

RESIDENTIAL LEASE AGREEMENT

1. LANDLORD/AGENT:

The Landlord(s) and or agent(s) is/are **R and H Living LLC** and will be referred to in this Leaseagreement as "Landlord."

2. TENANT:

The Tenant(s) is/are **Proctor Stephens**

Date Of Birth: 03-22-1979

§ Social Security: ***-**-2013

3. RENTAL PROPERTY: 3202 Harwell Ave, Baltimore. MD. 21213

The Landlord agrees to rent the Tenant the above property described as a house/apartment which will be referred in this Lease as the "Leased Premises."

4. TERM OF LEASE AGREEMENT (ONE YEAR):

Lease Agreement will begin on 06-15-2026 and will end on 07-31-2027

USE & OCCUPANCY OF PROPERTY:

A. The only person(s) living in the Leased Premises is/are:

<u>NAME</u>	<u>AGE</u>	<u>NAME</u>	<u>AGE</u>
Payton Stephens	14		
Zaylen Steohens	12		

B. Any change in the occupancy will require written consent of the Landlord.

C. Any change in occupancy may be subjected to an adjustment in the amount of rent.

D. The Tenant will use the Leased premises only as a residence.

5. AMOUNT OF RENT:

The amount of Rent is \$2000 (Two thousand Dollars) to be paid monthly.

6. DATE RENT IS DUE:

A. The rent is due **in advance on or before the 1st day of each month**. The rent due date is the date the Landlord must receive the Tenant's Payment.

B. **Rental payments should be done only by Money Order or Certified Check from a Bank, or electronic link provided by the Landlord. Personal Checks are not accepted.**

C. Rental payments are made payable to: **R and H Living LLC**

D. Rental payments may be mailed to **23096 Charmay Pond Pl, Brambleton VA 20148**

E. Assistance programs such as Section 8 will deposit their portion of the rent directly to Landlord account.

7. PAYMENT OF RENT:

A. **If the rent or any other charges are not received by the Landlord on or before 3 days after the rent due date, Tenant must pay a late fee of 5% in addition to the rent.** The amount of late fees and bad check 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.

B. Rental payments paid late 3 times within 12-month period **creates a default** of the Lease Agreement.

C. Payments received by Landlord **when there are arrearages shall be credited first** to any outstanding balance and then applied to the current amount due.

Tenant's Initials 

- D. When a judgement is entered, all court costs are assumed by the Tenant, including but not limited to – initial Failure to Pay \$60 – follow-up Warrant of Restitution \$100.
- E. **When the lease ends, it will be automatically renewed for month-to-month basis unless either party gives 60 days' notice to not renew the lease.**
- F. On annual basis, the rent will be increased as per rental increment applied and approved by housing. Landlord will fill up appropriate paperwork with the housing authority.
- G. If rented through Assistance program, then the Landlord has the right to apply for annual rent increases and the tenant portion may change based on the guidance by the assistance program.

Tenant Initials: AR

8. RETURNED PAYMENTS:

- A. A returned payment fee of \$35 will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment. Once a check is returned for insufficient funds, no further payments by check will be accepted.
- B. If there are more than 1 instances of returned payments, Tenant agrees that the Landlord may require all future payments to be only by certified check, money order or cash.
- C. If your financial institution returns your rental payment and causes the rental payment to be late, a late charge will apply.

9. SECURITY DEPOSIT:

- A. The Tenant has paid to the Landlord a Security Deposit of \$2000
- B. The security deposit is intended to pay the cost of damages, cleaning, excessive wear and tear and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges or attorney fees suffered by the Landlord by reason of Tenant's default of this Lease Agreement. Refer to 'Repair/Replacement Addendum' that outlines average prices to repair or replace certain items. If Landlord incurs a higher cost for the repair or replacement of an item, Tenant will be held liable for the higher cost. The Repair/Replacement Addendum is not an all-inclusive list; Tenant can be charged for the repair or replacement of an item that is not on the Addendum. Security deposit cannot be used for attorney fees- "Security deposit" means any payment of money, including payment of the last month's rent in advance of the time it is due, given to a landlord by a tenant to protect the landlord against nonpayment of rent, damage due to breach of lease, or damage to the leased premises, common areas, major appliances, and furnishings.
- C. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Landlord by reason of Tenant's default of this Lease Agreement in accordance with state laws and regulations.
- D. Under no circumstances can the Security Deposit be used as payment and/or other charges due during the term of this Lease Agreement.
- E. The Leased Premises must be left in good, clean condition with all trash, debris, and Tenant's personal property removed. The Leased Premises shall be left with all appliances and equipment in working order.
- F. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.

10. UTILITIES & SERVICE:

- A. Tenant is responsible for the following utilities and services: **Trash, Water and Sewer Paid by Landlord**

GAS

ELECTRICITY

WATER

Other

and is required to register the utilities in Tenant's name. Tenant understands and agrees that essential services are to be always maintained and operational. **Any unpaid bill will be considered as rent due.** Resident agrees to transfer the gas and electric service charges to their name within 72 hours of move-in date and to make arrangements for meter readings as needed. Water utility bill will remain in Landlord's name as required by law. Tenant will provide Landlord written proof of the utilities in their name within 72 hours, or the tenant will be in breach of the lease agreement.

11. APPLIANCES:

- A. Landlord will supply: Refrigerator Stove Microwave Washer Dryer **Tenant is responsible for maintenance and upkeep of all appliances.**

Tenant's Initials: AR

- B. Any appliances located at the house on the date of this Lease are furnished solely for the convenience of the Tenant and are not a part of this Lease. Tenant shall perform, at Tenant's sole expense, any maintenance required on the appliances. Tenant agrees that the items specified above are the property of the Landlord and will remain with the Leased Premises at the end of this lease date. Tenant must have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the Tenant. Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

12. MAINTENANCE AND REPAIRS:

Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Tenant. Tenant will be responsible for any repairs caused by his/her negligence.

- A. It is the responsibility of the Tenant to promptly notify the Landlord, **in writing via Certified Mail or Internet Maintenance Portal provided by the Landlord**, of the need for any such repair of which the Tenant becomes aware.
- B. If any required repair is caused by the negligence of the Tenant and/or Tenant's guests, the Tenant will be fully responsible for the cost of the repair or the replacement.
- C. If any drains become clogged, it is the Tenant's responsibility to have drains cleared and the Tenant agrees to pay for any repairs related to unclogging the drains.
- D. The Tenant must always keep the Leased Premises clean and sanitary and remove all rubbish, garbage, and/or other waste in a clean, tidy and sanitary manner.
- E. Tenant must abide by all local recycling regulations.
- F. The Tenant shall properly use and operate all electrical, cooking and plumbing fixtures and keep them clean and sanitary.
- G. The Tenant is not permitted to paint, make any alterations, improvements or additions to the Leased Premises without first obtaining the written permission of the Landlord. The Landlord's permission to painting, alteration, improvement or addition shall not be deemed as consent of future consent to future painting, alterations, improvements or additions.
- H. The Tenant is responsible for removing snow and ice from stairs and walkways.
- I. The Tenant shall maintain the lawn and landscaping, including but not limited to, cutting grass, removing weeds, and pruning trees.
- J. Tenant must replace the filters for the air conditioner with a **three-month filter after every three months**.

13. CONDITION OF PROPERTY:

- A. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior exterior of the Leases Premises, as well as all equipment and any appliances, are found to be in an acceptable condition and in good working order.
- B. The Tenant agrees that neither the Landlord nor his agents have made any promises regarding the condition of the Leased Premises.
- C. The Tenant agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.

14. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS:

Smoke detectors and CO monitors are installed at the following locations: **There is a combo smoke detector and CO monitor on each level.**

Tenant agrees that these detectors are operable. To keep them operational, from time to time you must maintain these detectors by replacing the batteries on an as needed basis. All fresh batteries are your responsibility. Each unit should be tested monthly. If you have any questions or problems with any smoke detector after you have checked the battery, it is your responsibility to promptly notify the landlord to assure the early detection of fire or smoke offered by these devices. Your cooperation is essential. If any detector is missing at any time, they will be replaced at the Tenant's expense.

15. **Tenants Restrictions concerning PETS: NO PETS may be kept on the Property without the prior written permission of the Landlord.** If pets are allowed, an addendum containing PET provisions must be attached to this Lease. If Tenant is found in violation of the pet restriction, Landlord shall be permitted to collect a fee of \$25 for each day the Tenant violates the pet restriction, as additional rent. Additionally, Tenant will be subject to charges for damages and eviction based on breach of lease.

16. RULES AND REGULATIONS:

Tenant's Initials



- A. Late fees are strictly enforced, and any unpaid fees will not be waived. Late fees will be considered part of rent.
- B. The Tenant may not interfere with the peaceful enjoyment of the neighbors.
- C. Garbage/Trash must be taken to the curb on the scheduled days of trash removal and not before.
- D. The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence. The Landlord may remove trash (at his/her discretion) at a removal fee of \$95 per load, collectible in court.
- E. The Tenant shall abide by all Federal, State, Local Laws and HOA rules.
- F. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises.
- G. The Tenant agrees not to use the Leased Premises for any unlawful purpose, including, but not limited to, the sale, use or possession of illegal drugs on or around the Leased Premises.
- H. The Tenant agrees to test smoke detector/CO detector periodically as well as always maintain operational batteries. Tenant will be charged \$25 for smoke detector replacement and \$40 for CO detector replacement.
- I. The Tenant must report any malfunctions of smoke detectors or CO detector that are in the Leased Premises.
- J. Absolutely no hazardous materials are permitted to be in or around the Leased Premises at any time.
- K. The Tenant may not use or store kerosene or space heaters at any time in or around the Leased Premises.
- L. Under no circumstances may a stove, oven, or range be used as a heat source.
- M. Charcoal and gas grill may not be used in the Leased Premises.
- N. All windows and doors must remain closed during inclement weather.
- O. The Tenant shall notify Landlord of any pest control problems. Tenant agrees that Leased Premises is free of pests at the time of signing this lease. **Landlord is not responsible for treatment of pest control**, including, but not limited to roaches, insects, rodents, bedbugs, fleas, etc.
- P. The Tenant must notify Landlord of any changes in employment.
- Q. The basement or attic may not be used as living quarters without permission from the Landlord.
- R. Waterbeds and liquid furniture are not permitted.
- S. The Tenant must obtain written permission to install a satellite dish on Leased Premises.
- T. The Tenant may not store or park recreational vehicles on Leased Premises.
- U. The Tenant may not hang or place any signs on or about the Leased Premises.
- V. The Tenant may not block the fire escape at any time.
- W. The Tenant may not use windows, decks, or balconies at any time to hang laundry.
- X. The Tenant will be charged \$25 for key replacement and \$40 for re-entry if locked out of leased premises between 9am and 5pm on weekdays (\$75 if between 5pm and 9am and on weekends and holidays).

17. ADDENDA

The following Addenda, attached to this Lease Agreement, shall become part of this Lease Agreement:

- A. Maryland Lead Poisoning Prevention-Notice of Tenant's Rights
- B. Lead-Based Paint Disclosure
- C. Lead Paint Pamphlet
- D. General Addendum
- E. Drug-Free Housing Addendum

- 18. Landlord has provided the tenant with electronic copy of a pamphlet entitled "Protect Your Family from Lead In Your Home" and the "Notice of Tenant's Rights".

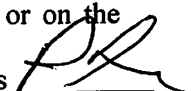
19. DAMAGE BY FIRE OR OTHER CASUALTY:

If the premises or any part thereof shall, during said term be slightly damaged by fire or other casualty, the premises shall be promptly repaired by the Landlord, and an abatement will be made for the rent corresponding with the time during which and the extent to which said premises may have been untenable, but if the building should be so damaged that the Landlord shall decide to rebuild, the term of this lease shall cease and the rent be paid up to the time of the fire or other casualty.

20. LIABILITY OF LANDLORD; REIMBURSEMENT BY TENANT; INSURANCE:

If the Landlord must pay any damages for a claim arising from the fault of the Tenant, then the Tenant must reimburse the Landlord for any such sums paid. In addition, the Tenant must reimburse the Landlord for any expense of the Landlord incurred in defending against such claim, whether the Landlord has to pay any damages. Tenant also agrees to insure their own personal property located in the Leased Premises or on the

Tenant's Initials



grounds. Neither the landlord nor his insurance is responsible for any damage caused to the Tenant's personal property for any reason at any time. Tenant agrees to be solely responsible for any damage to or loss of the Tenant's personal property. Accordingly, the Tenant is strongly encouraged to obtain personal property/renters' insurance with an insurance company properly licensed to do business in the State. This policy must become effective on or before the beginning date of this Lease Agreement.

21. Tenant/s have been notified that their personal belonging is not covered by the Landlord insurance and that Tenant have been advised to purchase renter's insurance to protect their personal property.

22. SECURITY NOT PROMISED:

The Tenant has inspected and acknowledges that all door and window locks, fire extinguishers, security alarm systems, smoke detectors and/or carbon monoxide detectors are in sound working order. Tenant further understands and acknowledges that, although the Landlord makes every effort to make the Leased Premises safe and secure, this in no way creates a promise of security.

23. RIGHT OF ENTRY

- A. Landlord and or his agent with **24 hours written notice (email or posted on the front door of the property)** to have the right during the term of the Lease Agreement to enter during reasonable hours to inspect the premises make repairs or improvements or show prospective buyers and/or Tenants the property.
- B. In event of an emergency Landlord reserves the right to enter the Leased Premises without notice. It is required that the Landlord/Agent have a working set of keys and or security codes to gain access to the Leased Premises.
1. Tenant will not change or install additional locks or security systems to the Premises without the written consent of the Landlord.
 2. Unauthorized installation or changing of any locks will be replaced at the Tenant's expense.
 3. Tenant shall be responsible for all damages that may occur because of a forcible entry during the Lease of the Premises.

24. ENDING OR RENEWING THE LEASE AGREEMENT: (tenant must initial this provision)

At the end of the Lease Term this Lease Agreement shall automatically continue annual basis (twelve months) extension until such time Landlord and/or Tenant provide a written notice of 90 days prior to the end of the Lease Agreement. If the tenant terminates the lease prior to the end of the lease term, the tenant shall be responsible for a termination fee of two months' rent.

Tenant Initials: 

25. NOTICES:

- A. If Tenant discovers any defects in the property that could cause injury the Tenant or any of their guests the Tenant agrees to make the landlord aware of the defect via certified mail with a return receipt request. If the Tenant fails to make the landlord aware of any such defects through these means, the Tenant agrees to take responsibility for any injuries or accidents that may occur.
- B. Any notice required by the terms of this Lease Agreement shall be in writing.

26. ABANDONMENT:

If Tenant vacates the Leased Premises before the end of the Lease term without written permission from the Landlord, the Leased Premises is then considered to be abandoned and Tenant is in default of this Lease Agreement. Under these circumstances, Tenant may be responsible for damages and losses allowed by federal, state, and local regulations.

27. LANDLORD REMEDIES:

If Tenant violates any part of this Lease agreement including non-payment of rent, the Tenant is in default of this Lease agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Leased Premises as well as seek judgment against Tenant for any monies owed to Landlord because of Tenant's default.

- A. The Tenant agrees that any expense and or damages incurred because of a breach of the Lease Agreement including attorney's fees and costs will be paid to the Landlord or the prevailing party.
- B. The Tenant agrees that any court costs and or fees incurred because of a breach of this Lease Agreement will be paid to the landlord or the prevailing party.

28. SUBORDINATION:

Tenant's Initials 

The Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangements, right to possession with regards to the building or land that the Landlord is obligated to now or in the future, including existing and future financing, and/or loans or leases on the building and land.

29. CONDEMNATION:

If the whole or any part of the Leased Premises is taken by any authority having power of condemnation, this Lease Agreement will end. Tenant shall peaceably vacate the Leased Premises and remove all personal property and the lease terms will no longer apply. The Tenant is responsible for all rent and charges until such time that Tenant vacates the Leased Premises.

30. ASSIGNMENT OR SUBLEASE:

Tenant agrees not to transfer, assign or sub-lease the Leased Premises.

31. JOINT AND SEVERAL LIABILITY:

The Tenant understands and agrees that if there is more than one Tenant that has signed the Lease Agreement, each Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement.

32. MISREPRESENTATION:

If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful and/or misleading, it is a breach of Lease.

33. BINDING OF HEIRS AND ASSIGNS:

All provisions, terms and conditions of this Lease Agreement shall be binding to Tenant, Landlord, their Heirs, Assignees and Legal Successors.

34. SEVERABILITY:

If any part of this Lease Agreement is not valid, enforceable, binding or legal, it will not cancel or void the rest of the Lease Agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Landlord, to the maximum extent of the laws and regulations set forth by local, state, and federal governments.

35. GOVERNING LAW:

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

36. ADDITIONAL CLAUSES:

A. Landlord's acceptance of rental payments is not a waiver of any default by the Tenant.

B. Move In/Out Inspections: The Tenant has the right to be present during the property inspection for the purpose of making a list of damages that may exist at the beginning of the move in and end of the move out.

This request must be made in writing 15 days prior of either inspection. Landlord will notify Tenant of time and date of inspection.

37. PARAGRAPHING HEADINGS:

Paragraph headings in this Lease Agreement are for convenient reference only and do not represent the rights or obligations of the Landlord or Tenant.

38. ENTIRE AGREEMENT:

A. Landlord and Tenant agree that this Lease Agreement and any attached Addenda, Rules, and Regulations, and/or Special Terms and Conditions accurately represent all terms and agreements between and Landlord and Tenant regarding the Leased Premises.

B. Tenant acknowledges the receipt of any disclosures required by State of Maryland, as well as any disclosures required by federal, state and local jurisdictions.

NOTICE: This is an important LEGAL document.

*You may have an attorney review the Lease Agreement prior to signing it.

*You are giving up certain important rights.

*If the landlord fails to enforce any provision of this Lease Agreement, it will not constitute a waiver of any default, future default or default of the remaining provisions.

Tenant's Initials 

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood and agrees to comply with all the Terms, Conditions, Rules and Regulations of this Lease agreement including any Addenda and that he/she has received the following:

1. Copies of all Lease, Addenda, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Keys to Leased Premises.

TENANT CONTACT CELL PHONE: 919-589-1975 (FOR COMMUNICATION PURPOSES)

Tenant's Signature: [Signature] Print Name: Proctor Stephens Date: 6-16-26

Tenant's Signature: [Signature] Print Name: Proctor Stephens Date: 6-16-26

Landlord's/Agent's Signature: [Signature] Print Name: Smith Date: 6/16/26

Tenant's Initials PS

GENERAL ADDENDUM:

1. **ZERO TOLERANCE FOR CRIMINAL ACTIVITY** - The Landlord has zero tolerance for criminal activity in or around the Leased Premises. This policy applies to the Tenant, residents, guests, and/or family members. The Landlord will immediately report any evidence of criminal activity to the proper authorities, and the Tenant's engagement in any criminal activity is a default of the Lease. The Tenant understands that domestic disturbances not only infringe on the neighbors' peaceful enjoyment of their property but are also a default of the Lease. The Tenant understands it is his/her responsibility to call 911 and report and suspicious activity observed, and then notify the Landlord. In the event of any criminal activity in which the Tenant is directly or indirectly involved, the Landlord will take the legal measures to evict the Tenants from the Lease Premises. This includes, but is not limited to, drug activity, gang involvement and domestic disturbances. *Ru* **Tenant's Initials**
2. **AGENCY ANNUAL INSPECTION (If applicable)** – It is the responsibility of the Tenant to be present at all inspections performed by Agency that subsidizes the rent. *Ru* **Tenant's Initials**
3. **WATER BILLS & ENVIRONMENTAL FINES** – The Tenant is not responsible for the Water Bill. In the event of an unusually high-water bill, it is the Tenant's responsibility to notify the Landlord immediately of any plumbing issues that could be the cause of extreme water usage (i.e., dripping faucets, toilets running constantly, etc.) *RR* **Tenant's Initials**
4. **RENTER'S INSURANCE** – By signing below, Tenant agrees that Tenant has been informed about renter's insurance and advised to obtain it. Renter's insurance will cover the Tenant's personal property during storm, flood, fire or break-in. Landlord is not responsible for any of Tenant's personal belongings. PURCHASE RENTER'S INSURANCE FOR YOUR BENEFIT!!! *RR* **Tenant's Initials**
5. **ARE YOU IN THE MILITARY?** YES ☐ NO ☒ (circle one) *RR* **Tenant's Initials**
6. **PLUMBING ISSUES** – Tenant understands house is free from all leaks and plumbing backups. If there is a leak or plumbing back up that is the Tenant's fault, Tenant will be billed. Landlord will not pay for grease clogs, hair clogs, children's toys, etc. The plumber who comes to the property will pull out of drain line what has caused the problem and note it on the invoice. Tenant will pay for all invoices for damage that Tenant has caused. *RR* **Tenant's Initials**
7. **UTILITIES** – Tenant agrees to transfer all utilities to their name within 72 hours of the lease date. If Tenant fails to do so, utilities are subject to be disconnected at any time by Landlord. *RR* **Tenant's Initials**
8. **MOLD WAIVER** – Mold contaminants may exist in the property of which the Landlord is unaware. Landlord is not an expert in the field of mold contaminants, and Tenant agrees to hold Landlord harmless if mold contaminants are discovered on the property. If mold contamination is suspected or discovered, the Tenant

Tenant's Initials *RR*

agrees to notify the Landlord in writing **immediately** and appropriate action will be taken by Landlord to remedy the situation. **Tenant's Initials**

9. **BASEMENTS** - The basement is **finished/unfinished** (circle one) and **is/ is not** (circle one) to be used as part of the leased premises. Tenant agrees to hold Landlord harmless if any personal property is damaged due to Tenant's using the unfinished basement as living quarters. Also, Tenant holds Landlord harmless if any person living in the basement is exposed to health risk due to basement being unfinished. Resident releases Landlord from liability against any damages or injuries happening in or about residence or premises to Resident or Resident's guest due to exposure to mold related contaminants or ANY other illnesses that could be caused by being in the basement.

 Tenant's Initials

10. I(we) received a pamphlet entitled "Protect Your Family from Lead In Your Home" and the Notice of Tenant's Rights. **Tenant's Initials**

ADDENDUM:

Tenant's Initials

DRUG-FREE HOUSING

In consideration of the execution or renewal of a rental agreement of the dwelling unit identified in the rental agreement, Landlord and Tenant agree as follows:

- A. Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near premises. "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).
- B. Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity a member of the household or a guest is.
- C. Tenant or members of the household will not engage in the manufacture, sale or distribution of illegal drugs at any location whether on or near the premises or otherwise.
- D. Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in acts of violence or threats of violence including, but not limited to, the unlawful possession or discharge of firearms on or near the premises.
- E. The Tenant understands and agrees that, if there are any court approved search warrants issued for the above-described premises, it will cause an automatic breach of the rental agreement and the landlord/Landlord may seek eviction based upon that occurrence. It is further understood that no arrests or convictions need to occur prior to a breach of the rental agreement pursuant to this paragraph, just the judicial determination of probable cause to believe that some form of criminal and illegal activity has occurred will be deemed sufficient for such breach.

Tenant: _____

Date: 6-16-20

Tenant: _____

Date: 6-16-20

Landlord: _____

Date: 6/16/20

Tenant's Initials _____

SECURITY DEPOSIT RECEIPT

Tenant's security deposit amount paid at time of signing lease: \$ 2000

Balance Due Amount: \$ 0

Balance Due Date: .

If the balance of security deposit is not paid by the due date, the remainder will be due as additional rent.

§ 8-203.1. Security deposit receipt

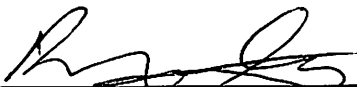
(a) **Contents.** -- A receipt for a security deposit shall notify the tenant of the following:

- (1) The right to have the dwelling unit inspected by the landlord in the tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the tenant so requests by certified mail within 15 days of the tenant's occupancy.
- (2) The right to be present when the landlord inspects the premises at the end of the tenancy to determine if any damage was done to the premises if the tenant notifies the landlord by certified mail at least 15 days prior to the date of the tenant's intended move, of the tenant's intention to move, the date of moving, and the tenant's new address.
- (3) The landlord's obligation to conduct the inspection within 5 days before or after the tenant's stated date of intended moving.
- (4) The landlord's obligation to notify the tenant in writing of the date of the inspection.
- (5) The tenant's right to receive, by first-class mail, delivered to the last known address of the tenant, a written list of the charges against the security deposit claimed by the landlord and the actual costs, within 45 days after the termination of the tenancy.
- (6) The obligation of the landlord to return any unused portion of the security deposit, by first-class mail, addressed to the tenant's last known address within 45 days after the termination of the tenancy; and
- (7) A statement that failure of the landlord to comply with the security deposit law may result in the landlord being liable to the tenant for a penalty of up to 3 times the security deposit withheld, plus reasonable attorney's fees.

(b) **Retention for 2 years.** -- The landlord shall retain a copy of the receipt for a period of 2 years after the termination of the tenancy, abandonment of the premises, or eviction of the tenant.

(c) **Landlord penalty.** -- The landlord shall be liable to the tenant in the sum of \$ 25 if the landlord fails to provide a written receipt for the security deposit.

Tenant:



Date:

6-16-26

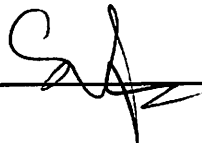
Tenant:



Date:

6-16-26

Landlord:



Date:

6/16/26

Tenant's Initials



TENANT DAMAGE/REPAIR AND SERVICE MINIMUM CHARGES

The following is a list of charges for items which the Landlord/Agent performs for the Tenant, which are the responsibility of the Tenant. The amounts shown cover materials and labor only and may change at any time without notice. The charges are collectible as additional rent and/or will be deducted from the Security Deposit. This list is meant to cover repairs that are described in the Lease Agreement as the responsibility of the Tenant and are not due to normal wear or tear. The costs below are minimum fees. A 20% administrative fee will be added to all charges. This form should not be taken as a comprehensive list of charges. Charges are subject to change without further notice should costs increase.

Kitchen Cleaning	
Stove (including drip pans and grates)	\$30.00
Oven	\$30.00
Refrigerator	\$40.00
Cabinets	\$25.00
Sinks	\$10.00
Walls	\$50.00
Floors	\$30.00
Misc. Cleaning	
Carpets (per room)	\$75.00
Windows (each)	\$15.00
Wood/Tile/Vinyl Floors	\$75.00
Re-Coating/Re-Plastering	\$75.00
Furniture Removal	
Chair	\$25.00
Sofa/Love seat	\$75.00
Box Spring/Mattress	\$75.00
Headboard/Frame	\$50.00
Table	\$25.00
Dresser	\$75.00
Other Charges	
Lock-out fee between 9am and 5pm weekdays	\$40.00
Between 5pm and 9am, weekends and holidays	\$75.00
Re-inspection due to Tenant violation	\$35.00 for 1 st re-inspection and \$50 thereafter
Replace missing smoke detector	\$25.00
Replace missing CO detector	\$40.00
Replace missing CO or smoke detector battery	\$12.00 each
Replace missing light fixtures/globes	\$50.00 each
Replace lost key (house/apt, mailbox, laundry room, etc)	\$25.00 each
Re-key apartment (keys not returned at move-out)	\$100.00 per door
Emergency Re-key apartment	\$150.00 per door
Plugged toilet	\$90.00 minimum
Replace or re-hang blinds/shades	\$35.00 each
Broken windowpane	\$60.00
Missing or damaged screen(s)	\$55.00 each
Carpet replacement	Market price (Labor + materials)
Painting/Wall repair	\$45.00 minimum per room

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Rental Walkthrough Items - Tenant Responsibilities	Tenant Initials
Main Water Shutoff Location	PS
Circuit Breaker Location	PS
Filter Changes (3 months) - Very Important	PS
Smoke/CO detectors (Change battery 6 months)	PS
If Water leak, Call + Email	PS
Average Water Bill Increases	PS
HVAC Thermostat Operation	PS
Pest Control - Now All clean - Next you are responsible	PS
For Payment - Bank Payment free (Preferred); Credit Card Charges Download "Resident Center" by Buildium – Maintenance Request Or By UPC code at CVS, 7-11, etc.	PS
Grass Outside	PS
Trash Can with the attached Lid	PS
\$50 Office processing fee for All citations and Violations (Grass not Cut; Trash Lid not secure)	PS
Major problem - Please call and text	PS
No Flushable or Non-Flushable Wipes	PS
Company policy – 3 months late payment will constitute to non-renewal of the lease or 60-day cancelation notice	PS
Repairs request must be made on the Rent Center app. You can attach picture (no text message will be accepted)	PS
Fats., oils and grease can cause sewage backup and diseases. Please do not pour these things in sink or toilet. Store in small can, freeze it and then dispose of it	PS
Pets: Inform 30 days in advance and get approval; Pet fees is \$35 per month If no approval taken; then \$200 admin fee and violation of the lease	PS
New Phone number – Your responsibility to inform us	PS
Outside Gutter (next to Basement door): Clean Debris and Leaves	PS

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