

RESIDENTIAL LEASE AGREEMENT

THIS LEASE (the "Lease") dated this 10th day of June, 2026

BETWEEN:

Eric N. Bogonko and Annet W. Waicuga

(collectively and individually the "Landlord")

- AND-

Mylaunya Shineade Brooks and RaeAnne

Elizabeth Langford (collectively and
individually the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The Landlord agrees to rent to the Tenant the house, municipally described as 107 N Port St, Baltimore, MD 21224, (the "Property"), for use as residential premises only. Neither the Property nor any part of the Property will be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for purposes other than as a private single-family residence.
2. Subject to the provisions of this Lease, apart from the Tenants listed below, no other persons will live in the Property without the prior written permission of the Landlord.
 - Tenants:
 - Mylaunya Shineade Brooks and
 - RaeAnne Elizabeth Langford
 - Other Occupants
 - None

3. Guests may not stay more than **7 consecutive days or 14 days in any 60-day period** without written permission.
4. Assistance Animals: The Tenant has disclosed two approved assistance animals (cats), which are authorized as reasonable accommodations under applicable fair housing laws and are not considered pets under this Lease.
5. Nothing in this Lease shall limit the rights of a person with a disability under applicable federal, state, or local fair housing laws. Approved service animals and assistance animals are not considered pets under this Lease. No pet fees, pet rent, or pet deposits shall be charged for approved assistance animals.
6. The Tenant is fully responsible for any damage, cleaning, odor removal, pest treatment, or repairs caused by Pets or Service Animals. Any such costs may be deducted from the Security Deposit or billed to the Tenant as additional fee.
7. All pets and Service Animals must comply with applicable local laws and ordinances, including licensing and vaccination requirements. The Tenant must ensure that pets and Service Animals do not create excessive noise, nuisance, or disturbance to neighbors.
8. Unauthorized pets (other than approved assistance animals) on the Property without Landlord approval constitute a violation of this Lease and may result in removal of the pet, additional charges, or termination of the Lease.
9. Parking is available on public streets in accordance with Baltimore City regulations.
10. The Tenant and members of the Tenant's household will not smoke inside the Property nor permit any guests or visitors to smoke inside the Property.
11. The Tenant and members of the Tenant's household will not vape inside the Property nor permit any guests or visitors to vape inside the Property.
12. The Property is provided unfurnished.

Term and Automatic Renewal

13. The term of the Lease is a fixed term tenancy commencing at 12:00 noon on July 26, 2026, and ending at 11:59 p.m. on July 25, 2027 (the "Fixed Term"). If the Tenant remains in possession after the Fixed Term ends and the Landlord accepts rent, the tenancy will convert to a month-to-month tenancy on the same terms except as modified in writing.

14. Early Termination (Lease Buyout): Tenant may terminate this Lease prior to the end of the Fixed Term only by providing written notice and paying an early termination fee equal to one (1) month's rent (\$1,800). Payment of the fee does not relieve Tenant of responsibility for unpaid rent through the move-out date, utilities, or damages beyond normal wear and tear.
15. Non-Renewal Notice: Either Party may provide written notice at least thirty (30) days prior to the end of the Fixed Term of their intent not to renew. After conversion to month-to-month, either Party may terminate the tenancy by providing at least thirty (30) days' written notice, in accordance with Maryland law.

Tenant's Acknowledgement: I understand that the term of the Lease will automatically renew unless I give written notice of my intent not to renew within the specified notice period in this Lease.

Tenant's Initials/Signature: MB RL

Rent

16. Subject to the provisions of this Lease, the rent for the Property is \$1,800 per month (the "Rent").
17. Rent for the partial month beginning July 26, 2026 shall be prorated (\$350) due before taking possession of the Property.
18. The Tenant will pay the Rent monthly, on or before the 1st of each month of the term of this Lease, to the Landlord via agreed upon options such as Zelle, Venmo, ACH transfer, or Money Order.
19. After the Fixed Term ends and the tenancy converts to month-to-month, the Landlord may increase the Rent upon providing written notice as required by Maryland law and any other applicable law. Any increase shall not exceed the maximum amount permitted by law at the time it becomes effective.
20. The Tenant will be charged a one-time late fee of 5% of the monthly rent If payment is received more than 5 days after the due date, in accordance with Maryland law
21. Any fees, charges, or reimbursements owed under this Lease shall be considered **additional rent**.
22. If Tenant vacates the property and rent remains unpaid for 14 days, the property may be deemed abandoned.
23. Tenant must return the Property **broom clean and free of personal property**.

Security Deposit

24. The required Security Deposit for the Property is **\$1,800**. Upon execution of this Lease, Tenant shall pay a **\$1,000 Lease Commitment Fee**, which shall be credited toward the Security Deposit if Tenant takes possession under this Lease. The remaining Security Deposit balance of **\$800** shall be paid prior to possession.
25. The Landlord will hold the Security Deposit at an interest-bearing account solely devoted to security deposits
26. During the term of this Lease or after its termination, the Landlord may charge the Tenant or make deductions from the Security Deposit for any or all the following:
 - a. repair of walls due to plugs, large nails or any unreasonable number of holes in the walls including the repainting of such damaged walls.
 - b. repainting required to repair the results of any other improper use or excessive damage by the Tenant.
 - c. unplugging toilets, sinks and drains;
 - d. replacing damaged or missing doors, windows, screens, mirrors or light fixtures;
 - e. repairing cuts, burns, or water damage to linoleum, rugs, and other areas;
 - f. any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the Tenant or by any person whom the Tenant is responsible for;
 - g. the cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects into the Property or building;
 - h. repairs and replacement required where windows are left open which have caused plumbing to freeze, or rain or water damage to floors or walls;
 - i. replacement of locks and/or lost keys to the Property and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys; and
 - j. any other purpose allowed under this Lease or the Act.

For the purpose of this clause, the Landlord may charge the Tenant for professional cleaning and repairs if the Tenant has not made alternate arrangements with the Landlord.

27. The Tenant may not use the Security Deposit as payment for the Rent.
28. The Landlord will return the Security Deposit at the end of this tenancy, less such deductions as provided in this Lease, but no deduction will be made for damage due to reasonable wear and

tear nor for any deduction prohibited by the Act.

29. Within the time required by the Act and after the termination of this tenancy, the Landlord will deliver or mail the Security Deposit less any proper deductions or with further demand for payment to the forwarding address provided in writing by the Tenant.
30. **Lease Commitment Fee and Security Deposit:** Upon execution of this Lease, the Tenant shall pay a **non-refundable Lease Commitment Fee of One Thousand Dollars (\$1,000)**. The purpose of this fee is to compensate the Landlord for removing the Property from the rental market, cancelling showings, and reserving the Property for the Tenant.
31. If the Tenant takes possession of the Property and performs under this Lease, the Lease Commitment Fee shall be credited toward the required Security Deposit of One Thousand Eight Hundred Dollars (\$1,800).
- a. Accordingly:
- Lease Commitment Fee due upon signing: **\$1,000**
 - Remaining Security Deposit balance due prior to possession: **\$800**
 - Prorated July rent due prior to possession on July 26, 2026: **\$350**
32. If the Tenant fails to take possession of the Property, withdraws from the Lease, or otherwise defaults prior to occupancy, the Lease Commitment Fee shall be retained by the Landlord and shall not be refundable, except as otherwise required by Maryland law.
33. The Tenant may not apply any portion of the Lease Commitment Fee or Security Deposit toward rent.

a. **Tenant's Initials/Signature:** *MB* *RL* _____

Condition of the Property and Quiet Enjoyment

34. The Property is in a safe and habitable condition, free from any serious defects that could pose a risk of fire or threaten the health or safety of the Tenant.
35. The Tenant will have access to heat, light, electricity, hot and cold running water, and proper sewage disposal.
36. The Landlord covenants that on paying the Rent and performing the covenants contained in this

Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Property for the agreed term.

Inspections

37. The Parties will complete, sign and date an inspection report at the beginning and at the end of this tenancy.
38. At all reasonable times during the term of this Lease and any renewal, and except in emergencies, the Landlord and its agents may enter the Property upon at least twenty-four (24) hours' notice to make inspections or repairs, or to show the Property to prospective tenants or purchasers. Non-emergency entry will occur between 9:00 a.m. and 7:00 p.m.

Tenant Improvements

39. The Tenant will obtain written permission from the Landlord before doing any of the following:
 - a. applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;
 - b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;
 - c. removing or adding walls, or performing any structural alterations;
 - d. installing a waterbed(s);
 - e. changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units;
 - f. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or
 - g. affixing to or erecting upon or near the Property any radio or TV antenna or tower.

Utilities and Other Charges

40. Tenant shall establish and maintain utility service in Tenant's name and shall be responsible for all charges associated with:
 - Electricity and Gas
 - Water/Sewer
 - Internet and Cable
41. Tenants shall establish utility accounts effective no later than **July 26, 2026** and provide proof of account activation before taking possession of Property.

42. Landlord shall be responsible only for trash service, unless otherwise required by law.

Insurance

43. The Tenant is hereby advised and understands that the personal property of the Tenant is NOT insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.
44. The Landlord is responsible for insuring their own contents and furnishings in or about the Property. The Tenant is responsible only for their personal property.
45. The Landlord is responsible for maintaining property insurance on the structure and mechanical systems. The Tenant must maintain renter's insurance covering personal property and personal liability.
46. The Tenant must maintain renter's insurance including personal liability coverage of at least \$100,000, naming the Landlord as an interested party where available, for the benefit of the Parties.
47. The Tenant will provide proof of such insurance to the Landlord prior to taking possession and upon issuance or renewal of such insurance.

Attorney Fees

48. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

49. This Lease will be construed in accordance with and exclusively governed by the laws of the State of Maryland.

Severability

50. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.
51. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

Amendment of Lease

52. This Lease may only be amended or modified by a written document executed by the Parties.

Assignment and Subletting

53. The Tenant will not assign this Lease or sublet or grant any concession or license to use the Property or any part of the Property. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

Damage to Property

54. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

Maintenance

55. The Tenant will, at its sole expense, keep and maintain the Property and appurtenances in good and sanitary condition and repair during the term of this Lease and any renewal of this Lease.
56. Major maintenance and repair of the Property involving anticipated or actual costs in excess of \$100.00 per incident not due to the Tenant's misuse, waste, or neglect or that of the Tenant's employee, family, agent, or visitor, will be the responsibility of the Landlord or the Landlord's assigns.
57. Where the Property has its own sidewalk, entrance, driveway or parking space which is for the exclusive use of the Tenant and its guests, the Tenant will keep the sidewalk, entrance, driveway or parking space clean, tidy and free of objectionable material including dirt, debris, snow and ice.
58. Where the Property has its own garden or grass area which is for the exclusive use of the Tenant and its guests, the Tenant will water, fertilize, weed, cut and otherwise maintain the garden or grass area in a reasonable condition including any trees or shrubs therein.
59. The Tenant will also perform the following maintenance in respect to the Property:
Tenant Responsibilities: Snow/ice removal, leaf removal, and yard upkeep (if applicable). Trash service is provided/paid by Landlord; Tenant shall follow City collection rules for set-out.

Care and Use of Property

60. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by

the Landlord.

61. The Tenant will not engage in any illegal trade or activity on or about the Property.
62. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.
63. The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. The Tenant will promptly notify the Landlord in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such written notices from the Tenant.
64. If the Tenant plans to be away for more than 14 consecutive days, the Tenant shall notify the Landlord for emergency contact purposes. No inspection requirement is imposed unless specific property risks exist (e.g., winter freeze).
65. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.
66. Basement storage is provided for Tenant use at Tenant's risk. No hazardous or illegal materials may be stored.

Prohibited Activities and Materials

67. The Tenant will not keep or have on the property any article or thing of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire on the Property or that might be considered hazardous by any responsible insurance company.
68. The Tenant will not perform any activity on the Property or have on the property any article or thing that the Landlord's insurance company considers increases any insurance risk such that the insurance company denies coverage or increases the insurance premium.
69. The Tenant is prohibited from:
 - a. the storage of expensive articles on the Property if it creates an increased security risk; and
 - b. the growing of, or storage of, medical marijuana on the Property.
70. The Tenant will not perform any activity on the Property that the Landlord feels significantly increases the use of electricity, heat, water, sewer or other utilities on the Property.
71. **No Short-Term Rentals:** Tenant shall not list, advertise, or rent the Property on Airbnb, Vrbo, or any short-term rental platform.

72. **No Business Use:** The Property may not be used for any business, commercial, or income-generating activity.
73. **Quiet Hours:** Quiet hours are observed from 10:00 p.m. to 7:00 a.m. Excessive noise is prohibited at all times.

Rules and Regulations

74. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

Lead Warning

75. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint hazards in the dwelling. **Lessees must also receive a federally approved pamphlet on lead poisoning prevention.**

Mediation and Arbitration

76. If any dispute relating to this Lease between the Parties is not resolved through informal discussion within 14 days from the date a dispute arises, the Parties agree to submit the issue first to a non-binding mediator and to an arbitrator in the event that mediation fails. The cost of any mediation or arbitration will be shared equally by the Parties. Nothing in this clause waives either Party's right to seek judicial resolution as permitted by Maryland law.
77. The decision of the arbitrator will be binding on the Parties. Nothing in this clause waives either Party's right to seek judicial resolution as permitted by Maryland law.

Address for Notice

78. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below. After this tenancy has been terminated, the contact information of the Tenant is:
- a. Name: Mylaunya Shineade Brooks and RaeAnne Elizabeth Langford
 - b. Phone: (443) 968-4451 / (601) 447-3259
 - c. Email: mylaunya@gmail.com and ree.pond11@gmail.com
 - d. Post termination notice address: _____
79. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

- a. Name: Eric N. Bogonko and Annet W. Waicuga
- b. Address: 7600 Pindell School Rd, Fulton, MD 20759

The contact information for the Landlord is:

- c. Phone: 301-664-4555
- d. Email: qub3ventures@gmail.com

General Provisions

- 80. All monetary amounts stated or referred to in this Lease are based in the United States Dollar.
- 81. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
- 82. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.
- 83. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
- 84. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
- 85. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.
- 86. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
- 87. This Lease and the Tenant's leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Property by the Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions such liens or encumbrances.
- 88. This Lease may be executed in counterparts. Facsimile /e-signatures are binding and are considered to be original signatures.
- 89. This Lease constitutes the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either Party

except to the extent incorporated in this Lease.

90. The Tenant will indemnify and save the Landlord, and the owner of the Property where different from the Landlord, harmless from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the Landlord will or may become liable or suffer by reason of any breach, violation or non-performance by the Tenant or by any person for whom the Tenant is responsible, of any covenant, term, or provisions hereof or by reason of any act, neglect or default on the part of the Tenant or other person for whom the Tenant is responsible. Such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of the Lease will survive the termination of the Lease, notwithstanding anything in this Lease to the contrary.
91. The Tenant agrees that the Landlord will not be liable or responsible in any way for any personal injury or death that may be suffered or sustained by the Tenant or by any person for whom the Tenant is responsible who may be on the Property of the Landlord or for any loss of or damage or injury to any property, including cars and contents thereof belonging to the Tenant or to any other person for whom the Tenant is responsible.
92. The Tenant is responsible for any person or persons who are upon or occupying the Property or any other part of the Landlord's premises at the request of the Tenant, either express or implied, whether for the purposes of visiting the Tenant, making deliveries, repairs or attending upon the Property for any other reason. Without limiting the generality of the foregoing, the Tenant is responsible for all members of the Tenant's family, guests, servants, tradesmen, repairmen, employees, agents, invitees or other similar persons.
93. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.
94. Time is of the essence in this Lease.

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IN WITNESS WHEREOF, the Parties have duly affixed their signatures:

Landlord:

Eric Bogonko
06-10-2026 11:06:21 PM UTC - 5-5

Eric N. Bogonko

Annet Waicuga
06-10-2026 07:03:34 PM EDT - 4-6

Annet W. Waicuga

Tenant:

Mylaunya Brooks
06-10-2026 12:39:36 AM EDT - 2-7

Mylaunya Shineade Brooks

RaeAnne Langford
06-10-2026 02:56:38 PM EDT - 3-8

RaeAnne Elizabeth Langford

The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Landlord on the 10th day of June, 2026

Tenant: *Mylaunya Brooks*
06-10-2026 12:39:36 AM EDT - 2-9

Mylaunya Shineade Brooks

RaeAnne Langford
06-10-2026 02:56:38 PM EDT - 3-10

RaeAnne Elizabeth Langford

Lead-Based Paint Disclosure

Property: 107 N Port St, Baltimore, MD 21224

Landlord: *Eric Bogonko*
06-10-2026 11:06:21 PM UTC - 5-11 Eric N. Bogonko, *Annet Waicuga*
06-10-2026 07:03:34 PM EDT - 4-12 Annet W. Waicuga

Tenant: *Mylaunya Brooks*
06-10-2026 12:39:36 AM EDT - 2-15 Mylaunya Shineade Brooks, *RaeAnne Langford*
06-10-2026 02:56:38 PM EDT - 3-16 RaeAnne Elizabeth Langford

Landlord's Disclosure

The Landlord CERTIFIES THAT:

1. The Landlord has NO knowledge of any lead-based paint and/or lead-based paint hazards in or about the Property.
2. The Landlord has NO records or reports relating to lead-based paint and/or lead-based paint hazards in or about the Property.

Date: 10th Day of June, 2026

Landlord:

Eric Bogonko
06-10-2026 11:06:21 PM UTC - 5-14 Eric N. Bogonko, *Annet Waicuga*
06-10-2026 07:03:34 PM EDT - 4-13 Annet W. Waicuga

Tenant's Disclosure

The Tenant ACKNOWLEDGES receipt of:

1. the information contained in the above Landlord's Disclosure including the above-mentioned reports and records; and
2. the pamphlet *Protect Your Family from Lead in Your Home* (EPA-747-K-99-001) or an equivalent pamphlet that has been approved for use in the state by the Environmental Protection Agency.

Date: 10th Day of June, 2026

Tenant:

Mylaunya Brooks
06-10-2026 12:39:36 AM EDT - 2-17 Mylaunya Shineade Brooks, *RaeAnne Langford*
06-10-2026 02:56:38 PM EDT - 3-18 RaeAnne Elizabeth Langford

The pamphlet *Protect Your Family from Lead in Your Home* can be ordered in hard copy or can be printed from the website <https://www.epa.gov/lead/protect-your-family-lead-your-home-english>.

Asbestos Disclosure

Property: 107 N Port St, Baltimore, MD 21224

Landlord: *Eric Bogonko*
06-10-2026 11:06:21 PM UTC - 5:20 Eric N. Bogonko, *Annet Waicuga*
06-10-2026 07:03:34 PM EDT - 4:19 Annet W. Waicuga

Tenant: *Mylaunya Brooks*
06-10-2026 12:39:36 AM EDT - 2:23 Mylaunya Shineade Brooks, *RaeAnne Langford*
06-10-2026 02:56:38 PM EDT - 3:24 RaeAnne Elizabeth Langford

Landlord's Disclosure

The Landlord CERTIFIES THAT:

1. The Landlord has investigated and there is no asbestos in or about the Property.
2. The Landlord has NO records or reports with respect to asbestos in or about the Property.

Date: 10th Day of June, 2026

Landlord: *Eric Bogonko*
06-10-2026 11:06:21 PM UTC - 5:22 Eric N. Bogonko, *Annet Waicuga*
06-10-2026 07:03:34 PM EDT - 4:21 Annet W. Waicuga

Tenant's Disclosure

The Tenant ACKNOWLEDGES receipt of the information contained in the above Landlord's Disclosure including any reports and records.

Date: 10th Day of June, 2026

Tenant: *Mylaunya Brooks*
06-10-2026 12:39:36 AM EDT - 2:25 Mylaunya Shineade Brooks, *RaeAnne Langford*
06-10-2026 02:56:38 PM EDT - 3:26 RaeAnne Elizabeth Langford

MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION (MDE FORM 330)

INSPECTION CERTIFICATE NO. 1146086

0366193
MDE TRACKING NO.

0306141708104
MDE PROPERTY NO.

WAICUGA ANNET W BOGANKO ERIC &
OWNER NAME

107 N PORT ST Unit # 107:SFP BALTIMORE MD 21224
Street Address

Baltimore city
County

0
Construction Year

Full Risk Reduction
Inspection Category

Dust Inspection
Inspection Method

PASSED
Inspection Status

Re-Inspection required no later than

Certificate Expiration Date

Invalid

Invalidated Date

I certify that I inspected the above listed property/unit on 9/9/2025 10:00:00 AM under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

CharniDi RealTech Services LLC
Inspection Contractor Name

105634
Inspection Contractor Accreditation No.

2/21/2027
Inspection Contractor Accreditation Exp. Date

Mbah Charles
Inspector Name

105633
Inspector Accreditation No.

2/21/2027
Inspector Accreditation Exp. Date



Inspection certificates with numbers under 1000000 are not original documents; they were issued on paper prior to implementation of this online system.

STATE OF MARYLAND



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

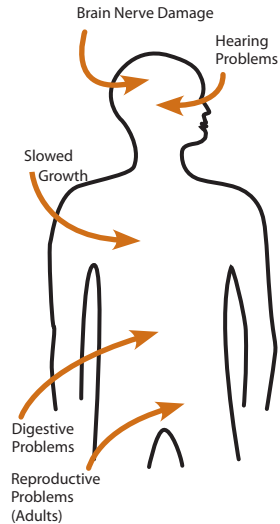
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

¹ “Lead-based paint” is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² “Lead-containing paint” is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), [epa.gov/lead](https://www.epa.gov/lead), or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).



MARYLAND DEPARTMENT OF THE ENVIRONMENT

NOTICE OF TENANT'S RIGHTS

INTRODUCTION

This Notice of Tenants' Rights explains your legal rights pursuant to the Maryland Reduction of Lead Risk in Housing Law, which went into effect on February 24, 1996. Under this law, property owners are required to address all potential lead-based paint hazards in rental properties constructed prior to 1978, register and annually renew registration of their properties with Maryland Department of the Environment ("MDE" or "Department") and provide tenants with lead educational materials. This Notice of Tenant's Rights provides a detailed explanation of what property owners are required to do to comply with the law, how to inform your landlord that repairs need to be performed in your home, and steps you can take to enforce your legal rights if your landlord refuses to respond to your request.

Please read this material carefully and call the Lead Hotline at 410-537-4199 or 800-776-2706 if you have any questions. (TTY Users 800-735-2258)

I HAVE JUST MOVED INTO A RENTAL DWELLING THAT WAS BUILT BEFORE 1978. WHAT DO I NEED TO KNOW?



To be fully compliant with the law, your landlord is required to:

- 1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home," and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
- 2) Ensure that the property is currently registered with the MDE and is required to pay a \$30.00 per property/unit registration fee.
- 3) Obtain a passing Lead Paint Inspection Certificate prior to you moving into the property.

DOES MY RENTAL DWELLING UNIT HAVE TO BE INSPECTED BEFORE I MOVE IN?

Yes. The property owner must have the unit inspected at the owner's expense. This is currently mandatory for all pre-1978 rental properties. Only an inspector accredited by MDE can perform lead inspections. If the house passes the lead inspection, the property owner will receive a copy of a Lead Paint Inspection Certificate. This certificate will be on file at MDE. The owner is required by law to give you a copy of the inspection certificate when you move in. If you wish to know the results of the inspection, ask your landlord or use the Inspection Certificates online search at [Lead Certificate](#).

WHAT HAPPENS IF MY CHILD IS DIAGNOSED WITH AN ELEVATED BLOOD LEAD LEVEL?

When a child under six years of age, or a pregnant woman is identified with an elevated blood lead level (“EBL”) greater than or equal to 3.5 µg/dL, MDE or the local health department will send a Notice of EBL to the parent/guardian or pregnant woman and the property owner in writing.

MDE or the local health department will also perform an environmental investigation for a child under the age of 6 years old or pregnant woman diagnosed with a blood lead level of greater than or equal to 3.5 µg/dl. If, during the environmental investigation, the inspector identifies chipping, peeling, or flaking paint in a pre-1978 constructed rental property, MDE or the local health department will issue a Notice of Defect and send it to the property owner. Upon receipt of the Notice of Defect, the property owner must satisfy the modified risk reduction standard within 30 days.

HOW DO I TELL THE PROPERTY OWNER ABOUT ANY DEFECTS AND/OR THAT THERE IS CHIPPING, PEELING, AND FLAKING PAINT IN MY HOME?

You must send a notice to the property owner in writing. You may either write a letter or use a “Notice of Defect Form”, that can be found on page 5 of this brochure. When sending a Notice of Defect, MDE suggests sending it **Certified Mail, Restricted Delivery**. This documentation is also useful when making a referral to MDE or your local housing department. Once the property owner receives the Notice of Defect, they must satisfy the modified risk reduction standard within 30 days.

HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

Within 30 days after the receipt of the Notice of Defect, the property owner is required to provide for the temporary relocation of all tenants to a property built after 1977, a pre-1978 rental property that is certified as meeting the lead-free standard or that has met the lead risk reduction standard.

OR

Within 30 days after the receipt of the Notice of Defect, the property owner ensures that the property passes a test for lead contaminated dust after performing certain lead hazard reduction treatments. The property owner must pay for all required repairs and must use a contractor that is accredited by the Department to perform lead abatement work.

SHOULD MY FAMILY STAY IN THE HOME WHILE THE REPAIRS ARE BEING MADE?

Nobody, other than individuals accredited by MDE to perform lead abatement services, is permitted in the work area. Pregnant women and children under 6 years old are prohibited from being in the house while the lead hazard reduction treatments are being performed. If you must leave your home for more than 24 hours while treatments are performed, the property owner must

pay for all your reasonable expenses related to your required relocation to temporarily lead safe housing.

The property owner is also responsible for expenses related to the moving, storing, and/or cleaning of furniture, and possibly food costs while work is being performed in the home to address lead-based paint hazards.

You must allow the property owner and accredited contractors to enter your home to perform the treatments.

The owner of the property is required to have the home inspected to verify the modified risk reduction standard has been met. After all work is completed, an MDE accredited inspector must inspect the property to verify compliance with the modified risk reduction standard.

WHAT IF MY LANDLORD HAS NOT COMPLIED WITH THE LAW, OR HAS FAILED TO RESPOND TO A NOTICE OF DEFECT?

1. Make a Referral

If you have given your landlord a written Notice of Defect and no repairs have been completed after 30 days, you can make a referral to Maryland Department of the Environment's Lead Poisoning Prevention Program by calling 1-800-776-2706 or 410-537-3825. When making a referral, please provide copies of the Notice of Defect, along with any verification of receipt you may have.

2. Rent Escrow

Rent Escrow is a legal process that requires you to file a complaint for rent escrow in the district court in the county in which you live. If the district court grants your request for an escrow account, you will be required to pay your rent into the district court's escrow account instead of to your landlord. This provides an incentive for your landlord to complete repairs in your home that threaten the life, health, or safety of you and your family. In order to have an escrow account established based on lead hazards, you only need to prove that your landlord is not in compliance with Maryland's lead laws.



A rent escrow account is only established after all facts have been presented to a judge in a judicial proceeding. Therefore, it is suggested that you seek the advice and representation of an attorney.

3. Rent Protection

In 2004, the Maryland General Assembly enacted legislation requiring landlords to confirm their compliance with Maryland's Lead Risk Reduction in Housing Law when filing a complaint for repossession of property based on a tenant's failure to pay rent. If the property to be repossessed was constructed prior to 1978, the landlord must state that they are currently registered with the Department provide the Lead Paint Inspection Certificate Number for the inspection conducted for the current tenancy. Failure to provide this information may result in the dismissal of the landlord's failure to pay rent complaint.

4. Retaliatory Eviction

Revised 8/2025
TTY Users 1-800-735-2258

It is unlawful for your landlord to evict you for notifying them about dangerous conditions present in your home, including the presence of peeling, chipping, and flaking paint. The law protects tenants against eviction and illegal rent increases are initiated after notification. It is presumed that any attempt to evict a tenant or to raise the rent, except for nonpayment of rent, within two months after compliance with the applicable risk reduction standard, is in retaliation for the tenant's notification of dangerous conditions and shall be void. It is also against the law for the property owner to evict you because there is someone in your home diagnosed with a blood lead level.

5. Termination of Lease & Relocation Expenses

Pursuant to § 8-215 of the Real Property Article, if you have requested a copy of the Lead Paint Inspection Certificate associated with your tenancy, and your landlord fails to provide you a copy within three business days, you may file an action in the District Court to: (i) immediately release the tenant from the terms of the lease or rental agreement for that property; (ii) pay to the tenant all reasonable relocation expenses, not to exceed \$2,500, directly related to the permanent relocation of the tenant to a lead-free dwelling unit or another dwelling unit that has satisfied the risk reduction standard in accordance with §6-815 of the Environmental Article, and reasonable attorney's fees.

* If you have any questions about Maryland's Lead Law, visit MDE's Website or call the Lead Hotline at 410-537-4199 or toll-free at 1-800-776-2706, or TTY 1-800-735-2258.

Mail copy of Notice of Defect and certified mail receipt to:

Maryland Department of the Environment
Lead Compliance and Enforcement Division
1800 Washington Boulevard, Suite 630
Baltimore, MD 21230

Notice of Defect

Send this notice by certified mail, return receipt requested or hand-deliver this notice and get a signature from the property owner or the property owner's agent or manager.

Name of Property Owner/Property Manager

Your Name

Property Owner Address

Your Address

City, State, Zip

City, State, Zip

Phone # _____

Email _____

Property Subject to This Notice: _____

THIS IS TO NOTIFY YOU TO MEET THE MODIFIED RISK REDUCTION STANDARD AS REQUIRED BY § 6-819 OF THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND BECAUSE:

___ The following defects require your attention:

The following areas contain peeling, chipping, flaking paint that is accessible to a child:

___ Living Room	___ Bathroom	___ Hallway	___ Door Frame
___ Dining Room	___ Front Porch	___ Stairway	___ Windows
___ Kitchen	___ Bedroom	___ Exterior Walls	___ Other _____

The following areas contain structural defects:

___ Living Room	___ Bathroom	___ Hallway	___ Door Frame
___ Dining Room	___ Front Porch	___ Stairway	___ Windows
___ Kitchen	___ Bedroom	___ Exterior Walls	___ Other _____

Other Hazardous Conditions:

PROPERTY OWNER / MANAGER SIGNATURE

I, _____ owner / manager of the above-noted property
(circle one) hereby acknowledges receiving this Notice of Defect

Signature _____

Date _____