

# Yearly Residential Lease Agreement

**OWNER & LANDLORD:** **Bailey Brothers LLC** (OWNER, AS USED HEREIN, SHALL INCLUDE OWNER'S AUTHORIZED REPRESENTATIVE (S)).

TENANT 1: **Jozetdra T Robinson** (HEREIN REFERRED TO COLLECTIVELY AS *RESIDENT*))

DRIVERS LIC # **MD-10272505975**

LEASED PROPERTY ADDRESS ("THE PROPERTY"): **3035 Frisby Street Baltimore, MD 21218**

This Residential Dwelling Lease Agreement (hereinafter "Lease") is entered into this the **May 14, 2026** by and between the Owner and the Tenant, are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease.

**1. GRANT OF LEASE:** Owner does hereby lease unto Resident, and Resident does hereby rent from Owner, solely for use as a personal residence, excluding all other uses, the personal residence located in Dundalk, Maryland, 21222 with the address of: **3035 Frisby Street Baltimore, MD 21218** (hereinafter referred to as "the Property").

**2. LEASE TERM:** Owner leases to Resident, and Resident leases from Owner, the Property for a term of **one (1) year (12 months)** commencing on **June 1, 2026**, and ending on **May 31, 2027** (the "Initial Term"), at a total monthly rental amount of **One Thousand Nine Hundred Thirty Nine Dollars (\$1939)**, plus the applicable sum of One thousand seventy seven Dollars (\$1000.00) on May14, 2026 as "pro rata" rent for the period May14, 2026 to. May 31, 2026

- Of this amount, **Nine Hundred Ten Dollars (\$124)** shall be paid by the Resident in advance on the **first day of each month**.
- The remainder of the rent shall be paid by the Baltimore Regional Housing Partnership (BRHP).

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- The total monthly rent **includes only water and sewer utilities**.
  - This monthly rent rate is based on occupancy of **one (1) adult Resident**. If any additional occupants begin residing or occupying the Property, the Resident must notify the Owner in writing immediately.
  - Resident shall contact Baltimore Gas and Electric (BGE) to arrange and transfer utility service for the apartment **prior to move-in**.

**3. RENEWAL OF LEASE TERMS:** Renewal of lease will be discussed between the Landlord and Resident. Either party may terminate this Lease at the end of the Initial Term, or any renewal term, by giving written notice (post, email, text) to the other party at least 60 days prior to end of the initial or renewal term. ANY WRITTEN NOTICE GIVEN PURSUANT TO RENEWAL TERMS BECOMES EFFECTIVE UPON THE FIRST DAY OF THE MONTH FOLLOWING DELIVERY OF THE NOTICE. THIS IS NOT AN AUTO-RENEWAL LEASE.

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**4. SECURITY DEPOSIT (PAYMENT & RECEIPT):** A security deposit made payable to Owner by certified funds is required as a condition of this Lease. The Security Deposit is equal to 1-month rent. The security deposit will be returned to the Resident within 45 days (per Maryland State Law) upon move-out minus any pending expense withheld by the Landlord due to but not limited to unpaid rent, repairing damage to the premises that you or a guest caused, cleaning to restore the rental to its condition at the beginning of tenancy or replacing rental property taken by the Resident. If the Resident requires ending the lease early regardless of notice, the full security deposit is voided and not returnable to the Resident by default (NO EXCEPTIONS). A Security Deposit receipt will be provided to the Resident.

**Security Deposit Amount:** **One Thousand Nine Hundred Thirty Nine Dollars (\$1939** of which, \$124 is to be paid by the Resident.

**Pet Security Deposit Amount (Non-Refundable):**           N/A           (\$           )

**5a. PAYMENT OF RENT:** Resident agrees to pay their portion of the rent in full and on time, without any deduction, abatement, or setoff, on or before the due date specified in this lease. If any portion of the Resident's share of the rent is not received within five (5) calendar days after the due date, a late fee of \$10.00 will be assessed. Thereafter, an additional \$5.00 per day late fee will accrue for each additional day the Resident's share remains unpaid, up to a maximum of 5% of the total rent due from the Resident.

Late fees will not be assessed for any portion of rent paid directly by the Baltimore Regional Housing Partnership (BRHP) or any other housing authority.

Resident agrees to pay rent in U.S. dollars through Paper Check, Venmo, Chime, or Zelle platform, unless otherwise agreed in writing by the Landlord.

Rent is not considered paid until it is received and confirmed by the Owner or Owner's agent through the affirmation platforms or another approved method in writing. Merely initiating payment, mailing a check, or scheduling a transfer does not constitute payment until funds have been received and processed.

If there are multiple Residents signed to this Lease, all such Residents are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease. A judgment entered against one Tenant shall be no bar to an action against other Tenants.

**5b. Automatic Rent Payments** Resident agrees to pay rent and any other charges due under this Lease via **automatic payments through the platform**. Tenant shall set up and maintain active automatic payment authorization before or on the Lease commencement date.

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Tenant acknowledges that failure to set up or maintain automatic payments may result in late payments, which could lead to late fees or other lease enforcement actions.

All payments processed through the aforementioned shall be considered received on the date processed by the platform. Resident understands and agrees that rent payments will not be accepted by any other means unless approved in writing by the Landlord.

**5c. NOTICE OF INTENT:** In the event that the Resident is late paying rent the Landlord has the right to start the eviction process with a NOTICE OF INTENT TO FILE A COMPLAINT FOR SUMMARY EJECTMENT (Failure to Pay Rent) (Real Property Article § 8-401(c)) Notice of Intent. The Notice of Intent gives the Resident 10 days notice to pay the rent or the Failure to Pay Rent process will begin.

The Resident agrees that this notice will be provided to the Resident by the Landlord by either: First-class mail – mail service certificate of mailing **OR** Affixed to the door of the leased property **OR** Delivered electronically by: E-mail message **OR** Text message **OR** Electronic tenant portal. JR Resident Initial

**6. OWNER'S LEGAL RIGHTS:** If Resident shall fail to pay the rent or any additional rent as herein provided, within five (5) days of the date when due, or if Resident shall breach any other term, covenant, or condition of this Lease, including, but not limited to, any misrepresentation in Resident's application, Owner may (a) re-enter the Property and terminate this Lease in accordance with the applicable provisions of law; (b) bring summary ejectment proceedings to evict Resident; or (c) pursue any and all other remedies available to Owner at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by Owner of any available action by Owner against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of this Lease, nor shall such termination extinguish Resident's obligation to pay all rent and other sums due and owing to Owner prior to or subsequent to such termination and/or recovery of possession.

**7. PERSONS WHO WILL OCCUPY THE PROPERTY:** Resident covenants and agrees that the Property shall be occupied only by the person(s) who have signed this Lease and the following household members who are approved under the Housing Choice Voucher program:

· Jozetdra T Robinson

1 Cat – Mr. Oreo

No other individuals may reside at the Property without the prior written consent of the Owner and approval by BRHP, if required. Unauthorized occupants may constitute a violation of this Lease.

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**8. RESIDENT'S RIGHT TO OCCUPY THE PROPERTY:** Owner agrees that Resident may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation. If permission is given to Resident to enter into possession of the Property prior to the date specified for the commencement of the Term, such occupancy shall be deemed to be in accordance with all the terms, covenants, conditions, and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.

**9. SMOKE DETECTOR NOTICE:** Smoke / CO2 detectors are AC-powered with 10 year lithium battery back up. Resident shall not under any circumstance remove, unplug or tamper with the Smoke/CO2 detectors  
\_\_\_\_\_ (Tenant Initials)

**10. INSTALLATION OF SMOKE DETECTORS:** (a) Resident acknowledges Resident's responsibility to equip the Property with at least one approved smoke detector in accordance with the provisions of Article 38A, §12A(b) and 13 of the Annotated Code of the State of Maryland, as amended. Resident further acknowledges Resident's responsibility to maintain said detector, such as replacing the battery backup at least every six months, and Resident assumes all liability thereof. Resident shall indemnify and hold Owner harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector. (b) The following is applicable only if the Property is located in Baltimore County: Resident specifically acknowledges that the Owner has installed one (6) detectors in the Property as required by §5-12.1 of the Baltimore County Code. Resident further acknowledges said detectors are in good condition and proper working order as of the date of this Lease. Resident agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Resident further agrees to test the detector periodically and to report in writing to Owner any malfunction. Resident assumes sole responsibility to test the detector and shall indemnify and hold Owner harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Resident shall not have specifically reported in writing to Owner as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Resident, any resident of the Property, or any agent, employee, invitee or family member of Resident, Resident shall promptly notify Owner and Owner shall promptly cause the detector to be repaired or replaced. Upon demand, Resident shall pay to Owner the costs of repair or replacement incurred by Owner, or such costs as may be added to and deemed part of the rent. Owner shall have the same remedies for the collection of such costs as Owner has for nonpayment of rent.

**11. RESIDENT'S USE OF KEYS AND LOCKS:** No additional lock(s) shall be installed by Resident and no existing lock(s) shall be changed by Resident without the Owner's prior written consent. Resident acknowledges that existing deadbolts are single cylinder to comply with Maryland law. Two (2) keys will be furnished to the Tenant and any additional keys required will be obtained from Owner and paid for by Resident. Duplicate key(s) will not be made without the Owner's prior written consent. All keys will be returned by Resident to Owner upon termination of the Lease or vacating of the Property, whichever occurs first. Resident shall reimburse Owner, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Resident. Owner shall have the same remedies for the collection of such costs as Owner has for nonpayment of rent. If Resident locks themselves out of the apartment the Landlord will make every reasonable effort to assist the tenant however please refer to the Rules for Resident document for more details on costs.

**12a. RESIDENT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS:** Resident agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Resident shall not in any way obstruct any public sidewalk nor permit

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anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any other governmental authority.

**12.b INSURANCE AND INDEMNITY:** The Resident acknowledges and agrees that the risk of loss for all contents and property belonging to the Resident shall be on the Resident. The Resident is required to obtain his/her own renter's insurance policy against fire, theft, or other disasters, as the Landlord carries insurance on the building(s) only. .

The Resident hereby agrees to indemnify, compensate and forever hold harmless, the Landlord, its successors and assigns, any parent affiliate and subsidiary entities, their insurers, their assigns, their successors, their legal representatives, officers, directors, employees, agents, or any others who may be acting on behalf of them from any and all claims, damages, actions, causes of action or liability whatsoever, resulting from or arising out of injury to or death of any guest, agent, employee, licensee or invitee of the Resident in or about the Premises, or damage or destruction of any property owned by the Resident or any guest, agent, employee, licensee or invitee of the Resident, unless such injury, death or damage solely and directly results from the intentional or grossly negligent acts of the Landlord.

**13. OWNER/RESIDENT LIABILITY:** Resident agrees that with respect to those portions of the Property within the exclusive control of Resident, Owner 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 Resident or any agent, employee, invitee, or family member of Resident. Owner shall not be deemed a bailee as to any goods or chattels placed on, in, or about the Property. It is the responsibility of Resident to obtain and pay the costs of any insurance to protect Resident from loss or damage to Resident's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance. Proof of adequate insurance must be given to Owner prior to signing the Lease, before the lease term, and before Resident may occupy the Property. Notwithstanding any provision of this Lease to the contrary, no provision of this Lease shall be construed to indemnify Owner, or to hold Owner harmless, or to exonerate Owner from any liability to Resident, or to any other person, for any injury, loss, damage, or liability arising from any omission, fault, negligence, or other misconduct of Owner on or about those areas which are not within Resident's exclusive control.

**14. RESIDENT INDEMNIFIES OWNER:** Resident shall indemnify and hold Owner 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 Resident, or occasioned by any act or omission of Resident, any resident of the Property, or of any agent, employee, invitee, or family member of Resident.

**15. OWNER'S RIGHT TO ENTER THE PROPERTY DURING THE TERM:** Owner and Owner's agents and employees shall have the right to enter upon the Property at all reasonable times for the purpose of inspection or making any repairs which Owner is required to make under the terms of this Lease or which Owner otherwise deems necessary or appropriate. Owner and Owner's agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereon, as may be permitted by law. Owner may also enter the Property for regularly scheduled maintenance including but not limited to pest control service, any and all types of repairs.

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**16. RESIDENT'S RESPONSIBILITY AT END OF TERM:** Resident agrees to surrender the Property to Owner at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear excepted. Resident further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition.

**17. FAILURE TO VACATE AT TERMINATION:** If Resident does not vacate the Property on or before the last day of the applicable Term, Owner may (a) eject Resident and take possession of the Property, storing all furniture and other personal property found on the Property at Resident's risk and expense without liability to Owner; (b) hold Resident liable as a resident holding over for another one or more terms at the same rental; and/or (c) exercise any other remedy granted to a landlord under Maryland law.

**18. RESIDENT RESTRICTED FROM SUBLEASING OR ASSIGNING LEASE:** Resident shall **not assign this Lease or sublet all or any part of the Property** without the **prior written consent of the Owner and the Baltimore Regional Housing Partnership (BRHP)**. Any such assignment or sublease without both consents shall be **null and void**, and will constitute a violation of this Lease.

No acceptance of rent from any unauthorized occupant, subtenant, or assignee shall be deemed a waiver of this restriction, nor shall it relieve the original Resident of any obligations under this Lease.

Consent to one assignment or sublease shall not be construed as consent to any future request or action of the same nature.

**19a. RESIDENT'S AND OWNER'S RIGHTS IF PROPERTY IS DAMAGED:** If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Owner, upon notice to Resident, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rent payable under this Lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Owner elects to repair the damage to the Property, then the Owner shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this Lease shall not be abated and this Lease shall remain in full force and effect.

**19b. RESIDENT'S AND OWNER'S RIGHTS IF PROPERTY IS DAMAGED DUE TO INSURABLE EVENT:** The rent abates during the period of time the rented property is unlivable due to an insurable event. The Landlord has the right to terminate the lease if repairs cannot be accomplished within 60 days.

**20. RESIDENT'S AND OWNER'S RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT:** If the Property or any part thereof is taken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemner. Resident waives all claims against Owner and condemner by reason of

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the complete or partial taking of the Property, and all damages awarded as a result of any condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Owner, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.

**21. INSPECTIONS:** Resident acknowledges that Owner has the right to be present at any and all inspections in and about the Property, and agrees to notify Owner prior to any inspection.

**22. RESIDENT'S RESTRICTIONS CONCERNING VEHICLE PARKING:** Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations and restrictions.

**23. RESIDENT'S RESTRICTIONS CONCERNING TRASH:** All garbage and trash must be placed in dumpsters (if provided) or in suitable covered containers provided by Resident to be left in designated pickup locations in accordance with the law and any community rules, regulations and restrictions.

**24. RESIDENT AND OWNER AGREEMENT IF UTILITIES ARE INTERRUPTED:** In the event Owner or Resident is prevented or is unable, for reasons beyond Owner's or Resident's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Owner is hereby released and discharged from any liability, loss, cost, damage or expense, direct or indirect, which might be suffered by Resident, and this Lease shall continue in full force and effect for the full rent without abatement.

**25. RESIDENT AND OWNER AGREEMENT FOR REPAIRS:** If, under the terms of this Lease, Owner has agreed to furnish any service or utility at Owner's cost and expense, Owner may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Resident if an accident or malfunction occurs. Should Owner temporarily stop or curtail the furnishing of any such service or utility, Owner shall use due diligence in restoring such service or utility.

**26. OWNER'S RIGHTS TO RE-RENT THE PROPERTY:** If the Property becomes vacant because of the exercise by Owner of Owner's remedies under this Lease, or should Resident abandon the Property, Owner may take possession of and re-let the Property, as agent of Resident, upon such terms and conditions as Owner shall reasonably determine. Resident, upon demand by Owner, shall pay to Owner all costs and expenses incurred by Owner in such re-letting and shall thereafter pay monthly to Owner, in advance, the difference between the rent payable under this Lease and the amount of the rent received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon the Owner any obligation to show or lease the Property in preference to any other rental property(ies) owned by Owner or Owner's agents.

**27. RESIDENT RESPONSIBLE FOR ADDITIONAL RENT:** Resident agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of Resident to comply with any of the terms and conditions of

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this Lease; (b) any and all damages, costs and/or expenses which the Owner may suffer or incur by reason of any default under this Lease by Resident; and (c) any and all damages to the Property caused by any act or negligence of Resident, other residents of the Property, or Resident's agents, employees, invitees, or family members. In the event Resident fails to make any such payments, then the amount thereof shall be added to and deemed part of the rent due, and Owner shall have the same remedies for the collection of such payments as Owner has for non-payment of rent under this Lease.

**28. ATTORNEY'S FEES AND COURT COSTS:** Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall be reimbursed by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.

**29. OWNER DOES NOT WAIVE LEGAL RIGHTS:** The failure of Owner 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 Owner of such term or condition or an election for future instances.

**30. HEIRS AND ASSIGNS ARE BOUND BY LEASE:** The terms and conditions of this Lease shall be binding upon and insure to the benefit of the heirs, personal representatives, successors, and assigns (if permitted) of Owner and Resident.

**31. CONTROLLING LAW:** 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.

**32. RESIDENT'S OBLIGATIONS REGARDING USE AND OCCUPANCY:** Resident agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than as a private single-family residence; to keep all lawns neatly mowed and all hedges, flower beds, and shrubbery in good order; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to Resident's use of the Property. Resident and all other occupants and/or invitees on the Property, whether known by the Resident or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and Resident further covenants and agrees that Resident will not use or permit the Property to be used for any improper, illegal, or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Resident further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from the Property. Resident shall indemnify and save Owner harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Resident of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by the Resident of any of the covenants contained herein; or (c) any other act or omission of Resident, other residents of the Property, or Resident's agents, employees, invitees, or family members.

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All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only.

**33. RESIDENT'S RESTRICTIONS ON CHANGES TO THE PROPERTY:** Resident shall make no alterations, decorations, additions, or improvements to the leased premises without first obtaining the express written consent of Owner. Any of the above-described work shall become part of the dwelling. If carried out by independent contractors, said contractors must be approved by Owner. Resident shall not contract for work to be done without first placing monies sufficient to satisfy the contract price in an escrow account approved by Owner. All work shall be done at such times and in such manner as Owner may designate. If a construction or mechanic's lien is placed on the leased premises as a result of the work, such shall be satisfied by Resident within five (5) days thereafter at Resident's sole expense. Resident shall be considered in breach of this Lease upon failure to satisfy said lien.

**34. INCLUSIONS/EXCLUSIONS:** Included in the Property are all permanently attached fixtures, including all smoke detectors and appliances. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included, as follows:

| Item            | # | Item             | # |
|-----------------|---|------------------|---|
| Refrigerator    | 1 | Microwave        | 1 |
| Stove           | 1 | Ceiling Fans     | 4 |
| Bathroom Vanity | 3 | Toilet           | 3 |
| Dishwasher      | 1 | Smoke Alarm      | 2 |
| CO2 Alarm       | 3 | Hot Water Heater | 1 |
| Washing Machine | 1 | Clothes Dryer    | 1 |
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(If Applicable) - The Resident shall furnish and install their own window Air Conditioning unit as necessary. The Resident shall be responsible for any damage caused by the window Air Conditioning unit installation. If applicable to the property (Landlord will inform Resident) the heating source for the leased apartment is electric radiator heaters.

**35. UTILITIES AGREEMENT:** Resident must be able to transfer BGE service to their name prior to moving in. It is the responsibility of the Resident to transfer ALL applicable utilities (except Cold Water/Sewer) to his/her name by the contract signing date. The obligations of Owner and Resident with respect to the provision of utilities shall be as follows:

| Utility                    | Owner | Tenant |
|----------------------------|-------|--------|
| BGE Service                |       | X      |
| Water / Sewer              | X     |        |
| Cable<br>TV/Internet/Phone |       | X      |

Costs for utilities which are to be furnished at the expense of Resident, as listed above, shall be considered additional rent and Resident agrees to pay such costs when due. If Resident fails to pay any utility costs within fifteen (15) days of receipt of the bill, or when the bill is due, whichever comes first, such failure shall constitute a default under this Lease and Owner may, in Owner's discretion, pay such costs, in which event, the amount thereof shall be added to and deemed part of the rent due and shall be payable by Resident to Owner on demand. Owner shall have the same remedies for the collection of such utility costs as Owner has for the non-payment of rent under this Lease. **NOTE:** Although Resident is responsible for cold water / sewer, Owner will make payments to local authority and add the fee to the appropriate month's rent. Water / sewer are already calculated in the monthly rent.

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**36. MAINTENANCE AND REPAIRS:** (a) Owner shall maintain (if necessary in Owner's sole discretion) the plumbing, heating, cooling, electrical systems, and also the exterior walls and roof of the Property for any repair that is greater than One-Hundred Dollars (\$100.00). However, Resident shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by Resident, other residents of the Property, or Resident's agents, servants, employees, invitees, or family members, or if the repair is less than One-Hundred Dollars (\$100.00). Resident agrees to promptly notify Owner of any condition which is the obligation of Owner to repair or replace. Resident will not authorize any work to be performed without the express written consent of Owner.

(b) Except as provided in (a) above, Resident shall be responsible for all other repairs and replacements to the Property including appliances. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by Resident, at Resident's sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the Term. If Resident shall fail to make any such repair or replacement, Owner, in Owner's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Resident to Owner on demand. Owner shall have the same remedies for the collection of such costs as Owner has for the non-payment of rent under this Lease. Owner shall furnish the HVAC system filters. Resident shall be responsible for replacing electric light bulbs and similar consumable items during the lease term at Resident's expense.

(c) If the Property is part of a multi-unit building, Resident shall also be liable to Owner for the cost of any repairs or replacements to the building if the need for such repairs or replacements results from the negligence or misuse of the building by Resident, other residents of the Property, or Resident's agents, servants, employees, invitees, or family members. The cost of such repairs or replacements shall be added to and deemed a part of the rent due and shall be payable by Resident to Owner on demand. Owner shall have the same remedies for collection of such costs as Owner has for the non-payment of rent under this Lease.

(d) Additional agreements, if any, regarding maintenance, repairs and/or replacement are as follows:

**APPLIANCES:** Upon moving into the property, the Resident has a 30 day grace period to insure all appliances work correctly. The appliances belong to the landlord and left at the property as a courtesy to the tenant. The Resident is responsible for the maintenance and repair cost of the appliances should they break or need repair. The landlord is willing to remove the appliances prior to the Resident moving in if they do not agree with the above terms. If an appliance needs to be replaced as requested by the Resident and the Landlord pays for the appliance, the cost of the appliance will then be withheld from the Resident's security deposit.

**37. RESIDENT'S RESTRICTIONS CONCERNING PETS:** NO PETS may be kept on, in, or about the Property without prior written consent of Owner.

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**38. RESIDENT'S RESTRICTIONS CONCERNING OPEN FLAMES:** Under no circumstances may Resident, other residents of the Property, or Resident's agents, servants, employees, invitees, or family members allow an open flame (candles, lawn torches, cigarettes, cigars, pipes, etc) on, in, or about the Property.

**39. RESIDENT'S RESTRICTIONS REGARDING THE USE OF TOBACCO PRODUCTS:** Under no circumstances may Resident, other residents of the Property, or Resident's agents, servants, employees, invitees, or family members smoke any tobacco products inside the Property. All cigarette butts must be properly disposed of in accordance with the law and any community rules, regulations and restrictions.

**40. RESIDENT'S RESTRICTIONS REGARDING WATER BEDS:** Under no circumstances may Resident, other residents of the Property, or Resident's agents, servants, employees, invitees, or family members use a water bed in the Property.

**41. RESIDENT'S AND OWNER'S DELIVERY OF NOTICES:** All notices required to be given by Owner to Resident shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Owner of any portion of the security deposit shall be mailed by Owner to Resident at Resident's last known address, within forty-five (45) days after the termination or expiration of this Lease.

**42. NOTICE TO RESIDENT – LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS:** Resident acknowledges that Property may be subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards. Resident acknowledges the receipt of the following required brochures:

1. **Under Federal Law** (the Residential Lead-Based Paint Hazard Reduction Act of 1992)
  - a. The EPA "Protect Your Family From Lead In Your Home" brochure.
2. **Under Maryland Law** (the Maryland Lead Poisoning Prevention Program)
  - a. The Notice of Tenants' Rights, Lead Poisoning Prevention, as published by the Maryland Department of the Environment.
  - b. The EPA "Protect Your Family From Lead In Your Home" brochure (the same brochure as 1.a.).

Resident understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of Owner and that Resident agrees to read and become familiar with the requirements of Federal and Maryland law as contained in the above brochures and notice. JR **Resident's Initials**

**43. COOKING/GRILLS AND HEATING SYSTEMS - (If Applicable)** The use of gas/propane or charcoal grills is strictly prohibited on the decking and within 10 feet of the property. There should never be any flammable gas/propane tanks stored in the rental property. This includes propane gas tanks used for gas grills. Charcoal and gas, or even any kind of open flame cooking system or heating systems are PROHIBITED on the deck or anywhere on the roof. If the Landlord

## Yearly Residential Lease Agreement

finds a grill or heating system on the premises, it will be removed automatically, without notice, and all costs associated with its disposal shall be charged to the Resident.

**43. ACCESS TO RENTAL APARTMENT - (If Applicable)** The Resident shall enter their apartment via the rear alleyway through the exterior common area shared with the first floor tenant. The Resident will need to walk up steps to their apartment.

**44. WATERBEDS AND FISH TANKS** - Absolutely no Fish Tanks or Waterbeds are allowed in the apartment. In the event the Resident does not comply and there is an insurance related incident the Resident will be required to pay the Landlord insurance deductible separate from the security deposit. This is also grounds for lease termination.

**46. DECK CAPACITY - (If Applicable)** There shall not be at any time more than four (4) people standing or sitting on the deck once OR no more than 500 lbs at one time.

**47. RESIDENT AGENT PROPERTY MANAGER MAILING ADDRESS:** 9304 Spring Water Path, Jessup, MD 20794

**48. ROOF** - Absolutely no walking on any parts of the roof.

RESIDENT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. OWNER AND RESIDENT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE.

RESIDENT HAS RECEIVED A COPY OF THIS EXECUTED LEASE.



Jozetdra T. Robinson April 29, 2026

**Resident, Print & Signature & Date**

**Co-Resident , Print & Signature & Date**

Bailey Brothers LLC / Alexander Maistros

Alexander G. Maistros

**Owner/Authorized Representative Signature & Date**