

TWO-YEAR RESIDENTIAL DWELLING LEASE

Tenant Initials: CB

LEESOR: SUMMERFIELD INVESTMENT PROPERTY MANAGEMENT LLC – AGENT OWNER, AS USED HEREIN, SHALL INCLUDE THE OWNER'S AUTHORIZED REPRESENTATIVE.

**TENANT: GUSHAWN BRAXTON
LEASED PROPERTY ADDRESS:**

**541 GOLD STREET
BALTIMORE, MARYLAND 21215**

DATE OF LEASE OFFER: 4/25/2025

1. INITIAL TERM OF LEASE: Owner leases to Tenant and tenant leases from Owner the Property for the term of TWO (2) Years commencing on the 25th of 04/25 and ending on the 31st day of 04/27 for a total rent of \$38,472.00 for said Term, due and payable in equal monthly installments of \$1,603.00 in advance on the first day of each month. **TENANT PORTION: \$7**

2. RENEWAL OF LEASE TERM: NC CB **YEAR –TO- YEAR:** This lease shall automatically continue in force year to year after the expiration of the initial term, unless either party gives written notice of their intention to terminate the lease and vacate the premise to the other party at least Sixty (60) days prior to the end of the initial term. Tenants must be current on all outstanding rent, water bills, damages, and environmental fines before giving any such notice. CB
NOTICE: ANY WRITTEN NOTICE GIVEN PURSUANT TO RENEWAL TERMS BECOME EFFECTIVE UPON THE FIRST DAY OF THE MONTH FOLLOWING DELIVERY NOTICE. UPON EXPIRATION OF THE INITIAL LEASE TERM THIS LEASE AUTOMATICALLY RENEWS FOR ONE YEAR, UNLESS EITHER PARTY GIVES ANY SUCH NOTICE. CB

3. SECURITY DEPOSIT: PAYMENT AND RECEIPT: A security deposit may be required as a condition of the lease. Upon payment of the security deposit, the owner will provide a receipt containing the provisions required by law. This Serve as a second Security Deposit receipt IF any was paid.

*** SECURITY DEPOSIT AMOUNT: NONE**

4. PAYMENT OF BASE RENT: Base Rent is due on the first of each month. Tenants agree to pay the base rent when due without any deduction or set off. If a monthly installment is paid more than ten (10) days after the date it is due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of the delinquent rent. If a check is accepted by the Owner from the Tenant for rent, it is purely as an accommodation to the Tenant. If the check is dishonored, Tenant agrees to pay a \$25.00 charge to owner as additional 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 Owner on demand. Owner shall have the same remedies for the collection of such charges and fees as Owner has for the non-payment of rent. The monies paid will always be applied to the oldest outstanding rent and late fees. If landlord is forced to file in rent court, there will be an additional filing fee to your account that you will be responsible. The fee is for the cost of the rent court filings only. **TENANTS WILL BE RESPONSIBLE FOR ANY RENT ABATED BY HABC FOR NON-ENTRIES!!**

CB

Tenant

NC

Landlord

PROPERTY: 541 GOLD STREET BALTIMORE MD 21217

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check (i) or (ii) below**):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (**explain**).

(ii) ☐ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (**check (i) or (ii) below**):

(i) ☒ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (**list documents below**).

provided lead docs

NC CB

(ii) ☐ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

CB (c) ☒ Lessee has received copies of all information listed above.

CB (d) ☒ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) ☐ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] 4-25-25

Lessor

Date

Lessor

Date

[Signature] 4-25-25

Lessee

Date

Lessee

Date

Agent

Date

Agent

Date