinfecting cleaner.
6. On a regular basis, wipe down and dry areas where moisture sometimes accumulates, like countertops, windows, and windowsills.
7. Use the pre-installed bathroom fans or alternate ventilation while bathing or showering and allow the fan to run until excess moisture has vented from the bathroom.
8. Use the exhaust fans in your kitchen when cooking and allow the fan to run until all excess moisture has vented from the kitchen.
9. Use care when watering house plants. If spills occur, dry up the excess water immediately.
10. Ensure the clothes dryer vent is operating properly, and clean the lint screens after every use.
11. When washing clothes in warm or hot water, watch to make sure condensation does not build up within the washer and dryer closet; if condensation does accumulate, dry with a fan or towel.
12. Thoroughly dry any spills or pet urine on carpeting.
13. Do not overfill closets. Ventilation is important in these spaces.
14. Do not allow damp or moist stacks of clothes or other cloth materials to list in piles for an extended period of time.
15. IMMEDIATELY REPORT to management any evidence of water leak or excessive moisture in the property, laundry room or any common area.
16. IMMEDIATELY REPORT to management any evidence of mold growth that cannot be removed by simply applying a common household cleaner and wiping the area. Also, report any area of mold that reappears despite regular cleaning.
17. IMMEDIATELY REPORT to management any failure or malfunction with your heating, ventilation, air-conditioning system or laundry system. As your lease provides, do not block or cover any of the heating, ventilation or air-conditioning ducts in the property.
18. IMMEDIATELY REPORT to management any inoperable windows or doors.
19. IMMEDIATELY REPORT to management any musty odors that you notice in the property.

By initialing below, you acknowledge and agree to the terms in Section 5.

X JS
Jacob M. Sehl

6. Required Insurance Addendum

6.1 REQUIRED INSURANCE PLACEMENT

This addendum is attached to and becomes a part of the residential lease agreement. For the duration of the lease agreement, lessee is

required to maintain and provide the following minimum required insurance coverage:

\$100,000 Limit of Liability for lessee's legal liability for damage to the landlord's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage (required insurance).

Lessee is required to furnish lessor with evidence of required insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any times lessee does not have required insurance, lessee is in breach of the lease agreement and lessor shall have, in addition to any other rights under the lease agreement, the right but not the obligation to purchase required insurance coverage and seek reimbursement from the lessee for all costs and expenses associated with such purchases.

Lessee may obtain required insurance from an insurance agent of insurance company of lessee's choice. If lessee furnishes evidence of such insurance and maintains the insurance for the duration of the lease agreement, then nothing more is required. If lessee does not maintain required insurance, the insurance requirement of this lease agreement may be satisfied by lessor, who may schedule the lessee's unit for coverage under the landlord's required resident liability insurance policy ("LRRL"). The coverage provided under the LRRL will provide the required insurance coverage listed above. An amount equal to the total cost to the lessor for the LRRL coverage shall be charged to lessee by the lessor. Some important points of this coverage, which lessee should understand are:

1. LRRL is designed to fulfill the insurance requirement of the lease agreement. Lessor is the insured under the LRRL. Lessee is not the insured under the LRRL policy.
2. LRRL coverage is not personal liability insurance or renters insurance. Lessor makes no representation that LRRL covers the lessee's additional living expenses or liability arising out of bodily injury or property damage to any third party. If lessee requires any of these coverages, then lessee should contact an insurance agent or insurance company of lessee's choice.
3. Coverage under the LRRL policy may be more expensive than the cost of required insurance obtainable by lessee elsewhere. At any time, lessee may contact an agent of their choice for insurance options to satisfy the required insurance under this lease agreement.
4. Licensed insurance agents may receive a commission on the LRRL policy.

Scheduling under the LRRL policy is not mandatory and lessee may purchase required insurance from an insurance agent or insurance company of lessee's choice at any time and coverage under the LRRL policy will be terminated by the lessor.

By initialing below, you acknowledge and agree to the terms in Section 6.

X JS
Jacob M. Sehl

7. Security Deposits

7.1 SECURITY DEPOSITS

In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited with Landlord the sum of One Thousand Eight Hundred Ninety Five & 00/100 Dollars (\$1,895.00), ("Security Deposit") receipt of which is hereby acknowledged, which sum does not exceed one (1) months' Rent.

The Security Deposit is to be held as collateral security and applied to any rent or unpaid utility bill that may remain due and owing at the expiration of this Lease, any extension thereof or holding over period, or applied to any damages to the Property in excess of ordinary wear and tear caused by the Tenant, Tenant's family, guests, agents, employees, trades people, or pets, or other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Lease.

Tenant may not utilize the Security Deposit as rent and must not apply the same as the last month's Rent.

The Security Deposit shall be deposited after it has been received and maintained in an escrow account, devoted exclusively to security deposits, in a federally insured financial institution which does business in the State of Maryland. The Security Deposit may be held in insured certificates of deposit at branches of a federally insured financial institution within the State of Maryland or in securities issued by the federal government or the State of Maryland. The Landlord must provide the Tenant, within forty-five (45) days after the termination of the tenancy by first class mail directed to the last known address of the Tenant, a written list of any damages to the Property together with a statement of costs actually incurred. Within forty-five (45) days after the termination of the tenancy, Landlord must return the Security Deposit to Tenant together with simple interest which will accrue at the legal rate less any damages rightfully withheld. Interest will accrue at six (6) month intervals from the day Tenant deposits said collateral security with Landlord. Interest on the Security Deposit shall not be compounded.

Landlord need not notify Tenant of his/her intention to withhold all or any part of the Security Deposit if Tenant has been evicted, or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event Tenant may make demand for return of the Security Deposit by giving written notice by first class mail to Landlord within forty- five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. Landlord, within forty-five (45) days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail.

Tenant's obligations under this Lease may not end when Tenant ceases to occupy the Property. Repairs required may be so substantial or of such a nature that work will not be completed within the forty-five (45) day period following the termination of the tenancy. In such event, Landlord reserves the right to pursue Tenant for reimbursement for costs incurred for damages.

Tenant has the right to have the Property inspected by Landlord, in the presence of Tenant, for the purpose of making a written list of damages to the Property that exist at the commencement of the Tenancy if Tenant so requests, in writing, by certified mail, to Landlord within fifteen (15) days of the Tenant's occupancy of the Property. Tenant has the right to be present at the time of inspection to determine if any damage has been done to the Property if Tenant notifies Landlord by certified mail of Tenant's intention to move, date of moving and Tenant's new address. Such notice, from Tenant to Landlord, must be mailed at least 15 days prior to date of moving. Upon receipt of notice, Landlord shall notify Tenant by certified mail of the time and date when the Property is to be inspected. The inspection date shall occur within five (5) days before or five (5) days after the Tenant's stated date of intended moving as designated in Tenant's notice.

In the event of a sale of the Property or the transfer or assignment by Landlord of this Lease, Landlord has the obligation to transfer the Security Deposit to the transferee. After the transfer is made and after written notice of same is given to Tenant with the name and address of the transferee, Landlord is released from all liability for the return of the Security Deposit and Tenant must look solely to the new Landlord for the return of his Security Deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the Security Deposit to a new Landlord.

In the event of any rightful or permitted assignment of this Lease by Tenant to any assignee or sublessee, the Security Deposit is deemed to be held by Landlord as a deposit made by the assignee or sublessee and Landlord will have no further liability with respect to return of such Security Deposit to the assignor. The failure of Landlord to comply with the Security Deposit Law may result in Landlord being liable to Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees. Landlord, by Maryland law, shall retain a copy of this receipt for a period of two (2) years following the termination of the tenancy, abandonment of the Property, or eviction of the Tenant.

Landlord or Landlord's estate but not the managing agent or court appointed receiver shall remain liable to Tenant for the maintenance of the Security Deposit as required by law.

Tenant acknowledges that this paragraph (SECURITY DEPOSIT) shall serve as receipt of Security Deposit.

By initialing below, you acknowledge and agree to the terms in Section 7.

X JS
Jacob M. Sehl

8. Mandatory Tenant Disclosure Acknowledgment

8.1 ACKNOWLEDGMENT OF TENANT BILL OF RIGHTS

The tenant acknowledges receipt of the **Tenant Bill of Rights**, as required by applicable law. The tenant confirms they have been given the opportunity to review this document and understand their rights and responsibilities.

8.2 ACKNOWLEDGMENT OF MOLD INFORMATION

The tenant acknowledges receipt of written information regarding **mold, mildew, moisture, and indoor air quality**, including the tenant's responsibility to promptly notify management or ownership of water intrusion, leaks, or conditions that may contribute to mold growth.

The tenant understands that failure to report such conditions may result in tenant responsibility for damages as permitted by law.

8.3 ACKNOWLEDGMENT OF HOA BYLAWS, RULES & REGULATIONS (ONLY IF APPLICABLE)

If the Property is subject to a Homeowners' Association (HOA), the tenant acknowledges receipt of the applicable **HOA Bylaws, Rules, and Regulations** and agrees to comply with all such requirements during the term of the Lease.

The tenant understands that violations of HOA rules may result in fines, penalties, or other enforcement actions, which may be the tenant's responsibility as permitted by the Lease and applicable law.

By initialing below, you acknowledge and agree to the terms in Section 8.

X JS
Jacob M. Sehl

Rent Works Property Management

1424 Sulphur Spring Road • Baltimore, MD 21227
(443) 490-7368



9. Pet Addendum

9.1 ADDITIONAL PET DEPOSIT

Pet Deposit: 0

X JS
Jacob M. Sehl

9.2 ADDITIONAL PET(S)

Owner approved:

- George, cat, 10.0 lbs, 2 years

X JS
Jacob M. Sehl

By signing below, you acknowledge and agree to the terms in Section 9.

X Jacob Sehl
Lessee

IP Address: 107.213.140.70
05/15/2026 11:40pm EDT

Rent Works Property Management

1424 Sulphur Spring Road • Baltimore, MD 21227
(443) 490-7368



10. Sign and Accept

10.1 CERTIFICATION

By signing below, I hereby certify that I have read and understand this document and all addendums, riders and amendments attached hereto. In addition, I am affirming that I am of legal age and ability to execute this document on my behalf, and agree to be bound to the terms and conditions set forth.

X *Jacob Sehl*

Lessee

IP Address: 107.213.140.70
05/15/2026 11:40pm EDT

X *Vance Ziglar*

Lessor

IP Address: 71.179.207.20
05/18/2026 07:26pm EDT