

Residential Lease Agreement

1.1 LEASE AGREEMENT

Effective Date: 05/19/2026

This Residential Lease Agreement ("Lease") is entered into on the above date ("Effective Date") by and between CASHANDY PROPERTIES LLC, in its capacity as agent for the legal owner of the Premises (referred to herein as "Landlord" or "Lessor"), and Trayshawn Gillis individually or collectively, as applicable, referred to herein as "Tenant" or "Lessee").

This Lease is a legally binding agreement. If you do not understand any portion of this Lease, you are advised to consult with an attorney or a qualified professional before signing.

All individuals who will occupy the Premises and are age eighteen (18) or older must be named as a Tenant and shall sign this Lease. Each Tenant is jointly and severally liable for the full performance of all obligations under this Lease, including but not limited to the payment of rent, compliance with all terms of occupancy, and any damages to the Premises.

If any individual residing at the Premises reaches the age of eighteen (18) during the term of this Lease, that individual must be added as a Tenant by written amendment or renewal of this Lease and must sign the applicable Lease document within thirty (30) days of attaining the age of majority.

The Premises shall be used solely for residential purposes. No person may occupy the Premises unless they are listed as a Tenant or have been granted written permission by the Landlord. "Occupy" shall mean to visit or reside at the Premises for more than fourteen (14) days in any twelve (12) month period, whether consecutive or non-consecutive. Any such occupancy without prior written consent may constitute a material breach of this Lease.

The following minors will reside at the Premises under the care and supervision of the Tenant(s). Any individual listed below who turns eighteen (18) during the Lease term will be required to sign the Lease renewal and assume legal and financial responsibility consistent with Tenant obligations:

- Name(s) and Date(s) of Birth of Minor Occupants:

CAYDEN GILLIS	6/24/24
CHANCE GILLIS	01/16/21

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By initialing below, you acknowledge and agree to the terms in Section 1.

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2. Lease Information

2.1 TERM

Tenant agrees to lease the residential premises described in this Lease (the "Property") from the Landlord for an initial fixed term (the "Initial Term") beginning on 06/01/2026 (the "Commencement Date") and ending on continuing on a month-to-month basis.

Unless a new written lease is signed by both parties on or before the Expiration Date, this Lease shall automatically convert to a month-to-month tenancy under the same terms and conditions as set forth herein, except as otherwise modified by operation of law. Either party may terminate the month-to-month tenancy by providing at least 60 days' written notice prior to the intended termination date, in accordance with Maryland Code, Real Property § 8-402.

Any renewal or extension beyond the Initial Term must be in writing and signed by both parties. No oral modifications, representations, or statements not expressly contained in this Lease shall be valid or enforceable.

The parties agree that the enforceability of this Lease shall not be affected by the inaccuracy, omission, or subsequent invalidity of any statement, condition, or representation contained herein. Any such error or change shall not render this Lease void, nor shall it be deemed to modify or amend the obligations of either party, unless set forth in a written addendum signed by both Landlord and Tenant.

Tenant acknowledges that they are not relying upon any promise, statement, or assurance that is not specifically set forth in this Lease. Any matters discussed or agreed to outside of this Lease shall have no legal effect unless reduced to writing and executed by both parties.

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2.2 RENT

Tenant shall pay to Landlord a monthly rent in the amount of \$1,995.00 ("Monthly Rent"), due in advance on or before the first (1st) day of each calendar month during the Initial Term and any Renewal Term, without notice, demand, deduction, or setoff. The first payment of Monthly Rent shall be due upon execution of this Lease and shall cover the prorated portion of the calendar month in which the Lease Commences, unless otherwise agreed in writing.

In addition to the Monthly Rent, Tenant shall be responsible for timely payment of all separately billed utility charges associated with the Property, including but not limited to water, gas, electric, internet, and trash removal services ("Utilities"). Utilities are not considered part of Rent and shall be paid as a separate financial obligation. The Tenant's failure to pay Utility charges when due shall constitute a material breach of this Lease, but such charges shall not be included in the Rent amount for purposes of summary ejectment proceedings under Maryland law unless the Lease expressly provides otherwise and is compliant with Md. Code, Real Property § 8-401.

Payment Allocation. Unless otherwise required by law, any payment made by Tenant shall be applied in the following order of priority:

1. First, to any outstanding Utility charges or other non-rent obligations;
2. Second, to any court-awarded costs, fees, or judgments owed by Tenant;
3. Third, to Monthly Rent arrears, applied first to the most recent month due and then retroactively to earlier unpaid months.

Landlord's acceptance of any partial payment shall not constitute a waiver of any default, nor shall it prevent Landlord from pursuing any legal remedies available under this Lease or Maryland law.

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2.3 RENTAL PROPERTY

The Landlord agrees to rent to Tenant the property described as:

1806 E Lanvale St, Baltimore, MD 21213

(the "Property"). Tenant hereby acknowledges that the Property is in a habitable, reasonable and safe condition. Tenant agrees to give immediate notice of any defects at the premises which constitute a serious threat to life, health, or safety.

2.4 RENEWAL OF LEASE

AUTOMATIC RENEWAL PROVISION (Please read carefully before initialing).

THIS LEASE SHALL AUTOMATICALLY RENEW ON A MONTH TO MONTH BASIS UNLESS EITHER PARTY GIVES AT LEAST NINETY (90) DAYS' WRITTEN NOTICE OF THAT PARTY'S INTENT NOT TO RENEW THE LEASE AT THE END OF THE EXISTING TERM.

The tenancy created under this Lease shall continue from month to month after the expiration of the then-existing term, subject to the same covenants, agreements, rules, and regulations as are outlined in this Lease, until either party sends written notice (in accordance with Section 2.17 of this Lease) at least ninety (90) days before the expiration date of the then existing term, of its intent not to renew the Lease. If Landlord sends written notice (in accordance with Section 2.17 of this Lease) of its intent to renew this Lease at the expiration of the then existing term, and the notice includes an offer of new lease terms pursuant to the terms and conditions contained in that notice, Tenant shall be deemed to have consented to new lease terms and conditions specified in Landlord's notice, and this Lease will be deemed to have been renewed for the following year unless at least ninety (90) days before the expiration date of the then existing term Tenant sends written notice (in accordance with Section 2.17 of this Lease) of its express intent not to renew the Lease on the terms and conditions contained in Landlord's notice.

At Landlord's sole discretion, Landlord may offer Tenant a renewal of this Lease for an additional fixed term. Such offer shall be in writing and delivered to Tenant at least ninety (90) days prior to the expiration of the existing Lease Term. The written offer may include revised lease terms, including but not limited to new rent amounts, late fee policies, or other modified lease conditions.

If Tenant does not provide Landlord with written notice of Tenant's express intention to reject the proposed renewal and vacate the Property at least ninety (90) days prior to the lease expiration date, Tenant shall be deemed to have accepted the renewal and the modified terms, and the Lease shall be renewed for the fixed term offered in the renewal notice.

Nothing in this Lease shall obligate Landlord to offer a renewal of the Lease for any additional term. Landlord may, in its sole discretion, elect not to renew the Lease or may decline to continue the tenancy on a month-to-month basis. If Landlord chooses not to renew or extend the Lease, and timely notice is provided in accordance with this section, Tenant agrees to vacate and surrender the Property on or before the lease expiration date.

Failure to respond to a renewal proposal shall constitute constructive acceptance of the terms offered. Tenant will thereafter be bound by the terms of the renewed Lease to the same extent as if the Lease had been signed in writing by both parties.

If Tenant Fails to timely reject the renewal proposal, you will be deemed to have accepted such proposal, and the lease will automatically renew on the terms in the proposal.

Tenant understands and agrees that failure to object to or reject renewal terms in writing does not waive Tenant's obligations. If Tenant remains in possession of the Property after receipt of a renewal offer without timely objection or written rejection, this Lease shall be deemed renewed on the terms proposed by Landlord.

If any provision of this Section is found unenforceable or invalid under applicable law, the remainder shall remain in full force and effect, and the Lease shall be construed to give maximum lawful effect to the intent of the parties as set forth herein.

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2.5 SECURITY DEPOSIT

1. Acknowledgment and Purpose

Tenant hereby deposits with Landlord the sum of \$1,995.00 (the "Security Deposit"), which shall be held strictly in accordance with Maryland Code, Real Property Article –§ 8-203. The Security Deposit is not to exceed one (1) month's rent and is accepted by the Landlord solely to secure the full and faithful performance of Tenant's obligations under this Lease. This Lease, when signed by both parties, shall serve as formal written acknowledgment of receipt of the Security Deposit in compliance with –§ 8-203(c).

2. Escrow and Interest Requirements

Pursuant to –§ 8-203(d), Landlord shall hold the Security Deposit in a segregated, interest-bearing escrow account at a federally insured financial institution located in Maryland. The funds shall not be commingled with operating accounts or used for any purpose other than those authorized by law. If the tenancy exceeds six (6) months, the deposit shall accrue simple interest at the statutory rate (currently 1.5% per annum or as subsequently adjusted by the State Treasurer), and any interest due shall be returned to the Tenant as required by –§ 8-203(e)(4).