

LEASE/RENTAL AGREEMENT

This agreement made this 23rd day of June, 2026, is between Landlord, Green Door Properties, LLC (hereinafter called “Management”) and Rachel M. Curran, Alexandra Handley and Michael Handley (hereinafter called “Tenant.” The singular form of Tenant will also be understood to include the plural if there is more than one Tenant named in this Lease/Rental Agreement). Management leases to Tenant, and Tenant rents from Management, residential unit located at 1113 S. Hanover Street, Baltimore, Maryland 21230 (hereinafter called “Premises”), under the following conditions:

- TERM:

1. The initial term of lease shall begin July 8, 2026, and continue month to month. This Lease Agreement shall remain in effect through (June 30, 2027). This is a one year lease.
- POSSESSION:

2. If there is a delay of possession by Management, rent shall be abated on a daily basis until possession is granted. If possession is not granted within (7) days after the beginning of initial term, then resident may void this agreement and have full refund of deposit. Management shall not be liable for damages for delay in possession.
- RENT:

3. Rent is payable monthly at a rate of One Thousand Eight Hundred -----dollars (\$1,800.00) per month, during the terms of this agreement on the first (1st) day of each month at the office of Management(12 Carroll Street, Westminster, MD 21157) or at such other place Management may designate. **Tenant agrees to pay \$35 for each dishonored check.**
Checks should be made payable to: Green Door Properties, LLC
- Or Venmo to :

 @ShaneMitchell venmo 443-277-7753
- LATE FEE:

4. There will be a late fee in the amount of five percent (5%) of the monthly rent (\$90.00) that will be assessed for payments received after the fourth (4th) day of the month.
- EVICTIION:

5. If the rent called in paragraph 3 hereof has not been paid by the fifteenth (15th) of the month, then Management shall automatically and immediately have the right to take out a Dispossessory Warrant and have Tenant, his/her family and possessions, evicted from the premises.
- SECURITY DEPOSIT:

6. Management acknowledges receipt of \$1,800.00 as a security deposit to indemnify owner against damage to the premises and for Tenant’s fulfillment of the conditions of this agreement. Tenant has a right to be present when Management or Management’s agent inspects the premises in order to determine if any damage was done to the premises, If the tenant notifies the landlord by certified mail of Tenant’s intention to move, date of moving, and the tenant’s new address. Notice to be furnished by Tenant to Management shall be mailed at least fifteen (15) days prior to the date of moving and Tenant shall designate whether the inspection will occur five (5) days prior or five (5) days after the date of moving. Security deposit will be returned to Tenant less a carpet cleaning charge, AND less a \$70 bathroom drainage cleaning charge within forty-five (45) days after premises is vacated if:

(a) Lease term has expired or agreement has been terminated by both parties; and

(b) All monies due Management by Tenant have been paid; and

(c) Premises is not damaged and is left in its original condition, normal wear and tear excepted;

(d) Premises must be “move-out” cleaned, including but not limited to light fixtures, baseboards, vents, cabinets, vanities, windows, ovens, microwaves, refrigerators, etc.

(e) Management is in receipt of copy of paid final bills on all utilities (includes gas, electric, water, sewer, and telephone);

(f) Security deposit will not be returned if Tenant leaves before lease term is completed. Security deposit may be applied by Management to satisfy all or part of Tenant’s obligations and such act shall not prevent Management from claiming damages in excess of the security deposit. Resident may not apply the deposit to any of the rent payment.

(g) Keys have been returned and a forwarding address supplied.
- RENEWAL TERM:

7. It is the intent of both parties that this lease is for a period of **12** months and that the last month’s rent will apply only to the last month of the lease period. Should this lease be breached by Tenant, both the last month’s rent and the security deposit shall be forfeited as liquidated damages and the Tenant will owe rent through the last day of occupancy.
- EARLY TERMINATION:

8. Tenant may terminate this agreement before expiration of the original term by:

(a) Giving Management at least one month’s written notice to be effective only on the last day of a given month; plus

(b) Paying all monies due through date of termination; plus

(c) Paying an amount equal to one month’s rent; plus

(d) Returning premises in a clean, ready-to-rent condition; plus

(e) Tenant must pay for advertising/fees/costs necessary to rent residence.
- SUBLET:

9. Tenant may not sublet premises or assign this lease without written consent of Management. There will be a \$500 administrative fee for switching out roommates.
- CREDIT APPLICATION:

10. Management having received and reviewed a credit application filled out by Tenant, and Management having relied upon the representations and statements made therein as being true and correct, has agreed to enter into this rental agreement with Tenant. Tenant and Management agree the credit application the Tenant filled out when making application to rent said premises is hereby incorporating by reference and made a part of this rental agreement. Tenant further agrees if he has falsified any statement on said application, Management has the right to terminate rental agreement immediately, and further agrees Management shall be entitled to keep any security deposit and any prepaid rent as liquidated damages. Tenant further agrees in the event Management exercises its option to terminate rental agreement, Tenant will remove himself/herself, any family and possessions from the premises within 24 hours of notification by Management of the termination of this rental agreement. Tenant further agrees to indemnify Management for any damages to property of Management including, but not limited to, the cost of making premises suitable to another Tenant, and waives any right of “set-off” for the security deposit and prepaid rent which was forfeited as liquidated damages. Management acknowledges receipt of \$70.00 as a credit application fee, (\$35 per tenant). This was Waived as credit reports were generated by Zillow.
- FIRE AND CASUALTY:

11. If premises become uninhabitable by reason of fire, explosion, or by any other casualty, Management may, at its option terminate rental agreement or repair damages within 30 days. If Management does not do repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If Management elects to repair damages, rent shall be abated and prorated from the date of the fire, explosion, or other casualty to the date of reoccupation, providing during repairs Tenant has vacated and removed Tenant’s

	possessions as required by Management. The date of re-occupancy shall be the date of notice that residence is ready for occupancy.
HOLD OVER:	12. Tenant shall deliver possession of premises in good order and repair to Management upon termination or expiration of this agreement.
RIGHT OF ACCESS:	13. Management shall have the right of access to premises for inspection and repair or property showings during reasonable hours. In case of emergency, Management may enter at any time to protect life and prevent damage to the premises.
USE:	14. Premises shall be used for residential purposes only and shall be occupied only by the persons named in Tenant's application to lease. The presence of an individual residing on the premises who is not a signatory on the rental agreement will be sufficient grounds for termination of this agreement. Premises shall be used so as to comply with all state, county, and municipal laws and ordinances. Tenant shall not use the premises or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other community members' quiet enjoyment of his/her/their residence.
PROPERTY LOSS:	15. Management shall not be liable for damage to Tenant's property of any type for any reason or cause whatsoever, except where such is due to Management's gross negligence. Tenant acknowledges that he/she is aware that he/her is aware that that he/her is responsible for obtaining and desired insurance for fire, theft, liability, etc. on personal possessions, family, and quests.
PETS:	16. Animals, birds, or pets of any kind shall not be permitted inside the premises at any time unless the prior written approval of Management has been obtained.
INDEMNIFICATION:	17. Tenant releases Management from liability for and agrees to indemnify Management against losses incurred by Management as a result of (a) Resident's failure to fulfill any condition of this agreement; (b) any damage or injury happening in or about Premises to Tenant's invitees or licensees or such person's property; (c) Tenant's failure to comply with any requirements imposed by any governmental authority; and (d) any judgment, lien, or other encumbrance filed against premises as a result of Tenant's actions.
ATTORNEY'S FEES	18. In the event that there are any defaults by Tenant as defined in this Lease/Rental Agreement that cause Management to obtain the assistance of Management's legal counsel in either collection of moneys due to Management or in pursuing any civil or criminal charges against Tenant, Tenant agrees that he/she/they will be responsible for all attorney's fees incurred as a result of his/her/their default. A twenty percent (20%) attorney's fee will be incurred for all standard collection files. All matters involving filing suit for civil or criminal charges will result in a reasonable hourly attorney's fee.
VENUE	19. It is agreed by Management and Tenant that this Lease/Rental Agreement was signed in Baltimore City, and as such, Baltimore City is the proper venue for bringing any and all lawsuits associated with Resident and the property described above in this Lease/Rental Agreement.
FAILURE OF MANAGEMENT TO ACT:	20. Failure of Management to insist upon compliance of this agreement shall not constitute a waiver of any violation.
REMEDIES CUMULATIVE:	21. All remedies under this agreement or by law or equity shall be cumulative. If a suit for any breach of this agreement establishes a breach by Tenant shall pay to Management all expenses incurred in connection therewith.
NOTICES:	22. Any notice required by this agreement shall be in writing and shall be delivered personally, mailed or emailed.
REPAIRS:	23. Management will make necessary repairs to the exterior and interior with reasonable promptness after receipt of written notice from Tenant. Tenant will be responsible for the cost of any repairs that are a direct result of their negligence. Tenant shall keep premises in a safe, clean, and sanitary condition. In case of emergency Tenant may contact repair or service people and will be responsible for paying the first \$75 of any charge. Tenant may not remodel or paint or structurally change, nor remove any fixture there from without written permission from Management. Landlord will not warranty under cabinet lighting fixtures and they will not be repaired by landlord. Nor will landlord supply bulbs. Landlord will not warranty refrigerator ice makers and water units and neither will be repaired by landlord, nor will landlord supply water filters.
ABANDONMENT:	24. If Tenant removes or attempts to remove property from the premises other than in usual course of continuing occupancy, without having first paid Management all monies due, premises may be considered abandoned, and Management shall also have the right without notice, to store or dispose of any property left on the premises by Tenant. Management shall also have the right to store or dispose of any of the Tenant's property remaining on the premises after termination of this rental agreement. Any such property shall be considered Management's property and title thereto shall vest in management.
MORTGAGEE'S RIGHTS:	25. Tenant's rights under this lease shall at all times be automatically junior and subject to any deed to secure debt which is now or shall hereafter be placed on premises of which residence is part; if requested, Tenant shall execute promptly any certificate that Management may request to specifically implement the subordination of this paragraph.
RULES AND REGULATION:	26. (a) Signs: Tenant shall not display any signs, exterior lights, or markings. No awnings or other projections shall be attached to the outside of the premises. (b) Locks: Tenant is prohibited from adding locks to, changing, or in any way altering locks installed on the doors. All keys must be returned to Management of the premises upon termination of the occupancy. (c) Entrances, walks, lawns, and driveways shall not be obstructed or used for any purpose other than ingress and egress. All such areas will be maintained by tenant, including but not limited to cleaning and snow & weed removal. (d) Radio or television aerials /dishes shall not be placed or erected on the roof or exterior without prior written approval granted by Management. No one should ever mount or drill through vinyl decking material. (e) Parking: Non-operative vehicles are not permitted on Premises. Any such non-operative vehicle may be removed by Management at the expense of Tenant owing the same, for storage or public or private sale, at Management's option, and Tenant owing same shall have no right of recourse against Management therefor. (f) Storage: No goods or materials of any kind or description which are combustible or would increase fire risk or shall in any way increase the fire insurance rate with respect to the premises or any law or regulation, may be taken or placed in a storage area or the residence itself. Storage in all such areas shall be at Tenant's risk and Management shall not be responsible for any loss or damage, (g) Walls: No nails, screws or adhesive hangers except standard picture hooks, shade brackets, and curtain rod brackets may be placed in walls, woodwork, or any part of Premises. (h) Guest: Tenant shall be responsible and liable for the conduct of his guests. Act of guest in violation of this agreement or Management's rules and regulations may be deemed by Management to be a breach by

- (j) Tenant shall maintain his/her own yard, entrance and shrubbery and furnish his/her own garbage can.
- (k) Light Bulbs: Tenant shall supply and change all light bulbs when necessary and all light bulbs should be in good working order when the property is vacated at lease end.
- (l) Furnace: Tenant shall supply and change all furnace filters every 30-60 days while leasing the property to keep the furnace and air conditioning in good working order.
- (m) Furnace Area must be kept clean of debris so that air can circulate: NO STORAGE is allowed in this area.
- (n) Drains: Chemicals should not be dumped down drains, items such as Draino and Liquid Plumber can damage PVC piping and should never be used. From time to time please remove the hair from your drains to keep them running smoothly.
- (o) Toilets: Only toilet paper should be flushed. Paper towels and feminine hygiene products should never be flushed down the toilet. Please make sure that all guests are aware of this as well. Furthermore, please do not use chemical discs in the toilet tank, items such as Clorox Tabs and blue tank disc products can damage the rubber seals and cause your toilet to malfunction.
- (p) Tenant's Guide: Management reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations set forth and referred to above, as Management shall, in its judgment, determine to be necessary for the safety, care, and cleanliness of the premises, for the preservation of good order or for the comfort or benefit of Tenants generally.
- (q) NO SMOKING: Smoking is not permitted inside the property.
- (r) No Charcoal grills or Tiki Torches on decks. This is a fire hazard and not permitted.

27. It is the responsibility of the Tenant to pay the metered water bill and sewer service charge in full, on the Premises immediately on presentation of these bills when issued by the City of Baltimore, as additional rent. It is the tenants responsibility to go online to www.baltimorecity.gov and pay the monthly water bill for said rental property. If the Tenant fails to pay the bill(s) as stated above, the amount of the bill shall be additional rent due from the Tenant to Management. In case of nonpayment by Tenant, Management shall have the right to file summary ejectment proceedings for nonpayment of rent in the Rent Court Division of the District Court of Maryland, and the Tenant shall be subject to eviction for nonpayment of water and sewer service charges, in the same manner as nonpayment of any other rent due pursuant to this Lease/Rental Agreement.

28. Under no circumstances shall any cable television or Internet provider be allowed to drill any holes in the drywall and run cabling throughout any part of any town home or apartment without prior written approval granted by Management. Should any tenant breach this lease provision, damages will immediately be assessed at the applicable hourly rate necessary to make repairs to the damaged property.

29. This rental agreement constitutes the entire agreement between the parties and no oral statements shall be binding. It is the intention of the parties herein that if any part of this rental agreement is invalid, for any reason, such invalidity shall not void the remainder of the rental agreement.


Rachel M. Curran RESIDENT(S)

Alexandra Handley
Alexandra Handley / RESIDENT(S)

Green Door Properties, LLC MANAGEMENT

Alexandra Handley RESIDENT



Michael Handley Co-signor

NUMBER OF RESIDENTS RESIDING AT PROPERTY 2

NUMBER OF KEYS PROVIDED BY MANAGEMENT 2

NUMBER OF PARKING SPACES PROVIDED 0 .

By initialing below I am indicating that I am not a member of the United States Military.

Rachel M. Curran not a member of the US Military: *RMC* initials

Alexandra Handley not a member of the US Military:  initials