

RESIDENTIAL LEASE AGREEMENT

Plain Language Lease

THIS IS A RESIDENTIAL LEASE AGREEMENT, WHICH WILL BE THE LEGAL AGREEMENT BETWEEN THE TENANT AND THE LANDLORD. READ THIS LEASE CAREFULLY AS IT IS A BINDING AGREEMENT AND HAS LEGAL EFFECT. IF YOU DO NOT UNDERSTAND ANY PARTS OF THIS AGREEMENT, SEEK THE HELP OF AN ATTORNEY BEFORE SIGNING.

1. NAMES OF LANDLORD AND TENANT(S)

- a) Name of Rental Agent (hereinafter referred to as "Agent"): Staffordshire Property Management, LLC
- b) Principal/Owner(s) (hereinafter referred to as "Landlord"): Shloves LLC
- c) Address to send rent payments: via online payment, directions sent via email.
- d) Name of Tenant(s): Jade Mong & Melanie Leeper
- e) Co-signer(s)/Guarantor(s): Rachelle Mong
- f) Maximum number of people allowed to live in the leased property: 2 Adults

2. LEASED PROPERTY

- a) The leased property is the location Landlord agrees to rent to Tenant.
It is _____ Single Home, _____ Townhouse, _____ Condominium, X Apartment, _____ Other
The words "leased property" refer to the type of residence above.
- b) The exact address is: 446 N Linwood Ave Apt 1, Baltimore, MD 21224

3. TERM OF LEASE AND RENEWAL

- a) This lease begins on July 25, 2026 and ends on July 31, 2027.
- b) This lease automatically renews on a month-to-month basis beginning August 1, 2027 if not ended or changed by either party, with a rent increase of 5 percent.
- c) Landlord and Tenant must give each other at least ninety (90) days notice before the end of the lease if either one does not want the lease to automatically renew.

Tenant acknowledges by Tenant's initials that Tenant has read and understands Paragraph 3.

_____ *TENANT'S INITIALS*

4. MONEY OWED AT MOVE IN

Total rent due for entire length of lease: \$15,893.00
Security Deposit: \$1,300.00
Prorated February Rent: \$293.00 Due August 1, 2026.
\$1,300.00 plus security deposit due upon signing lease.
Amount due before possession: \$2,600.00

Landlord acknowledges by Landlord's initials below that Landlord has received security deposit.

_____ *LANDLORD'S INITIALS*

5. RENT

- a) The rental amount each month is \$1,300.00 and is due by the first day of each month.
- b) Landlord will send a Notice to Pay Rent or Move if Landlord does not receive rent by the fifth day of the month.
- c) All court costs relating to the tenant's failure to pay rent and/or eviction are to be paid by Tenant.
- d) Tenant must make all rental payments in full. If partial payment is made, Landlord has the right to collect the balance due despite any endorsement or other statement on check or other form of payment.
- e) Rent is due in full on the 1st day of each month.
- f) An additional 5% more of the total monthly rent amount, the Late Fee, is due if not paid in full by the fifth (5th) day of each month. This Late Fee is considered rent.
- g) If rent is not paid by the 10th day of the month, there is an additional 5% administrative charge to initiate an eviction process.

6. NUMBER OF OCCUPANTS

- a) If any unauthorized occupant(s) is living in the leased property, tenant agrees:
 - 1) This constitutes a substantial breach of the lease and Landlord can initiate a breach of the lease lawsuit with thirty days written notice.
 - 2) To pay an additional \$300 per month for each unauthorized occupant(s), excluding minor children under the legal guardianship of Tenants
 - 3) To pay for all damages caused by unauthorized occupant(s).
- b) An unauthorized occupant(s) is anyone not listed on the lease as a Tenant that has lived in the leased property for more than 14 days or has shown a reasonable propensity to live at the property by storing items such as, but not limited to, clothing and other personal possessions at the property.

7. UTILITY SERVICES

- a) Landlord and tenant agree to pay for the utilities and services listed below:

	LANDLORD PAYS	TENANT PAYS
Cable TV	_____	_____X_____
Electricity	_____	_____X_____
Gas	_____	_____X_____
Heat	_____	_____X_____
Water	_____	_____X_____
Sewer	_____	_____X_____
Other	_____	_____
- b) Tenant agrees that water, sewer, heating, gas, oil, or electric bills not paid by Tenant when due constitutes a substantial breach of lease.
- c) Tenant agrees, where possible, to initiate and secure all service accounts for any and all utilities and services in the name of the Tenant.
- d) Tenant is responsible for paying the appropriate jurisdiction for the Property, whether it is Baltimore City, Baltimore County, Howard County, Anne Arundel County, etc, directly for the water & sewer bill. Tenant is responsible for any and all late fees if Tenant does not pay water & sewer bill on time. If Tenant does not pay the water & sewer bill within 10 days after the due date for that time period, Landlord has the right to submit payment to the appropriate jurisdiction on behalf of the Tenant and Tenant will then be required to submit the amount for the water & sewer bill plus a \$100 service fee to the Landlord, along with the following month's rent. Failure to pay the water & sewer bill and the \$100 service fee along with the following month's rent when Landlord was required to pay the water & sewer bill on behalf of the Tenant will be considered a substantial breach of lease.
- e) If any utility, bill, or service cannot be placed in the name of Tenant, but is still the Tenant's responsibility to pay, the Landlord may inform tenant of the amount due via email, or mail. Tenant will then be responsible for paying the amount due along with the subsequent month's rent payment from when they were first informed of the amount due. If a tenant fails to submit payment in full for any utility, bill, or service that is due along with the subsequent month's rent payment by the 5th day of the subsequent month, the tenant agrees to pay an additional 5% payment of the combined amount of the full monthly rent plus the amount due.

8. MAINTENANCE, REPAIRS, AND RESIDENT INSPECTION

- a) Tenant agrees to immediately tell Landlord in writing of any dangerous or defective conditions on the Property or in the leased property. If Tenant fails to do so, Tenant is responsible for all injury or mishap caused by the dangerous or defective conditions.
- b) Tenant agrees to pay the total cost of any repair or damage that is above normal wear and tear and is caused by Tenant or Tenant's guest(s). Landlord in his sole and absolute discretion shall choose the contractor and tenant agrees that the amount charged by the contractor chosen by Landlord is the reasonable cost for repairs. Tenant Agrees that Landlord need not give depreciation credits on replacement parts. Tenant agrees to correct and pay for these damages. If Tenant does not pay for repairs within a reasonable time, Landlord will pay to have the repair completed and this cost must be reimbursed to the Landlord by the follow month's rent payment.
- c) Tenant agrees to pay to open all clogged drains, toilets, sinks, and traps caused by Tenant's actions or negligence.

- d) Tenant is responsible for lawn and yard care on the property. Tenant must mow & trim lawn, rake and dispose of leaves, remove any and all weeds, ivy and other growth, shovel snow, maintain clean gutters, and is responsible for maintaining the premises according to local municipal code.
- e) Tenant is responsible for replacing and changing all light bulbs and lighting at the property.
- f) Landlord is not responsible for any inconvenience or loss that needed repairs might cause.
- g) Tenants have been made aware of the location and function of the main water shut-off. If there is a water and/or sewer emergency, Tenants are responsible for promptly turning off the main water shut-off to stop the flow of water to the house. If Tenants reasonably could shut off the main water valve and fail to do so within reasonable time of becoming aware of a water emergency, Tenants will be responsible for damages caused by the water emergency. Landlord is not responsible for any loss, harm or injury caused by Tenants failure to operate, misuse, or malfunction of the shut-off valve during an attempt by the Tenant or any other person to operate the water shut-off valve. Tenants agree to notify the Landlord immediately of becoming aware of any emergency of any kind associated with the Property.
- h) Tenants agree to turn off all shut-off valves for outside water faucets and to open the outside faucets after the relative shut-off valves are turned off before any freezing temperatures begin to prevent freezing and possible pipe bursts. Tenants are responsible for any all damages if tenant fails to turn off all shut-off valves for outside water faucets and open the outside faucets.
- i) If this Property has a furnace, HVAC unit, or central air conditioning system, Tenant agrees to buy and change filters on the system every three (3) months. If filters are found to be especially dirty, or damage is caused because the filters were not changed, Tenant agrees to pay for all expenses to repair the system, including the service call charge, or including a service call to inspect the unit for possible damages.
- j) Tenants have inspected the premises prior to the signing of this Agreement and found them to be safe, sanitary, and suitable for habitation, free of rodents, insects, and other pests, and all heating, lighting, and plumbing to be free of any prior wear & tear, damages, and visible defects. Tenants must request in writing, via certified mail, for a move-in inspection within the first fifteen (15) days of the tenancy or the Landlord is not required to do a move-in inspection with the tenants. The Move-In Inspection will take place once this request is made and the document will be signed by both landlord and tenant. Upon moving out, Tenants have the right to be present when Landlord inspects the Property in order to determine if any damage was done to the Property, if the Tenants notify the Landlord by certified mail of Tenant's intention to move, the date of moving and Tenant's new address. Such notice from Tenant must be mailed via certified mail at least fifteen (15) days prior to the date of moving. Upon receipt of such notice, Landlord shall notify Tenant by certified mail of the time and date when the Property is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the notice from Tenant to Landlord.
- k) Tenants are responsible for providing and installing area rugs, furniture pads, or other protection in any room where there is exposed wood flooring which will receive a significant amount of potential damage from beds, sofas, couches, office chairs or any other piece of furniture that may potentially dent, scratch, or damage wood flooring. Tenants are responsible for damage to the flooring if such protection is not installed.
- l) If Tenants have a pet, Tenants are responsible for providing and installing area rugs in the living room, dining room, and bedrooms and any room where there is exposed wood flooring or any flooring that is not carpet or tile. Area rugs should cover the bulk of the floor where it could be considered to reasonably experience the majority of both animal and human foot traffic. Tenants are responsible for significant damage to the flooring if area rugs are not installed. Tenants are responsible for cleaning all animal hair left by their pet in any common areas of the building, including but not limited to hallways and stairwells. Cleaning must be done in a reasonable manner and frequency. Tenants are responsible for cleaning costs should tenant not clean common areas.
- m) During cold and freezing temperatures, Tenants agree to keep the indoor thermostat temperature to a minimum of 68 degrees and agree to turn on indoor faucets to allow for a slight drip during freezing cold temperatures to prevent pipes from freezing.
- n) If there is an alarm system at the property, Tenants agree to be responsible for any and all charges, fees, or fines from the City, County, or any government agency resulting from a false alarm.
- o) Tenants agree to notify the Landlord immediately if mold is observed in the property. If Tenants do not inform the Landlord that mold is present, or if mold is present on any surface or location that is reasonably noticeable and visible and has grown for over 14 days, Tenants agree to be responsible for the expense of removing and eradicating the mold. If Tenants request the Landlord to test for mold without reasonable visible evidence of mold, and the test comes back negative with no signs of mold present, Tenant agrees to

then pay for such test. Landlord agrees to remove any and all mold that is present at the property as long as Tenant has notified the Landlord within the previously stated guidelines.

- p) Tenant agrees to notify Landlord by certified mail of repairs necessary to keep premises in a safe and sanitary condition in which event the Landlord agrees to repair, except for items specifically exempted in this agreement herein, at Landlord's expense and within a reasonable length of time. Tenant agrees to provide the Landlord a reasonable amount of time to make any necessary repairs, before filing any claim in a court or request for arbitration.
- q) Tenants are responsible for deep cleaning the entire property upon end of lease and moving out of the property. Tenants will be responsible for additional cleaning charges which may be deducted from the security deposit if tenants, upon moving out, fail to leave the property reasonably and sufficiently clean for the next tenants or occupants to move into the property. Tenants are required to have any carpet in the property professionally cleaned upon moving out of the property. If Tenants have pets at the property, Tenants agree to reasonably ensure all animal and pet hair is cleaned and removed from the property. Tenants will be responsible for additional cleaning charges if tenants fail to leave the property reasonably and sufficiently free of animal hair.

9. CHANGES TO THE LEASED PROPERTY

- a) Tenant agrees not to change or redecorate the leased property without Landlord's written permission, including but not limited to painting any wall a color other than the existing wall color when this lease is signed, installing any wall covering material, including any type of spackling paste, sanded or unsanded, installing shelves or similar structures on any wall which requires drilling, nailing or creating holes in the wall, and installing ceiling tiles, or any object which requires the drilling of holes in the floors, doors, or ceilings. Tenant agrees not install or activate an alarm system of any kind without the Landlord's approval and Tenant must provide the alarm code to the Landlord if such a system is activated.
- b) Tenant, or tenants' guest, agrees not to remove from the property any fixture, appliance, chattel, personal property, or any piece of property in any form existing on the property that is not the tenant's personal possession. Tenant agrees and understands that such action will be considered a criminal offense and, at the landlord's discretion, the tenant may be charged with a criminal offense for such action.
- c) If Tenant uses nails, anchors, or any other similar device to install, hang, post, or secure any item, including but not limited to pictures, posters, or any other type of decoration or furnishing, Tenant agrees to repair according to standard and reasonable practices any hole, scrape, or marking caused by such installation and also agrees that any hole, scrape or marking on any wall, cabinet, flooring, window, trim, or any other part of the property caused by such installation will be considered damage and not wear and tear. Tenant agrees not to leave unpainted spackling paste, or any other similar wall repair material either sanded or unsanded, on any part of the property. Tenant is responsible for repairing all damages at property beyond normal wear and tear.
- d) Landlord-approved changes that the Tenant made to the leased property belong to the Landlord, unless Landlord and Tenant agreed otherwise in writing.

10. INSURANCE

- a) The owner of the property does not insure Tenant's personal property under his insurance policy.
- b) Landlord strongly recommends that Tenant carry renter's fire and liability insurance to protect Tenant, Tenant's personal property, and his guests. Tenant agrees to list Landlord and Agent as additional insured beneficiary on any policy Tenant purchases.
- c) If there is any loss of property by fire, theft, burglary, or any other means, Tenant agrees to relieve Landlord from all responsibility. Tenant agrees to pay for any loss or claims filed.

11. LANDLORD NOT RESPONSIBLE FOR TENANT'S PROPERTY, TENANT'S INJURY, AND TENANT'S GUESTS' INJURY

- a) Landlord is not responsible for loss, theft, or damage to property of Tenant or Tenant's guests.
- b) Landlord is not responsible for any liability or injury to any person while on the leased property. Tenant agrees that Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of Tenant. Landlord shall not be deemed a bailee as to any goods or chattels placed on, in, or about the Property. It is the responsibility of Tenant to obtain and pay the costs of any insurance to

protect Tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance.

- c) Tenant shall indemnify and hold Owner, it's members, managers, agents and representatives harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of Tenant. Tenant also releases the Owner, it's members, managers, agents, representatives and Staffordshire Property Management, LCC, and any of its employees, managers, or agents from liability for Tenant's failure to fulfill any condition of this Lease Agreement, from Tenant's failure to comply with any requirements imposed by any governmental authority, or from any judgment, lien, or any encumbrance filed against the residence as a result of tenant's action.
- d) Tenant understands that Staffordshire Property Management, LCC, does not own the Property, is an agent of the Owner of the Property, and manages the Property at the will, direction, and discretion of the Owner. Tenant understands that Staffordshire Property Management, LCC is not responsible for obtaining and properly renewing all required licenses related to and required for renting the Property. Tenant understands that Staffordshire Property Management, LCC is not responsible for making decisions related to and required for renting, repairing, or maintaining the Property. Tenant and any Co-signers shall indemnify and hold Staffordshire Property Management, LLC, and any of its employees, managers, or agents harmless against and from any and all liability arising from any injury or death, property damage, damage to any goods or chattels placed on, in, or about the Property or other loss during the Term to any person or property, or occasioned by any act or omission of the Owner, Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of Tenant or Owner. Notwithstanding any provision of this Lease to the contrary, no provision of this Lease shall be construed to hold Staffordshire Property Management, LLC, and any of its employees, managers, or agents liable to Tenant, or to any other person, for any injury, loss, damage, or liability arising from any omission, fault, negligence, or other misconduct of Owner or Tenant.
- e) All belongings left by Tenant become Landlord's property to remove or keep as abandoned property. The cost of disposal is charged to Tenant.

12. BAD CHECKS OR REVERSED PAYMENTS

Tenant agrees to pay a fee of \$50 for any check that is not honored by the bank or any online payment that is denied or reversed by the online payment system. Landlord reserves the right to require future rent payments in the form of cash, money order, or certified check.

13. ADDITIONAL SIGNERS TO THE LEASE

- a) All signers of this lease are responsible for all financial obligations. This includes but is not limited to: rent, late fees, damages, and other costs over the security deposit.
- b) Landlord may place a money claim or lien on the real estate and/or other personal property after receiving a court judgment showing the amount of money Tenant owes.

14. CARE AND USE OF THE LEASED PROPERTY

- a) Primary Residence: Tenant agrees to use the leased property as a private residence only for tenant and authorized occupants only.
- b) Use of Leased Property: Tenant agrees not to use the leased property for any unlawful or hazardous purposes. Tenant needs written permission from Landlord before using the leased property for any business or profession.
- c) Obey all laws: Tenant agrees to obey government housing regulations, local and state laws, and condominium and home owner association rules as they apply to Tenants. If Tenant or Tenant's guests are found to be storing, using, selling, manufacturing, or distributing illegal drugs, this constitutes a clear and imminent danger to persons or property and is a substantial breach of the lease and Landlord may immediately initiate a breach of the lease lawsuit. This also applies to any other illegal activity under State and Federal law.
- d) Keep safe and clean: Tenant agrees to keep the leased property safe against fire and water damage. Tenant agrees to remove trash, garbage, and all waste in a safe and permissible manner for the property.

- e) Smoking: Smoking is prohibited in the building. Tenant agrees not to smoke in the apartment or anywhere in the building. Tenants are responsible for ensuring guests do not smoke. If there is smoking inside the premises, Tenant agrees to pay a cleaning charge for walls, ceilings, and carpets at the end of the lease. For any smoking outside, Tenant agrees to properly dispose of cigarette butts, wrappers, and matches and to not discard on the ground.
- f) Fireplace & Wood Burning Stoves: Tenants agree not to use or operate any fireplace, woodstove, pellet stove or any other similar type of free-standing or built-in wood, coal or other similar type of fuel burning device that may be in the property. Tenants are fully responsible for any loss, damage or casualty that arises from the use of the fireplace by the Tenant. Tenants agree and understand that operating or attempting to operate such a device is a violation of this clause will be considered a breach of lease.
- g) Heating sources: Tenant agrees not to use any other heating source than the one provided in the leased property. Tenant will keep temperature at 60 degrees or above at all times.
- h) Appliance repairs: After the first 30 days of lease term, tenant agrees to pay a \$45 co-pay for any appliance repairs that may be necessary.

15. TENANT'S RESPONSIBILITIES

- a) No Noise: Tenant is responsible for the behavior and conduct of all people, either living with or visiting the Tenant. It is Tenant's responsibility to make sure these individuals behave in a manner that will not disturb neighbors.
- b) Responsibility & Payment of Utilities: Tenant agrees to pay on time all utility bills for which Tenant is responsible. Tenant agrees to place all utility accounts for which the Tenant is responsible in Tenant's name. Tenant must keep a BGE account, or any and all utility accounts, in Tenant's name until the last day of lease even if a Tenant moves belongings out of the property before the end of the lease. If Tenant ends a utility account and stops gas and/or electricity service to the property before the end of the lease without prior approval of the Landlord, Tenant is responsible for damages of \$250 to cover the time and labor expenses required to immediately reinstate the utility account and to inspect the property for damages which the loss of utilities may have caused. If Tenant fails to initiate or create any utility account in the Tenant's name, or if the Tenant ends any utility account before the end of their lease, Tenant is still responsible for the billed utility amount during the term of the Lease. Landlord is not responsible for repairing, maintaining or ensuring the operation of any utility service or any and all related hardware or equipment which is not located on or within the property including, but not limited to power lines, water and sewer pipes and plumbing, and cable and internet wiring. Tenant is responsible for and agrees to contact BGE, Comcast, the Baltimore Department of Public Works, or any other private or public utility provider in order to repair or maintain any utility service that may have failed or be in need of repair.
- c) Locks: Tenant agrees not to change locks or put additional locks on doors without Landlord's written permission. Landlord may remove or replace any locks installed by Tenant and Tenant agrees to pay the cost of the new locks. Tenant agrees to return keys to Landlord at the end of this lease as instructed by Landlord.
- d) Phone Numbers, E-mail, Address & change of employment: Tenant agrees to provide Landlord with current home, mobile, and work phone numbers and e-mail address. Tenant will tell Landlord of any change in these phone numbers within 3 days of any change or creation of new number. Tenants must also inform Landlord of any change of employment, employer and/or workplace. Tenant agrees to provide accurate employment info including name of business, place of business, phone numbers, email, and any other relevant information regarding the tenant's new or changed employer within 3 days of accepting new employment or change of employer.
- e) Co-signer/Guarantor responsibility: If this lease contains any co-signer or guarantor, each individually and collectively agrees to all of the terms and conditions of this lease contained therein. The co-signer or guarantor is not authorized to occupy or inhabit the property and agrees to be responsible for payment of rent and any damage to property caused by tenants. Co-signer/guarantor also agrees to provide Landlord with current address, home, mobile, and work phone numbers and e-mail address.

16. LANDLORD'S RESPONSIBILITIES

- a) Government Regulations: Landlord agrees to keep the leased property and common areas as required by law or government regulation.

- b) Good Repair: Landlord agrees to keep in good repair and working order the electrical, plumbing, heating, and all other services. Tenant will advise Landlord in writing of any of these items not in good repair or working order. Landlord is not responsible for damage caused by Tenant's negligence or intentional acts.

17. LANDLORD'S RIGHT TO ENTER LEASED PROPERTY

- a) Tenant agrees to permit Landlord to place a for-sale, rent, or informational sign on or near the Property.
- b) Landlord agrees to give Tenant reasonable notice before Landlord or an agent thereof enters the leased property. Landlord, or person chosen by Landlord, has the right to inspect, show, make repairs, and do maintenance even if the Tenant is not home. Tenant agrees to permit Landlord to place, or cause to be placed, a lock box on the property in which keys to the property may be stored. Tenant agrees to allow Landlord or person chosen by Landlord including but not limited to a Broker, their agents, subagents and employees, contractors, maintenance technicians, appraisers, and other authorized users of the lock box as determined by the Landlord access to the property during the course of this lease. Tenant hereby agrees that Tenant shall indemnify and hold the Landlord harmless from any and all claims, suits, demands, liabilities, costs, expenses, and compensation of whatever nature as a result of the installation or use or unauthorized use of said lock box by anyone on the property.
- c) Landlord, or a person chosen by the Landlord, has the right to enter the leased property without notice for an emergency. If Tenant is not present, Landlord agrees to tell Tenant promptly to explain the visit.

18. DAMAGE TO LEASED PROPERTY

- a) If a fire or other mishap damages the leased property, Tenant may continue to occupy the livable part if local codes and laws grant permission. If Tenant decides to stay, Tenant will pay rent according to the percentage of the amount of area that is livable until Landlord repairs the damage.
- b) If Tenant decides not to stay or occupancy is not permitted, this lease will end immediately. Landlord will collect money due by Tenant, then return security deposit plus rent paid in advance for the period after the fire or mishap. Once the lease has ended, Landlord is not responsible for finding replacement housing for Tenant.
- c) Tenant agrees to allow Landlord or Landlord's representative to enter the leased property whenever necessary to repair damage caused by fire or other mishap.
- d) Any fire or other mishap caused by Tenant or Tenant's guests is Tenant's full responsibility. This includes the payment of rent and all other terms and conditions of this lease.
- e) Tenant is responsible for damage caused by windows being left open. Any windows or screens broken or doors damaged is Tenant's responsibility.
- f) Tenant agrees not to hold Landlord responsible for damage or injury caused by water, snow, or ice that enters or comes on to the Property.

19. LOST KEYS

- a) If Tenant contacts Landlord to unlock a door between 9 AM and 6 PM Monday through Friday, the cost is \$175. If Tenant contacts Landlord during any other hours, the cost is \$300.
- b) If Tenant uses a locksmith, Tenant must pay locksmith and provide Landlord with a new key immediately.
- c) If Tenant contacts Landlord to replace a lost key, the cost is \$75 per key.

20. TENANT MAY NOT TRANSFER OR SUBLEASE

- a) A sublease is a separate lease or agreement between a Tenant and another person who agrees to lease or rent all or part of the leased property. Tenant agrees not to transfer, sublease, or allow anyone else to occupy the property without Landlord's written permission and agrees such action is a significant and substantial breach of the lease. Any new Tenant must first meet Landlord's approval before being accepted as a new Tenant.
- b) If this Lease is an extension or renewal of a previous Lease as noted under Section 4 of this Lease on page 1, or if this Lease contains any Tenant that may have been a Tenant at the property before the start of this Lease and has remained a Tenant through the start of this Lease, then any and all new Tenants on this Lease agree to be responsible for any and all damages that may have been caused by any and all previous Tenants, including those Tenants that may not be on this Lease but were on any previous Lease with any current Tenant that has remained at the property through to this current Lease. Any Tenant that is being

added as a new Tenant or is replacing a previous Tenant is advised to correspond with those previous Tenants regarding damages and security deposits.

21. SMOKE DETECTORS & CARBON MONOXIDE DETECTORS

- a) Tenant acknowledges that Landlord has installed one or more smoke detectors in accordance with all applicable federal, state, and local laws. Tenant further acknowledges that with respect to any smoke detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Landlord any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Landlord as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Landlord and Landlord shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord.
- b) Tenant acknowledges that Landlord has installed one or more carbon monoxide detectors in accordance with all applicable federal, state, and local laws. Tenant further acknowledges that with respect to any carbon monoxide detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Landlord any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Landlord as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Landlord and Landlord shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Owner.

22. LEAD BASED PAINT NOTICE

- a) Title X, Section 10108, The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property.
- b) If the Property was built prior to 1979, the Property is also subject to the Maryland Lead Paint Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the Property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed during the period 1950 through 1978, the provisions of the Maryland Program will also apply to the Property except that Owner will have the option to participate in the liability limitation portion of the Maryland Program.
- c) Age Classification of Property: Owner represents and warrants to Tenant(s), broker(s), broker(s)' agents and subagents, intending that they rely upon such warranty and representation, that (initial all that apply):
 - The Federal Program (initial one)
_____ the Property was built during or after 1978; the Federal Program does not apply.
___X___ the Property was built before 1978; the Federal Program applies.
 - The Maryland Program (initial one)
___X___ the Property was built prior to 1950, the Maryland Program applies fully.
_____ the Property was built after 1949 but before 1979, the Maryland Program applies at Owner's option.
 - Age Classification Unknown (initial, if applicable)

_____ Owner is uncertain as to age classification; therefore, Owner acknowledges that, for the purposes of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards.

- d) Tenant acknowledges reading the attachments at the end of this lease called "Protect Your Family from Lead in Your Home" as published by the EPA and "The Notice of Tenants' Rights, Lead Poisoning Prevention," as published by the Maryland Department of the Environment, before signing this lease.

_____ *TENANT'S INITIALS*

23. VEHICLES

- a) Tenant agrees to park cars, trucks, or motorcycles in the parking area. Tenant agrees to have current registration, license plates, and inspection stickers on all vehicles. Tenant will receive a written notice from Landlord for any vehicles not meeting these requirements. If Tenant does not comply with these requirements within five (5) days, Tenant agrees to pay towing and other expenses to remove the vehicle(s).
- b) Tenant agrees not to park or store a motor home, camper, trailer, boat, boat trailer, or other recreational vehicle without the written permission of Landlord.
- c) Repainting, repairing, or servicing of any vehicle is not permitted anywhere on the property.

24. PETS NOT ALLOWED

- a) Tenant agrees not to have any pets or animals on the leased property without the written permission of Landlord. If Landlord discovers Tenant has an animal on the leased property, without Landlord's permission, Landlord can:
 - 1) This constitutes a substantial breach of the lease warranting termination, and landlord may initiate a breach of the lease lawsuit; or
 - 2) start a new lease with increases to the security deposit and rent beginning immediately; or
- b) Tenant agrees to pay Landlord for damages that the animal caused.

25. TOGETHER AND INDIVIDUAL LIABILITY

If more than one Tenant signs this lease, each is responsible individually or together for making full rent payments. This means that if one Tenant moves out, Landlord can make all Tenants or just one Tenant, responsible to pay the full rent. It also means that Landlord can sue any one Tenant or all Tenants for breaking the lease.

26. TAKING BY THE GOVERNMENT

The government has the right to take private land for public use. If the government takes all or part of the Property, this lease ends. Both Landlord and Tenant agree to end lease as of the date of the transfer.

27. ATTORNEY'S FEES

- a) All court costs, all Landlord's attorney fees and expenses, and all fees and expenses for private process servers and service relating to the tenant's failure to pay rent, failure to pay rent on time, eviction, breach of lease, and any and all court cases related to the tenants' occupancy of the property and/or this lease, regardless of the final judgment of the court on any and all of such cases, are to be paid by the Tenant.
- b) Tenant agrees that if Tenant, or any representative or agent of the Tenant, files a complaint in any court against the Landlord, or any representative or agent of the Landlord, regarding, but not limited to, a security deposit dispute, lease dispute, or any other matter related to the tenancy herein, if the Landlord prevails at trial, the Landlord is entitled to all costs and reasonable attorney's fees, from the Tenant or Complainant, for the defense or prosecution of such an action.
- c) If this lease or paragraph must be reformed for any reason, it is the intent of the parties to retain an attorney's fees provision.

28. LANDLORD'S RIGHT TO MORTGAGE THE PROPERTY

If Landlord has a mortgage on the property, the mortgage company rights are stronger than the tenant's rights against the Landlord. If Landlord fails to make monthly mortgage payments, the mortgage company

has the right to sell the property. This may end Tenant's lease or require Tenant to make payments to the mortgage holder and not the Landlord.

29. SALE OF PROPERTY AND MANAGEMENT TRANSFER

- d) If Landlord sells the Property, Landlord will transfer all security deposits and any interest due to the new Landlord. Landlord agrees to notify Tenant about the sale and to provide the name, address, and phone number of the new Landlord and where rent is to be paid.
- e) The landlord may transfer landlord duties and responsibilities to a new management company, to the current owner of the property, or to a new owner of the property. If the Landlord transfers the landlord responsibilities to any other party, the Landlord will not have any responsibilities in this lease and will be released of any and all responsibility to the Tenant. Landlord agrees to transfer all security deposits and any interest due to the new landlord.
- f) The new Landlord is responsible to Tenant for the return of the security deposit and any interest due after the sale of the property.
- g) Tenant understands that Landlord will not have any more responsibilities in this lease after the property is sold to the new owner or if management duties are transferred to the current owner or to another management company

30. TRUTHFUL APPLICATION

If Landlord learns that Tenant has not been truthful on the rental application, even after Tenant has moved into the property, this constitutes a substantial breach of the lease warranting termination, and landlord may initiate a breach of the lease lawsuit. Tenant agrees that if any portion of the rental application is untruthful, misleading, or fraudulent, such action is considered a full, substantial, and complete breach of lease which warrants an eviction.

31. ENTIRE AGREEMENT, BINDING EFFECT

This agreement shall not become binding upon the Landlord until signed by the Landlord. Upon execution of this Rental Agreement all items described herein shall become binding for the entire term of the Rental Agreement. Neither Landlord, nor any of Landlord's representatives, including Agent, have made any oral promises, representations, or agreements. This lease agreement, and published rules and regulations are the entire agreement between you and us. No change, alteration or modification of this lease agreement, including any oral statement or representations of our agents, shall be valid unless the same is in writing and signed by Tenant and Landlord and agent. Agent and Agent's employees (including management personnel, employees, contractors and agents) have no authority to make promises, representations, or agreements that impose security duties or other obligations on Landlord. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance.

32. NOTICES

- a) Landlord agrees to send all notices to Tenant in writing by regular mail or certified mail, or to deliver in person. If Tenant is not home, Landlord or Landlord's representative will place the notice on the leased property in an easy to see location.
- b) Tenant agrees to accept electronic service of process for court documents via email and or text including specifically consenting to receive notice of landlord's intent to file a claim pursuant to Md. Real Prop. 8-401(c).
- c) Tenant agrees to send all notices to Landlord in writing by certified mail, return receipt requested.

33. SECURITY DEPOSITS

- a) Tenant agrees to give Landlord a written forwarding address of the Tenant's own new home address and return all keys before moving from the leased property. If Tenant does not provide their new residential address, landlord may charge a \$100 skip trace fee to locate Tenant(s) new address.
- b) By initialing under paragraph 4, Landlord acknowledges receipt of the security deposit and states the following: Tenant has 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. Tenant has the right to

be present when the Landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises so long as 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. Upon receipt of such notice, Landlord shall notify Tenant by certified mail of the time and date when the Property is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the notice from Tenant to Landlord. A 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 three times the security deposit withheld, plus reasonable attorney's fees. Tenant has the 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.

- c) The Landlord will return any unused portion of the security deposit plus any interest due, by first-class mail, addressed to the tenant's last known address within 45 days after the termination of the tenancy. Landlord will give Tenant a list detailing the costs of all damages subtracted from the security deposit.
- d) Tenant agrees that by failing to request and/or attend an inspection of the Property upon moving out with the Landlord present, the Tenant forfeits any right to challenge any damage claim or property condition claim of the Property made by the Landlord as cited by the Landlord's Move-Out Inspection documentation.
- e) Tenant cannot use the security deposit as payment for any month's rent including the last month's rent.

34. MISCELLANEOUS INSTALLATIONS

- a) Landlord will supply one cable junction box to the unit. Tenant may install additional cable lines for television and internet access, at his/her expense, after written permission is granted from Landlord. Tenant is responsible for all internal cable.
- b) Waterbeds are not allowed unless Landlord agrees in writing. If allowed, Tenant must sign a Waterbed Agreement and show proof of an insurance policy naming Landlord as an additional insured or beneficiary.

35. DEATH DURING LEASE

- a) If Tenant dies during the term of this lease and is a single person Tenant:
 - 1) Tenant's heirs or the executor of the estate have the right to end this lease two (2) months after the death of the Tenant.
 - 2) The leased property must be free of all furniture, cleaned and ready for move-in by a new Tenant before written notice of cancellation is given.
- b) Security Deposit is returned when:
 - 1) rent and other charges remaining due are paid in full;
 - 2) all furniture and personal belongings are removed and leased property is clean;
 - 3) a replacement Tenant is found who will take occupancy at the end of the two months.
- c) If lease is signed by more than one person, the surviving Tenant(s) who signed the lease are responsible to complete the lease.

36. LANDLORD'S DELAY DOES NOT CREATE A WAIVER OF RIGHTS

If Landlord fails to enforce any clauses in this lease, Landlord may enforce these clauses at a later time without penalty.

37. SURVIVAL

If any section, part, or provision of this Agreement shall be held to be invalid or unenforceable for any reason whatsoever, this Agreement shall be void only as to such section, part or provision that was held to be invalid or unenforceable, and this Agreement shall otherwise remain in effect and binding between the Parties.

38. TENANT BREAKS LEASE

- a) Tenant understands and agrees that a failure to pay rent or utilities due and/or paying rent or utilities due late in any way constitutes a substantial breach of lease which warrants and justifies an eviction. Tenant agrees that a failure to pay rent or utilities due and/or paying rent or utilities due late falls within the scope of this lease and is considered a clear breach of this lease. Tenant agrees that a failure to pay rent or utilities

due and/or paying rent or utilities due late is not a separate action or facet of his or her tenancy or does not fall outside of the scope of this lease and agrees that the Tenant cannot claim in any way that such action falls outside of the scope of this lease or a breach or violation thereof.

- b) If Tenant empties or abandons the leased property before end of lease, Tenant gives up possession of the leased property and returns possession of the property to the Landlord. Emptying and/or abandonment of the property includes, but is not limited to, such actions as moving the bulk of Tenant's possessions from of the property, ceasing to reside at and care for the property, and ending utility service accounts at the property that were previously in Tenant's name.

39. WHAT TENANT OWES LANDLORD IF TENANT BREAKS LEASE

In the event of breach of any part of this agreement by Tenant, Tenant agrees to pay Landlord or Agent:

- c) all rent and other charges allowed by this lease;
- d) all court costs, reasonable attorney's fees incurred, legal fees, court costs, collection agency fees, sheriff's or constable's fees, moving and storing cost, and other related expenses;
- e) the cost of repairing damage to the leased property caused by the Tenant or Tenant's guests.
- f) any cost that Landlord suffers as a result of Tenant breaking lease.

40. LANDLORD'S RIGHTS IF TENANT BREAKS LEASE

- a) If Tenant breaks this lease agreement, Landlord has the right to:
 - 1) go to court to get back (recover possession) the leased property;
 - 2) hire an attorney to start a court eviction action. Tenant agrees to pay all Landlord's attorney's fees, and court costs
 - 3) go to court to request rent and other charges due until the end of this lease even if this lease has not ended.
- b) If Landlord wins in court, Landlord can use the court process to place a lien on tenant's personal goods, motor vehicles, and money in banks.

41. CONTROLLING LAW & LEGAL LIMITATIONS

- a) This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.
- b) Landlord and Tenant understand and acknowledge that Staffordshire Property Management LLC and any of its employees, managers, agents, and subagents are not and were not at any time authorized to make any representations regarding this Lease or the Property other than those expressly set forth herein. By signing this Lease, Tenant acknowledges that Tenant has not relied upon any representations made by Staffordshire Property Management LLC or any agent, subagent, manager, or employee of Staffordshire Property Management LLC, except those representations expressly set forth herein.
- c) The failure of Landlord to insist upon the strict performance of any of the terms and conditions of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition or an election for future instances.
- d) The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns (if permitted) of Landlord and Tenant.
- e) The paragraph headings herein are for convenience of reference only and shall not be considered in any interpretation of this Agreement.

42. NOTICE TO END LEASE & TENANT HOLDOVER

- a) Absent the foregoing, Tenant or Landlord may only end lease at the end of the lease term. Tenant and Landlord agree to give the other 90 days written notice before the lease ending date. If Tenant or Landlord notifies the other after the first of the month, notice does not take effect until the first day of the next month.
- b) If Tenant has not moved out of the Property by 8pm on the expiration date of this lease, Tenant will be considered a 'Holdover Tenant' as defined by all applicable laws and Landlord may choose to take all proper legal action to repossess the Property. Such action is more likely to be taken in an absence of communication from Tenant. Tenant will be responsible for paying rent at a month-to-month rate of 150%

of the rent in the lease, and will be responsible for all court costs, legal fees, and attorney fees related to repossessing the property.

43. MILITARY RELOCATION CLAUSE

All other terms and conditions of this lease notwithstanding, if the tenant is employed by the United State Military, the parties agree that the tenant has the option to terminate this lease upon sixty (60) days written notice to landlord. Such notice is to contain a statement from tenant's employer, the United State Military, that tenant is being transferred and relocated to a new location. Termination of the lease is effective sixty (60) days after the first date on which the next rental payment is due and payable after the date on which the notice is delivered.

44. RETURN OF SECURITY DEPOSITS

- a) Within 45 days after the expiration of the tenancy, Landlord agrees to mail the balance of the security deposit, plus any interest due, along with a list of all damages subtracted from the deposit, via first class mail to the Tenant's new home address. The expiration date of the tenancy is defined as the last day of the lease in Section 3 of this lease, upon termination through court order, or through an agreement of the parties.
- b) Tenant cannot use the security deposit as payment for any month's rent including the last month's rent without court permission.
- c) Landlord is allowed to use security deposit money for any of the following reasons including rent charges, tenant-owed utility bills, and damages to the Property including failure to remit a clean residence at move-out in adherence to Section 8, and any other charge allowable by law. Tenant is responsible to return the rental home in the same condition as the beginning of the lease term. The following items are common reasons (but not necessarily the only reasons) that a security deposit may be reduced or not returned:
 - 1) Rent has not been paid or there is time remaining on the lease that tenant is responsible for;
 - 2) Landlord has not received a written forwarding address (tenant's new address) before moving;
 - 3) All keys and other items that Landlord provided are not returned;
 - 4) All necessary repairs beyond normal wear and tear have not been made or paid for;
 - 5) Personal property has not been removed;
 - 6) All carpets have not been professionally cleaned and or written proof has not been given to Landlord (see section 8).
 - 7) The entire leased property has not been deep cleaned, including all appliances;
 - 8) Tenant has not repaired holes in walls, damage to walls, scratches in woodwork, holes or damage to flooring whether carpeting, tile, or wood, according to standard practices;
 - 9) Tenant has not satisfied unpaid late charges, or other fees which remain due;
 - 10) Tenant has not paid all utility bills and or has not provided written proof to Landlord that said bills have been paid;
 - 11) Tenant has not cleaned light fixtures or replaced all bulbs where needed;

TENANT AGREES LANDLORD GAVE TENANT TIME TO REVIEW THIS LEASE. IF TENANT DOES NOT UNDERSTAND THE LEASE TERMS, TENANT SHOULD SEEK THE ADVICE OF AN ATTORNEY BEFORE SIGNING. BY SIGNING THIS LEASE, EACH TENANT AGREES HE OR SHE HAS READ AND UNDERSTANDS ALL OF THE TERMS AND CONDITIONS. THIS LEASE IS THE FINAL AND COMPLETE AGREEMENT BETWEEN LANDLORD AND TENANT. NO OTHER ORAL OR WRITTEN AGREEMENTS ARE PART OF THIS LEASE.

Rental Agent- Staffordshire Property Mgmt

Date

Jade Mong

Tenant

7/21/26

Date

Melanie Leeper

Tenant

7/21/26

Date

Rachelle Mong

Co-Signer: Rachelle Mong

7/21/26

Date