

RESIDENTIAL LEASE AGREEMENT

This Residential **Lease Agreement** is evidence of the complete terms and conditions by which the parties whose signatures are below have agreed. **Landlord/Lessor: Dimi Kosmskos** shall be referred to as '**LANDLORD**' and **Tenant(s)/Lessee(s) Isabelle Waesche and Emma Sacco** shall be referred to as '**TENANT(S)**'. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord for use solely as a private residence, the premises located at: **315 S. Collington Ave Baltimore MD 21231**

THIS LEASE AGREEMENT is made on June 9, 2026

1. AGREEMENT: Landlord and Tenant(s) have entered into a Lease Agreement for the real property identified above. The Landlord agrees to lease and transfer possession to Tenant(s) solely for 2 ADULTS And 0 CHILDREN who are HOUSEHOLD MEMBERS specifically designated by the Tenant(s) to live at the property. **NO other persons** are allowed to live at the property. Each tenant agrees that she/he is individually and wholly responsible for payment of the full amount of the rent to the Landlord each month. Each Tenant(s) agrees to be responsible for the entire rent if, for ANY reason, the other Tenant(s) is unwilling or unable to pay the rent, is seeking legal separation, and/or abandons the property. This includes couples who are married, single and/or living together

2. RENT TERMS: The **Term of this Agreement** commences on **July 3, 2026** and continues until June 30, 2027. **Tenant agrees to pay** the sum of **Two Thousand Six Hundred Forty-Five Dollars. (\$2,645.00)** on the **1st. day of each month.** Tenant will surrender the Property upon expiration of the lease term and deliver possession of the Property to the Landlord on that date in the same condition in which the Property was at pre-occupancy inspection provided in the presence of the Landlord and Tenant(s). Landlord shall be entitled to an inspection of the Property upon termination of the Agreement to confirm the condition of the Property, and the Tenant(s) agree to promptly pay for any repairs and/or replacement costs to return the Property to its original pre-occupancy state.

3. LATE FEES AND NOTIFIATIONS: **Rent is considered 'LATE'** if received **Ten (10) days** after the due date. Rent is due monthly; any rent received after the due date will be charged a **5% late fee**. In addition, and in accordance with laws governing the State of Maryland, Tenant(s) will be responsible for payment of any court filing, court costs and attorney fees if late beyond five days and will be subject to the Maryland eviction process. Any check that is not honored by the bank to which it is presented, will be subject to an administrative cost of \$50.00 payable to Landlord by Tenant(s). Landlord can deny acceptance of personal checks if a check written by a tenant is not honored. **Rent shall be made out to: Edgington Management and may be deposited into a checking account.** Landlord has also agreed to accept some forms of electronic payments, subject to change. **Notifications to landlord are to be mailed to: Edgington Management P.O. Box 3132 Catonsville MD 21228**

Initiated by:  (Tenant Initials) Initiated by:  (Tenant Initials)
06/10/2026 @ 20:37 EDT 06/11/2026 @ 19:19 EDT

4. LEASE TERM: This Lease Agreement will automatically revert to a Month-To-Month Lease with the same terms and conditions at the end of this lease term and can be dissolved at that time by either Landlord or Tenant(s) giving sixty days **(60) or more notice in Writing by letter or email** from the day the lease ends. If Tenant(s) desire to break the lease during tenancy for any reason, Tenant(s) will be charged two (2) months' rent plus the Security Deposit. If the tenant(s) desire to rent the property for a second year, they should contact the Landlord to negotiate a new lease. It is suggested that tenant contacts landlord at least 75 days before the lease is due to expire. If tenant stays longer than 12 months, a new lease should be written. This lease reverts to a month-to-month lease until a new lease is initiated or notice to vacate is given.

5. ESCROW DEPOSIT: A SECURITY DEPOSIT of \$2,645 will be held in escrow to secure Tenants' performance under this Agreement as follows: Security Deposit can **NEVER** be used as Rent. Said amount will be refunded to Tenants upon end of tenancy, inspection of premises and receipt of written statement signed by Landlord to Tenants within 45 days or sooner. If Tenant(s) have not complied with the lease terms, the Security Deposit or part thereof will be held by Landlord under laws of the state of Maryland. Landlord shall deposit security deposit in an escrow account as required by law. Tenant(s) has the right to receive by mail of last known address of Tenant(s) a written list of the charges against the Security Deposit claimed by Landlord within 45 days. Landlord may be responsible for paying treble damages. Receipts for any items or repairs charged against the Security Deposit will also be mailed to the tenant provided they have provided a forwarding address. Tenant(s) has a duty to notify Landlord of a new or forwarding address.

Signature of Tenant  06/10/2026 @ 20:37 EDT

Date: 06/10/2026

Signature of Tenant  06/11/2026 @ 19:19 EDT

Date: 06/11/2026

6. INSURANCE - TENANT(S) PERSONAL PROPERTY: Tenant acknowledges that Landlord's insurance policy does not cover her/his personal property damage caused by fire, theft, rain, snow, dampness, water, war, acts of God, acts of others, and/or any other causes; nor shall Landlord be held liable for such losses. Tenant(s) will indemnify and hold harmless Landlord and agents of the Landlord from all liability arising from injury to person or property arising within portions of property under exclusive control of Tenant(s). Landlord or agents of the Landlord shall not be liable for any loss of property by theft nor injury or death of persons caused by others. Tenant(s) shall obtain an insurance policy with appropriate limits of liability for bodily injury and property damage to protect Landlord, agents of the Landlord and Tenants against any claim by Tenants' employees, servants, agents, visitors, licensees or family members. Tenant(s) shall furnish a copy of the policy to Landlord and not amend or terminate the policy during rental tenancy.

7. CONDUCT OF TENANCY: Tenant(s) shall not permit actions on the premises which will affect Landlord's insurance or conflict with any applicable state laws, rules or regulations in the community; tenant(s), visitors, guests or anyone occupying the premises shall not take part in, violate or permit

controlled or dangerous substances. Tenant(s) will comply with local laws regarding excessive noise or disturbance of peace. If landlord incurs any fines related to the use and occupancy of the property the tenant is responsible for reimbursing the landlord and charges will be included as additional rent.

8. UTILITIES: Tenant(s) agrees to pay **ALL** utilities and/or services including, but not limited to: Natural gas, water, oil, oil service and oil maintenance, electric, cable, internet. **All GAS AND ELECTRIC utilities** will be registered in the Tenant(s) name **within 3 days before move-in date**. Tenant will pay the water bill directly to Baltimore City. Failure to pay the water bill is a breach of this lease agreement and will lead to eviction, see addendum 1. Tenants not registering the utility with a local gas and electric company in their name constitute a breach of lease and subject to eviction. If any gas, oil, electric or utility becomes past due (beyond 30 days), any rent monies received from the Tenant to the Landlord will be charged **FIRST** for the utility payment and rent will be in arrears at that time. Tenant(s) is responsible to pay for and provide their own cable service and cable installation fees placing them in their own name from lease inception to end. Tenant(s) agrees to keep the thermostat temperature at or above sixty (60) degrees to avoid damage to furnace or freezing of pipes. Tenant(s) is responsible to pay the cost of repairing any damage to the furnace, pipes or premises if they have not abided by this agreement. Failure to do so shall constitute a default under this agreement and these charges will be deemed part of the rent due. Tenant(s) will also be responsible to pay for any garbage disposal services in their city or county if applicable and understand it is NOT the responsibility of the Landlord to provide these services. All utilities and its use including gas and electric (BGE) are the responsibility of the lease holder/tenant and payable as additional rent.

9. SMOKE AND CARBON MONOXIDE DETECTORS: Landlord certifies that smoke and carbon monoxide detectors have been installed and are in working order. It is the responsibility of the Tenant(s) to check them periodically, replace batteries to maintain them and report to Landlord any non-working detectors or malfunction in writing. Landlord assumes no responsibility or liability for the non-reported malfunction or misuse of smoke and carbon monoxide detectors by Tenant(s). Further, there may be legal penalties for intentionally disabling and/or tampering with these devices. Tenant(s) acknowledges all smoke detectors and carbon monoxide detectors are present and working.

Signature of Tenant  eSigned by: Isabelle Waesche
06/10/2026 @ 20:37 EDT

Date: 06/10/2026

Signature of Tenant  eSigned by: Emma Sacco
06/11/2026 @ 13:19 EDT

Date: 06/11/2026

10. RIGHT OF ENTRY & INSPECTION: Landlord may enter, inspect and/or repair the premises at any time in case of emergency or suspected abandonment. Landlord will also notify Tenant(s) with a 24-hour advance notice, and may enter for purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, smoke alarm inspections, and/or for normal inspections and repairs regardless of Tenant(s) permission.

Normal Business Hours are defined as Monday-Saturday 8AM-8PM. Landlord is permitted to make all alterations, repairs and maintenance that in Landlord's judgment is necessary to perform. Tenant(s) will not change door locks without written permission from Landlord. If locks are changed, a copy of the keys will be given to Landlord same day locks are changed. If Tenant(s) change locks without Landlord's written

permission, the Landlord has the right to change the locks back. A police officer may be called to witness the change. The cost of the new locks and labor will be charged to the tenant.

11. MAINTENANCE OF PROPERTY & REPAIRS: Tenant(s) shall place ALL garbage and waste items in proper receptacles as may be mandated by the state, county or city, and keep garbage area clean and free of garbage and debris. Tenant(s) is responsible for disposal of items of size and nature that garbage hauler does not normally accept. Tenant(s) is responsible for maintenance of kitchen and bathroom drains keeping them free of items that may cause drain clogging. Tenant(s) will pay for cleaning or repair of any plumbing fixture that needs clearing from bathtubs, showers, wash basins, sinks or other. Tenant will use the premises in a careful manner to include all electrical, heating, air conditioning, mechanical and plumbing equipment and facilities. Any damage to appliances, walls, doors, screens, windows, window fixtures or other parts of the property, in excess of ordinary wear and tear, will be repaired by Tenant so as to restore the premises to same condition as existed on pre-occupancy date. Tenant(s) is responsible for changing air-conditioning/furnace filters every 3 months. Tenant(s) is also responsible, at their expense, to have premises treated or de-infested for rodents and insects (to include bees and ants) as is necessary to keep residence in a sanitary condition. Tenant(s) agrees to pay any fine/citation imposed on the property by the code enforcement team of Maryland for Tenant(s) failure to maintain the premises. Landlord shall make all structural repairs and all other repairs to the premises. Tenant may be responsible for reimbursement to the Landlord for repairing damage caused by tenant or their guests through abuse, misuse, neglect or abnormal wear.

12. MAINTENANCE OF LAWN, SHRUBBERY & OUTSIDE PERIMETER: Owner shall provide for lawn service. The tenants will keep the lawn, garden and exterior clean and well maintained.

13. CONDUCT OF TENANCY & ALTERATION: Tenant(s) will not permit actions to be performed on the premises which may affect Landlord's insurance. Tenant(s) agrees NOT to make any alterations, additions, wallpapering or improvements to the premises without obtaining Landlord's prior written consent. This includes the exterior of the house as well, such as, non-authorized parking of commercial vehicles, campers, trucks, refinishing automobiles in driveway or backyard, building of sheds or barns. No liquid-filled furnishings are permitted such as a water bed. **NO satellite dishes** may be installed on the roof or any part of the residence without the landlord's written permission.

14. OCCUPANTS & UNAUTHORIZED HOUSEHOLD MEMBERS: Any person(s), guest(s) (**INTENDED OR UNINTENDED**) or extended family member(s) friends, or unknown other persons either **WITH PERMISSION OR WITHOUT PERMISSION** of the Tenant(s) residing at the premises **longer than fourteen (14) days WITHOUT WRITTEN CONSENT** of the Landlord shall be considered a serious **Breach of this Agreement** and subject to eviction.

15. ASSIGNMENT OR SUBLET: Tenant(s) agrees **NOT** to transfer, assign or sublet the premises in whole or in part. Any such action in the absence of the Landlord's prior written consent shall be null and void and of no effect.

16. Pets: Tenant(s) shall **NOT** keep any dog, cat or pet(s) on the premises. Failure to do so will be a breach of this Agreement.

17. LEAD PAINT REQUIREMENT: For rental dwellings built before 1978, Tenant(s) acknowledge receipt of MDE pamphlet "Notice of Tenant's Rights" and the lead-based paint disclosure pamphlet (EPA) "Protect Your Family from Lead in Your Home". Tenants hereby acknowledge they have received a copy of the lead paint pamphlets by signing this lease agreement. More lead information can also be found online at <https://www.epa.gov/lead> or call **1-800-424-5323**.

Initiated by: I.W. (Tenant Initials) 06/10/2026 @ 20:31
Initiated by: E.S. (Tenant Initials) 06/11/2026 @ 19:11

18. ACCEPTANCE: Tenant(s) acknowledges that they have inspected and examined the premises and hereby accept the premises in an "as is" condition. Tenant(s) will submit a list of all items that are not in working order to the Landlord within **10 days of occupancy**.

19. END OF TERM, HOLDING OVER: Tenant(s) agree to return the Property to the Landlord at the end of the lease term in same condition as existed on date of pre-occupancy, inspection free and clear of all furniture and other property and in broom clean condition; to return all keys to the Landlord immediately upon surrender. Should Tenant(s) "hold over" beyond the end of lease term, or fail to vacate and remove all possessions on or before this time, Tenant(s) may be liable for additional rent and damages which can include damages due to Landlord's loss of prospective new renters. Under state laws of Maryland Landlord may consider Tenant(s) as a month-to-month Tenant(s) at twice the daily rental rate and exercise any remedy under applicable local and state laws. This includes Tenant(s) failure to giving any notice to Landlord of moving out and Tenant(s) will be responsible for all rent during the vacancy period.

20. BREACH OF LEASE & ATTORNEY FEES: If Tenant(s) breach any term of this Agreement, Landlord may: (1) take legal remedy in accordance with law of state of Maryland; (2) re-enter the property and terminate this Agreement in accordance again with law of state of Maryland; (3) bring summary proceedings to evict Tenant(s); (4) pursue other remedies. No termination of this Agreement, or recovery of possession of the property shall deprive Landlord of other actions against Tenant(s) for rent or damages. Should any action be brought against the Tenant(s) to enforce any provision of this Agreement, Landlord shall be reimbursed by the Tenant(s) for all reasonable attorney fees allowed in the State of Maryland. Tenant(s) further agrees and consent to submit to the jurisdiction and venue of the courts of Maryland in any suit or proceeding arising out of the Agreement. For each court appearance landlord or representative must attend due to late rent notices or eviction hearing, tenants will be charged back a \$125.00 transportation and court representative fee.

21. MODIFICATION OF THIS LEASE: Any modification of this Lease shall not be binding unless both parties agree in writing. No oral representation shall be effective to modify this Lease. If, as per the terms of this paragraph, any provision of this lease is newly added, modified, or stricken out, the remainder of this Lease shall remain in full force and effect.

22. PARTIAL INVALIDITY: Nothing contained in this Agreement shall be construed as waiving any of the Tenant(s) or Landlord's rights under the law. If any part of this Agreement shall be in conflict with the law, that part shall be void to the extent that it is conflict but shall not invalidate this Agreement, nor shall it affect the validity or enforceability of any provision of this Agreement.

23. MILITARY SERVICE: No tenants in the lease are military service.

24. ACCEPTANCE OF ELECTRONIC DELIVERY: Landlord and Tenant agree to accept electronic delivery of notices by the landlord via email or text including notices of failure to pay rent in landlord/tenant actions and judgements in rent court.

Initiated by: I.W. (Tenant Initials) 06/10/2026 @ 20:37 EDT
Initiated by: E.S. (Tenant Initials) 06/11/2026 @ 19:19 EDT

25. Tenant Rights. Tenant(s) acknowledges receipt of Know Your Rights! Tenants' Rights in Baltimore City. Tenant has also received Landlord and tenant tips on avoiding disputes. Tenant(s) additionally acknowledges receiving the "Top 10 Rights in Maryland" which can also be found online at https://www.publicjustice.org/wp-content/uploads/2019/09/Top_10_Tenants_Rights_in_MD_4-26-19.pdf

26. FINAL AGREEMENT All parties to this agreement acknowledge that full and final agreement between the parties is contained herein and there are no other verbal or implied conditions existing, which are not herein contained. Similarly, all parties to this agreement recognize that any addendum to this agreement must be executed in writing approved and signed by all parties.

Landlord: _____ (signature) _____

Tenant(s): (printed name) Isabelle Waesche (signature) Isabelle Waesche
eSigned by: 06/10/2026 @ 20:37 EDT

Date: 06/10/2026 **Social Security #** 219-65-8229

Tenant(s): (printed name) Emma Sacco (signature) Emma Sacco
eSigned by: 06/11/2026 @ 19:19 EDT

Date: 06/11/2026 **Social Security #** 212-67-9247

Household Members specifically designated to be the only other residents at this property:

Isabelle Waesche

Emma Sacco

Security Deposit Receipt

The security deposit of \$2,645 will be collected by June 11, 2026

Both landlord and tenant acknowledge past payment of the security deposit.

Initiated by: I.W. (tenant) Initiated by: E.S. (tenant) _____ (landlord)
06/10/2026 @ 19:19 EDT 06/11/2026 @ 19:19 EDT

(Landlord)

eSigned by: Isabelle Waesche (Tenant)
06/10/2026 @ 20:37 EDT

eSigned by: Emma Sacco (Tenant)
06/11/2026 @ 19:19 EDT

ADDENDUM 1 – WATER UTILITY – Payment and Inquiry Procedure

Tenant(s) will abide by the following terms relating to payment of water utility bills and procedure relating to utility inquiry:

1. Baltimore City will send the Tenant(s) a copy of the monthly water utility bill upon request.
2. Tenant(s) will pay Baltimore City directly, on a monthly basis, the amount due and any late fees applied; If you have a question about the amount, payment is still due and owed to the city or county and must be paid, but can be arbitrated with an inspection and hearing as tenant(s) responsibility.
3. Any unpaid water utility bill in arrears for more than 30 days will be subject to civil proceedings, court hearing and possible eviction. Any unpaid water bills that landlord is forced to pay on behalf of the tenant for their water usage shall be considered additional rent. Additional rent will be added to the rent ledger and considered due immediately.
4. Tenant(s) will also incur a \$125.00 transportation and court representative fee for any court hearing related to a civil proceeding.
5. If you have an issue with the water utility bill related to usage and billed amount, it is the responsibility of the tenant(s) to let the Landlord know and tenant(s) will incur the expense of a plumber making an inspection, checking all the connections and providing tenant(s) with a receipt for services and explanation. If you elect to, tenant(s) can call the water utility department at the city or county in Maryland, provide the receipt and a city inspector will inspect the meter for patency and, if warranted, schedule a conference with the tenant(s) to discuss results either by telephone or in person. Landlord may provide the name of a licensed and reliable plumber for tenant(s) if he or she desires.
6. Tenant(s) concur it is NOT the responsibility of the Landlord to make an inspection, hire a plumber or intervene with the city inspector.
7. By signing this Addendum 1, tenant(s) agree to all of its terms to abide by

Signature of Tenant  eSigned by: *Isabelle Waesche*
06/10/2026 @ 20:37 EDT

Date: 06/10/2026

Signature of Tenant  eSigned by: *Emma Sacco*
06/11/2026 @ 19:19 EDT

Date: 06/11/2026

Signature of Owner _____

Date: _____

Signature Certificate

Document completed by all parties on 06/10/2026 @ 20:37 EDT

Document ID: 6a2a034791aa79001fdf152b

Sender information

Sent On: 06/10/2026 @ 20:37 EDT
Timezone: Eastern Daylight Time
Sender: Isabelle Waesche washay135@gmail.com
Sender IP: 98.211.90.217

Signer

Signature



Isabelle Waesche
washay135@gmail.com

Received: 06/10/2026 @ 20:37 EDT
Viewed: 06/10/2026 @ 20:37 EDT
Signed: 06/10/2026 @ 20:37 EDT

Isabelle Waesche

IP: 98.211.90.217



Signature Certificate

Document completed by all parties on 06/11/2026 @ 19:19 EDT

Document ID: 6a2b429291aa79001fdf1bbe

Sender information

Sent On: 06/11/2026 @ 19:19 EDT
Timezone: Eastern Daylight Time
Sender: Emma Sacco emmasacco28@gmail.com
Sender IP: 96.244.146.117

Signer

Signature



Emma Sacco
emmasacco28@gmail.com

Received: 06/11/2026 @ 19:19 EDT
Viewed: 06/11/2026 @ 19:19 EDT
Signed: 06/11/2026 @ 19:19 EDT

Emma Sacco

IP: 96.244.146.117

