

GENERAL RESIDENTIAL DWELLING LEASE TEMPLATE

This template is designed to comply with laws of general application in the State of Maryland. Maryland REALTORS® makes no representation about compliance with local law, which may require the use of additional or different terms and/or forms or require the use of a jurisdictional addendum. Users are strongly advised to consult with their local board of REALTORS® and their attorney to ensure conformity with local law and practice. THIS TEMPLATE IS NOT TO BE USED FOR RESIDENTIAL PROPERTIES OFFERED FOR LEASE IN PRINCE GEORGE'S COUNTY. PLEASE CONTACT THE PRINCE GEORGE'S COUNTY ASSOCIATION OF REALTORS® TO OBTAIN A COPY OF THE CURRENT SINGLE FAMILY DWELLING LEASE. IF THE RESIDENTIAL PROPERTY OFFERED FOR LEASE IS LOCATED IN HOWARD COUNTY, ATTACH THE HOWARD COUNTY LOCAL JURISDICTIONAL ADDENDUM TO GENERAL RESIDENTIAL DWELLING LEASE TEMPLATE FORM.

1. DATE OF LEASE OFFER: 06/24/2025
2. LANDLORD OR AUTHORIZED REPRESENTATIVE OF LANDLORD (Collectively referenced herein as "Landlord"):
Maya Vayshelboym/Mishas Home Improvement
3. TENANT: Bobby Mccray
4. LEASED PROPERTY ADDRESS ("THE PROPERTY"):
805 Brooks Ln Unit #3 Baltimore MD 21217

5. INITIAL LEASE TERM: Landlord leases to Tenant and Tenant leases from Landlord the Property for the term of ONE YEAR year(s) or month(s) commencing on the 29TH day of JUNE/2025 (mo./yr.) and ending on the 1st day of JULY/2026 (mo./yr.) (the "Initial Term"), at a total rental of Ten Thousand two hundred Dollars (\$ 10,200) for said Term, due and payable in equal monthly installments of Eight hundred and fifty dollars Dollars (\$ \$850.00), in advance, on the first day of each and every month ("Rent Due Date") of said Term, plus if applicable the sum of Fifty six dollars&sixty six cents \$56.66 on 07/01/2025 as "pro rata" rent for the period June 29TH,2025 through June 30th,2025.

If this Lease commences on a day other than the first day of the month, the amount of Rent to be paid for the balance of said first month will be apportioned pro rata; thereafter rent will be paid on the first day of the month as aforesaid. Tenant covenants and agrees to pay said Rent as set forth herein. Tenant agrees to pay rent to Maya Vayshelboym at 1257 Baltimore Annapolis Blvd Arnold MD 21012

(or at such other place as Landlord may from time to time designate) without deduction, demand or offset and said obligation to pay Rent is independent of any other clause herein. Failure to pay said rent at the time specified will constitute default and Landlord may pursue any remedy, whether at law or in equity, afforded under the terms of this Lease and/or applicable law. All sums of money or other charges, including payments and/or repairs, required to be paid by Tenant to Landlord or to any other person under the terms of this Lease, whether or not the same be designated "rent" or "additional rent", will be deemed rent and will be collectible as such. Landlord shall furnish to Tenant a receipt for all cash paid by Tenant to Landlord for rent, security deposit or otherwise.

6. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied only by the following person(s), and by no other persons: Bobby Mccray

Tenant represents and warrants to Landlord that neither Tenant nor any person(s) identified in this Paragraph has been convicted of a felony crime in any federal or state court except as otherwise disclosed by Tenant to Landlord on the application for tenancy form, as signed by Tenant.

7. RENEWAL OF LEASE TERMS (Landlord and Tenant to initial one selection):

- A. END OF INITIAL TERM. Tenant agrees to vacate the Property by the last day of the Initial Term. Landlord shall provide Tenant with a minimum of sixty (60) days notice to vacate prior to the end of the initial term.

MONTH-TO-MONTH: This Lease shall continue in force from month to month after the expiration of the

MV
06/24/25
6:00 PM EDT
dotloop verified

BH
06/24/25
6:50 PM EDT
dotloop verified

Tenant BH
06/24/25
6:40 PM EDT
dotloop verified

MV
06/24/25
1:00 PM EDT
dotloop verified