

RESIDENTIAL DWELLING LEASE

OWNER/AGENT/LANDLORD: KMD RENTALS, LLC hereafter referred to as "Landlord"

TENANT(S): Markia Richards

SOCIAL SECURITY #(S): 213138521 D.O.B. 09231986

LEASED PROPERTY ADDRESS: 4629 Pen Lucy Rd Baltimore MD 21229

DATE OF LEASE: 12/19/25 MOVE IN DATE: 12/19/25

BGE MUST BE PUT IN THE TENANT'S NAME BEFORE MOVE IN  
BGE: 800-685-0123

1. **INITIAL TERM OF LEASE:** Landlord leases to Tenant and Tenant leases from Landlord the Property for the term of ONE (1) YEAR beginning on 12/19/2025 and ending on 12/31/2026

2. **RENT AMOUNT:** The monthly rent is \$ 1660 payable in advance, on the first day of each month without demand from the Landlord.

Assistance Portion \$ 1377 / Tenant Portion \$ 283

*Rent Payments will only be accepted via Electronic Payment through Tenant Portal or Certified Check/Money Order sent via certified mail.*

*Tenants will receive an email from "RENTEC DIRECT" on behalf of the Management Office at or prior to lease signing.*

**Certified Checks/Money Orders can be mailed to (Certified Mail Only):**  
**10440 Shaker Drive Suite #203 Columbia MD 21046**  
**(Landlord not responsible for lost or delayed payments)**

3. **PAYMENT OF RENT:** Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment is received more than FIVE (5) days after the date it is due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of the delinquent tenant portion of the rent. If a check is accepted by the Landlord from the Tenant for rent, it is purely as an accommodation to the Tenant. If a payment is dishonored, Tenant agrees to pay a \$35 charge to Landlord as additional rent. The amount of the 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. When judgment is entered, all court costs/legal fees are assumed by the tenant.

4. **SECURITY DEPOSIT:** Security deposit due \$ 1660

5. **RENEWAL OF LEASE TERM:** This lease shall continue in force month to month after the expiration of the initial term. Either party may terminate this lease at the end of the initial term, or any renewal term, by giving written notice to the other party at least sixty (60) days prior to the end of the initial term. NOTICE: Any written notice given pursuant to renewal terms become effective upon the first day of the month following delivery of notice.

6. **OFFICE HOURS:** The Landlord can be reached by calling (301) 541-8746 or by email at Admin@derbyre.com. Office hours are Monday to Friday, 9:00AM to 5:00PM.

7. **EMERGENCIES:** In case of emergency, please call 911 immediately! An emergency is any situation that seriously endangers the life of a person or the condition of the property. The tenant should also immediately call police, ambulance and/or fire officials, if appropriate. All non-emergency calls should be made to the office number given above.

Tenant initials

Initial  
MR