

## Residential Dwelling Lease

**PARTIES:**

**Owner/Landlord:**

\_\_\_\_\_

Phone Number:

\_\_\_\_\_

Address:

\_\_\_\_\_

Email:

\_\_\_\_\_

**Property Management Company/  
Landlord:**

WISE HOME MANAGEMENT

Phone Number:

347-989-6393

Address:

3436 Elm Avenue Baltimore, Md 21211

Email:

CARTER@WISEHOMEMANAGMENT.COM

**Person authorized to receive service:**

\_\_\_\_\_

Phone Number:

\_\_\_\_\_

Address:

\_\_\_\_\_

Email:

\_\_\_\_\_

**Tenant 1:** Andrew Pelos

DOB:

SSN:

**Tenant 2:** Jonathan Bowyer

DOB:

SSN:

**Tenant 3:** Antoinette Bowyer

DOB:

SSN:

**Tenant 4:**

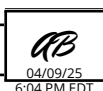
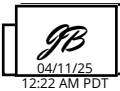
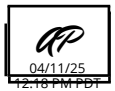
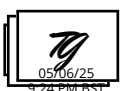
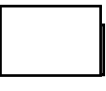
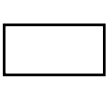
DOB:

SSN:

Previously listed Tenants are also referred to in this lease as “occupants,” “Tenants,” and “residents.”

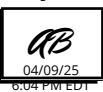
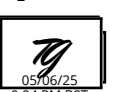
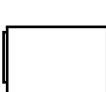
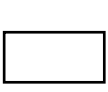
**1. INITIAL LEASE TERM:** Landlord leases to Tenant and Tenant leases 2024 Fleet Street Baltimore, Md 21224

("the Property") from Landlord of the Property for the term of 1 ☒ year(s) ☐ month(s) ☐ week(s), commencing on 5/12/2025 and ending on 4/30/2024.

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**2. RENT OWED:** In exchange for leasing the Property to Tenant(s), Tenant(s) agree to pay \$3850.00 per ☒ month ☐ week, for a total rental amount of fifty one thousand three hundred thirty 64/100 dollars (\$51,330.64) per year. Rent is on the 1st of each ☐ month ☐ week. If this lease commences on a day other than the first day of the month, the amount of rent due for the first month will be pro-rated and due on the date this lease is signed. Tenant agrees to pay rent to Wise Home Management at 3436 Elm Avenue Baltimore, Md 21211

See prorated addenda or at such place as Landlord may from time to time designate. Tenant may not deduct, demand, or offset rent and said obligation to pay rent is independent of any other clause herein. All sums of money or any other charge, including payments and/or repairs that are required to be paid by Tenant to Landlord or to any other person under the terms of this lease will be deemed owed and at Landlord's discretion may be deemed rent and will be collectible as rent or as damages. Landlord will furnish to Tenant a receipt for all cash paid by Tenant to Landlord for rent, security deposit, or otherwise.

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If a monthly installment of rent is paid more than five days after the date when due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of late rent due. If a check is accepted for rent, it is purely as an accommodation to Tenant. If a check is dishonored, Tenant agrees to pay an additional \$50.00 to Landlord as an administrative fee, in addition to any late fees that may result from a late rent payment. Landlord, in his/her sole discretion, can stop accepting checks for rent.

**3. INDIVIDUALS WHO WILL OCCUPY THE PROPERTY NOT PREVIOUSLY LISTED:** \_\_\_\_\_

Tenant covenants and agrees that the Property will be occupied only by the people already mentioned in this lease (also referred to in this lease as "occupants," "Tenants," and "residents") and by no one else. Tenant(s) represents and warrants to Landlord none of the people identified in this Paragraph and no other person mentioned in this lease, including Tenants, has been convicted of a felony crime in any federal or state court. Individuals not identified in this lease cannot occupy the Property for more than 7 days without Landlord's written consent.

**4. TENANT'S RIGHT TO OCCUPY THE PROPERTY:** Tenant may peaceably and quietly, enter the Property at the beginning of the lease term and the Property will be made available in a condition permitting reasonably safe habitation. If Tenant is given permission to possess and occupy the Property prior to the start date of the lease term, such possession and occupancy shall be deemed to be in accordance with all the terms, covenants, conditions, and provisions of this

lease, and rent shall be proportionally owed to Landlord for the period prior to the start date found in paragraph 2.

**5. RESTRICTIONS ON USE OF GRILL:** Tenant may not use a propane, coal, or barbeque grill within 20 feet of the residential dwelling.

**6. SMOKE ALARM INSTALLATION AND MAINTENANCE:** Tenant acknowledges that Landlord has installed one or more smoke alarms in accordance with §§ 9-101 through 9-109 of the Public Safety Article of the Annotated Code of Maryland and that all smoke alarms are in good condition and properly working as of the date this lease is signed by Tenant. Tenant agrees not to obstruct, tamper with, or permit any smoke alarm to be obstructed or tampered with. Tenant agrees to remove any obstruction or alert Landlord in writing to any obstruction, test the smoke alarm once every three months, and report in writing to Landlord any malfunction. Written notification of any malfunction or any obstruction shall be delivered to Landlord through the online portal used for maintenance requests. Landlord will provide written acknowledgment of the notification and will repair or replace the smoke alarm within five calendar days after the notification. Tenant assumes sole responsibility to test the smoke alarm and shall indemnify and hold Landlord harmless from any and all liability and damages for injury, death, property damage, or other loss resulting from any defect or malfunction to the smoke alarms that Tenant did not specifically report in writing as required.

If any smoke alarm in the Property becomes damaged by any act of the Tenant, any resident of the Property, or any guest, agent, employee, invitee, or family member of Tenant, Tenant shall promptly notify Landlord of the damage through the online portal used for maintenance requests and Landlord will repair or replace the smoke alarm within five calendar days after the notification. Upon demand, Tenant will pay to Landlord the costs of repair, replacement, or to remove an obstruction incurred by Landlord. At the Landlord's discretion, such costs may instead be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent, as well as any other remedy afforded by law.

**7. CARBON MONOXIDE DETECTOR INSTALLATION AND MAINTENANCE:** Tenant acknowledges that Landlord has installed one or more carbon monoxide detector(s) in accordance with state and local law. Tenant acknowledges that said carbon monoxide detector(s) is in good condition and is working as of the date this lease is signed by Tenant. Tenant agrees to remove any obstruction or alert Landlord in writing to any obstruction, test the smoke alarm once every three months, and report in writing to Landlord any malfunction. Written notification of any malfunction or obstruction shall be delivered to Landlord through the online portal used for maintenance requests. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Landlord harmless from any and all liability and damage for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Landlord as required.

If any carbon monoxide detector in the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any guest, agent, employee, invitee, or family member of Tenant, Tenant shall promptly notify Landlord of the damage through the online portal used for maintenance requests and Landlord will repair or

replace the carbon monoxide detector within five calendar days after the notification. Upon demand, Tenant will pay to Landlord the costs of repair, replacement, or to remove an obstruction incurred by Landlord. At the Landlord's discretion, such costs instead may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent, as well as any other remedy afforded by law.

**8. USE OF KEYS AND LOCKS:** Tenant shall not install an additional lock(s), change existing lock(s) or make duplicate keys without Property Manager's prior written consent. Landlord will provide Tenant with 2 key(s). Tenant will return all keys, both provided to Tenant by Landlord and duplicates made by Tenant, to Landlord upon termination of the lease or abandoning or vacating the Property, whichever occurs first. At Landlord's discretion, tenant will reimburse Landlord as additional rent or as damages for the cost of replacing or repairing any locks if a lock is damaged, a key is lost or not returned to Landlord, or replacing any key(s) lost or damaged by Tenant.

**9. COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS:** Tenant agrees not to do anything or permit anything to be done on the Property contrary to or that will increase the premium payable on the Property's hazard insurance policy. Tenant shall not obstruct or permit the obstruction of any public sidewalk nor permit anything to be done on the Property or right of way in contravention of any rules and regulations of the Fire Department, Health Department, any other governmental authority, or community/housing association.

**10. LANDLORD'S LIABILITY AND TENANT'S RESPONSIBILITY TO OBTAIN INSURANCE:** For those areas that are within exclusive control of Tenant(s), Tenant agrees that Landlord is not 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 Tenant or any guest, agent, employee, invitee, or family member of Tenant. Landlord is not a bailee for any goods or chattels placed on, in, or about the Property.

Tenant is responsible for obtaining, paying the costs of insurance, and maintaining insurance, to protect Tenant or any guest, agent, employee, invitee, or family member of Tenant from loss or damage to Tenant's personal property placed on, in, or about the property. If pet(s) are allowed on/in the Property, any time Landlord's request, Tenant must obtain and pay for insurance that covers damage caused by pets. Failure to obtain insurance for pet damage will be considered a breach of lease.

**11. TENANT INDEMNIFIES LANDLORD:** Tenant shall indemnify and hold Landlord harmless against and from any and all liability arising from any injury, death, property damage, or other loss during to persons or property arising within portions of the Property that are within the exclusive control of Tenant, or caused by any act or omission of Tenant, any resident of the Property, or any agent, employee, invitee, or family member of Tenant.

**12. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM:** Landlord and Landlord's agents and/or employees have the right to enter the Property at all reasonable times for the purpose of inspection or making any repairs that Landlord is required to make under the terms of this lease or which Landlord otherwise deems necessary or appropriate. During the ninety

(90) days prior to the expiration of any lease term, Landlord and Landlord's agents have the right, at reasonable times, to show the Property to prospective Tenants or purchasers.

**13. TENANT'S RESPONSIBILITY UPON VACATING THE PREMISES:** Tenant agrees to surrender the Property to Landlord at the end of the initial lease term or any renewal thereof, in the same condition as when received, ordinary wear and tear excepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition.

**14. RESTRICTIONS ON SUBLEASING AND/OR ASSIGNING LEASE:** Tenant shall not assign this lease or sublet all or part of the Property without the prior written consent of Property Manager. Consent may be withheld in the Property Manager's sole and absolute discretion. Any assignment or subletting without Property Manager's prior written consent shall be null and void and of no effect. Property Manager may elect to collect rent directly from any assignee or subtenant. However, the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from the Tenant's liability to pay rent. Any consent to subletting or assignment shall not constitute a waiver of the Tenant's obligation to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability pursuant to this lease and to law.

**15. TENANT'S AND LANDLORD'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 damaged or partially destroyed and Landlord upon notice to Tenant elects not to repair such damage or destruction, the tenancy created by this lease and any extension shall immediately cease and all rent payable under this lease shall be prorated to the date of such occurrence. If the Property is only partially destroyed or damaged and Landlords chooses to repair the damage or partial destruction to the Property, then Landlord shall restore the Property to close to the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this lease will not be abated and this lease shall remain in full force and effect. In exchange for rent paid, if necessary to protect human health and safety, Landlord will pay for the cost of habitation elsewhere while the Property is being repaired.

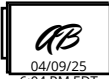
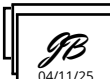
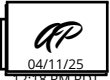
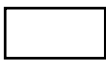
**16. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT:** If the Property or any portion of it is taken or condemned for a public or quasi-public use, this lease shall, as to the part(s) taken, terminate on the date title vests in the condemner. Tenant waives all claims against Landlord and condemnor by reason of the complete or partial taking of the Property. All damages awarded as a result of any condemnation, whether for the entire or part of the Property, shall belong to and shall be the sole property of Landlord, regardless of whether the damages are compensation for diminution in value to the Property or leasehold, or are the fee of the Property.

**17. INSPECTIONS:** Tenant acknowledges that Landlord has the right to be present at any and all inspections whether conducted by a private or government entity in and about the Property and agrees to notify Landlord prior to any inspection.

**18. 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 parking area. Vehicles must be parked in accordance with the law and any community rules, regulations, and restrictions, and Landlord's rules.

**19. COMMUNITY ASSOCIATION:** In the event the Property is part of a condominium or homeowner association, Tenant agrees to abide by the by-laws, covenants, declarations, regulations, restrictions, and rules promulgated by the counsel of unit owners of the condominium or the homeowner association. Copies of the aforementioned shall be provided to Tenant by Landlord. Landlord is not liable to Tenant for any violation of any of the by-laws, covenants, declarations, regulations, restrictions, rules, or the provisions in any other lease by any other Tenant or occupant in the development/association. Unless otherwise provided in the Lease, Landlord is responsible for payment of Condo/Home Owners Association fees. Tenant acknowledges receipt of applicable documents.

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**20. TRASH RESTRICTIONS:** Tenant shall only use trash containers/facilities designated for the Property, return the trash containers to the designated area after the trash is collected, and clean the collection area of any scattered or remaining trash.

**21. TENANT AND LANDLORD AGREEMENT IF UTILITIES ARE INTERRUPTED:** In the event Landlord or Tenant is prevented or is unable for reasons beyond Landlord's or Tenant's control to obtain electricity, fuel, sewer, water, or services Landlord agreed to furnish or in the event of the rationing or non-delivery of utilities and services, Landlord is released, discharged, and is indemnified from any liability, loss, cost, damage or expense, direct or indirect, that might be suffered by Tenant any guest, agent, employee, invitee, or family member of Tenant, and this lease shall continue in full force and effect for the full lease term without abatement.

**22. UTILITY REPAIRS:** If, under the terms of this lease, Landlord has agreed to provide any service or utility at Landlord's expense, Landlord may temporarily stop or curtail any such service or utility for the purpose of repairing or replacing the equipment or utility lines providing the service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. If Landlord temporarily stops or curtails the any such service or utility, Landlord shall use diligence in restoring such service or utility.

**23. LANDLORD'S RIGHTS TO RE-RENT THE PROPERTY:** If the Property becomes vacant because the Landlord exercises a remedy under this lease or law, or if Tenant(s) abandon the Property, Landlord may take possession of and re-let the Property as agent of Tenant. The terms and conditions of any re-let shall be for the Landlord to reasonably determine. Upon demand by Landlord, Tenant shall pay to Landlord all costs and expenses incurred by Landlord in such re-letting and shall thereafter pay monthly rent to Landlord in accordance with this lease for the difference between the rent payable under this lease and the amount of rent received upon any re-letting. Nothing contained in this lease shall be deemed to impose upon Landlord any obligation to show or lease the Property in preference to any other rental property/properties owned or managed by Landlord.

**24. RESPONSIBILITY FOR ADDITIONAL RENT:** Tenant agrees to pay as additional rent any and all sums which may become due because Tenant's failure to comply with any of the terms and conditions of this lease and for any and all damages, costs, and/or expense that Landlord incurs by reason of any default under this lease by Tenant. Tenant agrees to pay as additional rent any and all damages to the Property caused by an act or negligence of Tenant, other resident of the Property, or any of Tenant's guests, agents, employees, invitees, or family members. If Tenant fails to make any such payments, then the amount due for said failure(s) shall be added and deemed part of the rent due. Landlord shall have the same remedies for the collection of these payments as Landlord has for non-payment of rent under the lease, in addition to any other legal remedy afforded to Landlord by law.

**25. LEGAL RIGHTS OF LANDLORD:** If Tenant fails to pay the rent or any additional rent as mentioned in this lease or if Tenant shall breach any other term, covenant, or condition of this lease, including, but not limited to, any misrepresentation in Tenant's application or providing fraudulent names in this lease, Landlord may (a) re-enter the Property and terminate this lease in accordance with the applicable provisions of law; (b) bring summary eject proceedings to evict Tenant; or (c) pursue any and all other remedies available to Landlord at law or in equity. No such termination of the lease, nor recovery of possession of the Property, however, shall constitute a waiver by Landlord for any available action by Landlord against Tenant for unpaid rent or for damages that may be due or sustained prior to or subsequent to the termination of this lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to or subsequent to such termination and/or recovery of possession.

**26. ATTORNEY'S FEES AND COURT COSTS:** Should any action be brought in court to enforce any provision of this lease or related law, if the Landlord is the prevailing party, Landlord shall be reimbursed for all reasonable attorney's fees, necessary expenses, and court costs incurred. Expenses include a \$50 administrative fee for Failure to Pay Rent (Summary Ejectment) Actions. Reasonable attorney fees for collection actions will constitute 15 percent of the amount due, exclusive of expenses for service and courts costs.

**27. LANDLORD DOES NOT WAIVE LEGAL RIGHTS:** The failure of Landlord to insist upon the strict performance of any of the terms and conditions of this lease, in one or more instances will not constitute or be construed as a waiver of such term or condition or an election of waiver in future and/or other instances.

**28. HEIRS AND ASSIGNS ARE BOUND BY LEASE:** The terms and conditions of this lease are binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns (if permitted) of Landlord and Tenant.

**29. CONTROLLING LAW:** This lease shall be construed and interpreted in accordance with the laws of the State of Maryland.

**30. PAROLE EVIDENCE:** This lease includes all terms. Tenant does not rely on any written, recorded, or oral statements made by Landlord or his agents when entering into this lease, except for any agreements concerning real estate brokers and real estate agents. Any statements and representations made prior to entering into this lease are nonbinding.

**31. TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY:** Tenant agrees to use the Property in a careful manner and not to use or permit any portion of the Property to be used for any purpose other than as a private single-family residence. At both single family homes and at multi-unit buildings, Tenant agrees 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, except if forbidden by community rules and regulations; 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 Tenant's use of the Property. Tenant, all occupants, and/or invitees on the Property, whether known or unknown by the Tenant, will not disturb the peaceful enjoyment of neighbors. Tenant covenants and agrees that Tenant will not use or permit the property to be used for any improper, illegal, or immoral purposes, or in any noisy, dangerous, offensive, illegal, or improper manner. Tenant agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from the Property. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations, (b) any violation or non-performance by the Tenant of any of the covenants contained in this lease, or (c) any act or omission of Tenant, other residents of the Property, or Tenant's guests, agents, employees, invitees or family members. All electrical, heating, air-conditioning, mechanical and plumbing equipment and facilities shall only be used for their intended purposes.

**32. RESTRICTIONS ON CHANGES TO THE PROPERTY:** Tenant shall not make any alterations, additions, or improvements, including painting, hanging shelves, or electrical work, to the Property without first obtaining Landlord's written consent.

**33. INCLUSIONS/EXCLUSIONS:** Included in the Property are all permanently attached fixtures, including smoke detectors. Certain other items which may be considered personal property, whether installed or stored on the property, are included as follows and must be returned to Landlord at the conclusion of the lease in the same condition as when Tenant received them:

#### CHECK INCLUDED ITEMS

- |                                                          |                                                     |                                                              |
|----------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------|
| <input checked="" type="checkbox"/> Stove or Range       | <input checked="" type="checkbox"/> Dishwasher      | <input type="checkbox"/> Alarm System                        |
| <input type="checkbox"/> Cooktop                         | <input type="checkbox"/> Freezer                    | <input type="checkbox"/> Intercom                            |
| <input type="checkbox"/> Wall Oven(s) #_____             | <input type="checkbox"/> Window Fan(s) #_____       | <input type="checkbox"/> Storage Shed(s) #_____              |
| <input checked="" type="checkbox"/> Refrigerator #1_____ | <input type="checkbox"/> Fireplace Screen/Door      | <input checked="" type="checkbox"/> Garage Opener(s) #1_____ |
| <input checked="" type="checkbox"/> w/ icemaker1_____    |                                                     |                                                              |
| <input checked="" type="checkbox"/> Microwave            | <input type="checkbox"/> Pool, Equip, & Cover       | <input type="checkbox"/> Garage Remotes #_____               |
| <input type="checkbox"/> Trash Compactor                 | <input type="checkbox"/> Hot Tub, Equip, & Cover    | <input type="checkbox"/> Playground Equip.                   |
| <input checked="" type="checkbox"/> Garbage Disposer     | <input checked="" type="checkbox"/> Screens         | <input type="checkbox"/> Wood Stove                          |
| <input checked="" type="checkbox"/> Exhaust Fans(s)      | <input type="checkbox"/> Storm Windows              | <input type="checkbox"/> T.V. Antenna                        |
| <input type="checkbox"/> Lawn Mower(s) #_____            | <input type="checkbox"/> Window A/C Units(s) #_____ | <input type="checkbox"/> Satellite Dish                      |
| <input type="checkbox"/> Storm Doors                     | <input type="checkbox"/> Ceiling Fan(s) #_____      | <input checked="" type="checkbox"/> Clothes Washer           |
| <input checked="" type="checkbox"/> Clothes Dryer        | <input type="checkbox"/> Furnace Humidifier         | <input type="checkbox"/> Electronic Air Filter               |
| <input checked="" type="checkbox"/> Water Filter         | <input type="checkbox"/> Water Softener             | <input type="checkbox"/> Exist. w/w Carpet                   |

|                                               |                                                              |                                                   |
|-----------------------------------------------|--------------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Drapery/Curtain Rods | <input checked="" type="checkbox"/> Carbon Monoxide Detector | <input checked="" type="checkbox"/> Shades/Blinds |
| <input type="checkbox"/> Television           | <input type="checkbox"/> Central Vacuum                      |                                                   |
| <input type="checkbox"/> Furniture: _____     |                                                              |                                                   |

Additional Inclusions:

**34. UTILITIES AGREEMENT:** The obligations of Owner and Tenant with respect to the provision of utilities shall be follows:

|                  | Furnished at cost of           |                                            | Notes (prorated, in Tenant's/Owner's name, etc.) |
|------------------|--------------------------------|--------------------------------------------|--------------------------------------------------|
| Heating Fuel     | Owner <input type="checkbox"/> | Tenant <input checked="" type="checkbox"/> | _____                                            |
| Cooking Fuel     | Owner <input type="checkbox"/> | Tenant <input checked="" type="checkbox"/> | _____                                            |
| Electricity      | Owner <input type="checkbox"/> | Tenant <input checked="" type="checkbox"/> | _____                                            |
| Heating of Water | Owner <input type="checkbox"/> | Tenant <input checked="" type="checkbox"/> | _____                                            |
| Cold Water       | Owner <input type="checkbox"/> | Tenant <input checked="" type="checkbox"/> | _____                                            |
| Sewer            | Owner <input type="checkbox"/> | Tenant <input checked="" type="checkbox"/> | _____                                            |
| Cable Television | Owner <input type="checkbox"/> | Tenant <input checked="" type="checkbox"/> | _____                                            |
| _____            | Owner <input type="checkbox"/> | Tenant <input type="checkbox"/>            | _____                                            |
| _____            | Owner <input type="checkbox"/> | Tenant <input type="checkbox"/>            | _____                                            |

The costs for utilities which are to be furnished at the expense of Tenant, as stated above, shall be considered additional costs and Tenant agrees to pay such costs when due. Failure of Tenant to pay any utility costs within five (5) days of receipt of the bill will constitute a breach of this lease. If this lease is breached, Landlord may, in Landlord's discretion, pay such costs. If Tenant fails to pay utilities as is required under the lease and Landlord elects to pay such costs, in Landlord's discretion the amount thereof shall be added to and deemed part of the rent due or considered damages and shall be payable by Tenant to Landlord on demand. Failure to pay shall constitute a breach of lease.

**35. MAINTENANCE AND REPAIRS:** Landlord shall maintain, and/or in Landlord's sole discretion repair/replace the plumbing, heating, cooling, electrical systems, and also the exterior walls and roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if he repairs, replacements, and related services resulted from negligence or misuse by Tenant, other residents of the Property, or Tenant's guests, agents, servants, employees, invitees, or family members. Tenant agrees to promptly notify Landlord of any condition which is needed to be repaired or replaced through the online portal.

Except as provided in above, Tenant is responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, blinds, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the Initial Lease Term. If Tenant fails to make said repair or replacement, Landlord, in Landlord's sole

If the Property is part of a multi-unit building, Tenant shall also be liable to Landlord for the cost of any repairs or replacements to the building and/or other apartment unit if the need for such repairs or replacements is caused by the negligence or misuse of the building or the Property by Tenant, other residents of the Property, or Tenant's guests, agents, servants, employees, invitees, or family members. In Landlord's discretion the amount thereof shall be added to and deemed part of the rent due or considered damages and shall be payable by Tenant to Landlord on demand. Failure to pay shall constitute a breach of lease. Among other legal remedies available to Landlord, Landlord shall have the same remedies for the collection of such costs as Landlord has for the non-payment of rent under this lease.

Landlord will respond only to those maintenance requests logged through the provided online portal, unless emergency maintenance is needed. For emergency requests please call the emergency number 347-989-6393

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**36. TENANT'S AND LANDLORD'S DELIVERY OF NOTICES:** All notices requested to be given by Landlord to Tenant shall be given and accepted by Landlord leaving the notice at the Property, except if the law requires another method of notice, including notices that the Landlord is withholding of any portion of the security deposit. Notices of withholding or potentially withholding a portion of the security deposit and/or the return of the security deposit, shall be mailed by Landlord to Tenant at Tenant's last known address or the address provided to Landlord in accordance with law, within forty-five (45) days after the termination of the lease. If Tenant provides an address accordance with Md. Annotated Code Real Prop. §§ 8-203 and 8-203.1 that is different than the Tenant's last known address, notices of the withholding of any portion of the security deposit by Landlord and any remaining balance of the security deposit will be mailed to the address provided.

Except for requests that must be logged through the online portal used for maintenance requests, all notices required to be given by Tenant to Landlord and all rent shall be delivered to the following address by certified mail

☐ Owner☒ Property Manager

Address: 3355 Keswick Rd Suite - 100 Baltimore, Md 21211

**37. MILITARY:** Tenants that are in active or inactive military service include residents are non military. If any Tenant becomes active military, said Tenant must notify the Landlord by written notice. No terms of this agreement will change should a Tenant join the military, but Landlord will afford additional rights to individuals in active duty military as required by law.

**38. SHOWING OF PROPERTY FOR RENT OR SALE:** During the last 90 days of this lease, or any renewal thereof, Landlord may post and Tenant shall permit the posting of "For Rent" and/or "For Sale" signs and shall allow the Property to be shown to prospective Tenants and Purchasers during reasonable hours. When possible, Landlord shall give Tenant reasonable notice of such showing. If Tenant is not home, the Property may be shown utilizing the key retained by Landlord or by use of key within a key lock, as authorized by Landlord. During the last 90 days of the lease, Tenant agrees to keep Property reasonably clean and orderly and that any pets permitted on the Property shall not be allowed to obstruct nor interfere with any showing of the Property for rent or sale. Tenant agrees to make reasonable accommodations to comply. If the Property is not in a reasonably clean condition upon inspection of showing of the property during the last 90 days, Tenant will have 24 hours to clean the property. If the Property is not cleaned, Tenant will owe Landlord an additional \$100 and allow Landlord to hire a cleaning service to clean the property. The cleaning service will of the Landlord's choosing and will be scheduled during reasonable hours. Landlord will give a tenant notice of when the cleaning service will arrive.

**39. APPLICATION OF MONIES PAID WHEN IN DEFAULT:** When monies are paid, they will be applied towards any unpaid balance(s), and in this order: (1) water bill(s), (2) other utilities that the Landlord has paid, (3) repairs of physical damage to the property, (4) legal/administrative costs associated with any Legal Action initiated to achieve compliance with any part of this lease - be it rent or civil action (this includes: rent, rent-late fees, administrative fees, water bills, repair bills associated with lessee-related/caused damages noted on maintenance or other checks, etc.) and then, (5) rent. Therefore, if there are any unpaid balances related to any reason other than rent; monies paid will be applied towards these balances, and this may then leave an unpaid rent balance, which will then trigger rent-late fees, and rent-related legal actions.

**40. WATER CONDITIONING SYSTEM, SWIMMING POOL, HOT TUB/SPA:** If the the Property has a water conditioning system, swimming pool, and/or hot tub/spa, Tenant agrees to exercise due caution in the care of these systems. Tenant will properly maintain said systems at Tenant's expense and pay for all chemicals and filters according to the instructions provided. The designated service company is \_\_\_\_\_, unless otherwise indicated by Landlord.

**41. WATER/MOISTURE/MOLD:** Through the online portal used for maintenance requests, Tenant shall immediately notify Landlord of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator freezer, air conditioning unit(s), faucets, etc.), flooding and/or water damage to the Property. Tenant shall take immediate measures to contain water



The Maryland Program (check one)

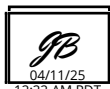
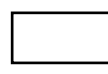
- ☐ The Property was built prior to 1978; the Maryland Program applies
- ☒ The Property was built during or after 1978; the Maryland Program does not apply.

Age Classification Unknown (if applicable)

- ☐ Owner is uncertain as to age classification; therefore, Owner acknowledges that, for the purposes of the rental contemplated by this lease, the Property will be treated as though it had been constructed prior to 1978 and agrees that the Property is fully subject to both the Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards.

**D. ACKNOWLEDGEMENT:** Tenant understands that the Property may be subject to the Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards. Tenant acknowledges receipt of the following required brochures:

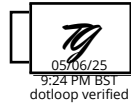
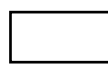
1. **Under Federal Law** (The Residential Lead-Based Paint Hazard Reduction Act of 1992)
  - a. The EPA "Protect Your Family From Lead in Your Home" brochure.
2. **Under Maryland Law** (The Maryland Lead Poisoning Prevention Program)
  - a. The Notice of Tenant's Rights, Lead Poisoning Prevention, as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

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**E. RENOVATION, REPAIR, AND PAINTING OF PROPERTY:** In accordance with the Lead Renovation, Repair and Painting Rule ("RRP") as adopted by the Environmental Protection Agency ("the EPA"), effective April 22, 2010, if the improvement(s) on the Property was built before 1978, the contractor(s) engaged by the Tenant to renovate, repair, or repaint the Property must be certified by the EPA to perform such renovation, repair, or painting projects that may disturb paint. Before and during any renovation, repair, or painting projects on any pre-1978 housing, contract(s) must comply with all requirements of RRP.

Tenant shall not personally perform any renovation, repair, or painting project which might disturb paint in pre-1978 rental housing or in housing where the date of construction is unknown. Tenant shall not hire any contractor(s) to renovate, repair, or paint pre-1978 rental housing in housing where the date of construction is unknown, unless Tenant provides to Landlord written evidence, satisfactory to Landlord that all such contractor(s) to perform such work are certified under the RRP. Tenant should visit <http://www2.epa.gov/lead/renovation-repair-and-painting-program>.

Tenant understands and acknowledges that compliance under Federal and Maryland is the sole responsibility of Owner and that Tenant agrees to read and become familiar with the requirements of Federal and Maryland law as contained in the above brochures and notice.

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**44. TENANT ACCEPTS PROPERTY:** Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition unless otherwise agreed in writing and signed by Landlord and Tenant.

**45. FLOOD-PLAIN NOTICE:** If any part of the Property is located within a designated flood hazard area, Tenant is informed of the following:

#### NOTICE TO PROSPECTIVE TENANT

The rental unit you are to occupy or the motor vehicle parking area or separate storage facility you are to use (as the case may be) is situated in an area prone to flooding during unusually heavy or prolonged steady periods of rain. Such flooding may damage personal belongings and motor vehicles. Because of this possible loss, you may be eligible for U.S. Government subsidized flood insurance on the personal belongings in your unit. In any event, because of this danger of loss of your personal belongings due to flooding, you may wish to consider acquiring flood insurance which may be purchased from some insurance agents.

Damage to motor vehicles may not be covered by such insurance; therefore you may also wish to determine whether or not you have sufficient motor vehicle insurance to cover loss due to damage of your motor vehicle resulting from flooding in this area.

The Baltimore City Department of Planning can provide information pertaining to the susceptibility of this area to flooding. You may wish to contact that Department, at (telephone number), before signing either this acknowledgment or the lease agreement for this rental unit.

#### ACKNOWLEDGMENT BY PROSPECTIVE TENANT

I acknowledge reading and understanding the foregoing warning concerning flooding. I have been provided time, prior to signing either this acknowledgment or a lease, to contact the Baltimore City Department of Planning concerning the susceptibility of the area around my rental unit to flooding.

*Antoinette Bowyer*

dotloop verified  
04/09/25 6:04 PM EDT  
S87Y-ZCSP-PH4S-WW1V

Tenant's Signature

*Jonathon Bowyer*

dotloop verified  
04/11/25 12:22 AM PDT  
9KMI-NFMY-JAUL-ARS9

Tenant's Signature

*Andrew Pelos*

dotloop verified  
04/11/25 12:18 PM PDT  
ZGPO-RPCW-T7MB-RLSN

Tenant's Signature

The local zoning authority may provide information pertaining to the susceptibility of this area to flooding. You may wish to contact the appropriate government agency before initialing this acknowledgement or signing the lease for this rental unit. Detailed information regarding flood insurance coverage, the premiums that are likely to be required to purchase such insurance, and any available information about how those premiums may increase in the future may be obtained

at <http://www.fema.gov/flood-insurance-recorm-act-2012>. Detailed information regarding flood insurance rate maps may be obtained at <http://www.mdfloodmaps.net/home/html>.

**46. COURT'S INTERPRETATION:** If any amount deemed "rent" or "additional rent" is not considered rent by the courts or by any law, such amount shall be collectible as damages.

**47. TIME IS OF THE ESSENCE:** Time is of the essence in this lease.

**48. KEYS AND LOCKS:** If tenant loses a key, the cost for a replacement key is \$10. Should the Landlord or Property Management and or Landlord at their discretion determine that a lock or locks need(s) to be replaced because a key is lost or misplaced, tenant will be responsible for the cost of replacement of the lock(s).

At the property you may find a key lock that can be opened by combination. Landlord and Management reserve the right to keep a key lock at your property. If management or landlord arrives at the property and the key lock or key in the key lock are missing, tenant will be charged the cost of replacement plus a \$100.00.

**49. COMMUNICATION WITH PROPERTY MANAGER:** Except for notices that are required to be sent by mail to landlord or property management by law or through the online portal used for maintenance requests, the best way to communicate to property management is through email at [CARTER@WISEHOMEMANAGEMENT.COM](mailto:CARTER@WISEHOMEMANAGEMENT.COM). In addition to sending the required notices by law, we ask that you send any notice concerning an inspection of the property or a request for security deposit to property management to Wise Home Management

**50. NOTICE:** Notice to any tenant is considered notice to all tenants.

**51. TERMS IN LEASE:** As used in this lease, the singular shall include the plural and the plural shall include the singular and the use of any gender shall be applicable to all genders.

TENANT(S) HAS READ OR LISTENED TO A READING OF THIS LEASE, UNDERSTANDS THE LEASE, AND RECEIVED A COPY OF THIS LEASE. LANDLORD AND TENANT(S) BY THEIR SIGNATURES ACCEPT AND AGREE TO BE BOUND BY ALL PROVISIONS CONTAINED IN THIS LEASE.

|                                                                                                                                                                                  |                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div><i>Antoinette Bowyer</i></div><div>dotloop verified<br/>04/09/25 6:04 PM EDT<br/>IB9X-AVVU-YXRB-VEFF</div></div> <div>Tenant's Signature      Date</div>               | <div><div><i>Jonathon Bowyer</i></div><div>dotloop verified<br/>04/11/25 12:22 AM<br/>PDT<br/>49KS-TVWP-LVB6-FX19</div></div> <div>Tenant's Signature      Date</div> |
| <div><div><i>Andrew Pelos</i></div><div>dotloop verified<br/>04/11/25 12:18 PM PDT<br/>4AWI-T2RM-XVYK-UBJW</div></div> <div>Tenant's Signature      Date</div>                   | <div><div></div><div></div></div> <div>Tenant's Signature      Date</div>                                                                                             |
| <div><div><i>Tanisha Gulhar</i></div><div>dotloop verified<br/>05/06/25 9:24 PM BST<br/>DP3K-ISZH-DAUN-GLZE</div></div> <div>Owner or Authored Agent's Signature      Date</div> | <div><div></div><div></div></div> <div>Owner or Authored Agent's Signature      Date</div>                                                                            |

## SECURITY DEPOSIT

A security deposit of three thousand eight hundred fifty dollars \$3850.00 is required as a condition of the lease. The security deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of lease, or for damage by the Tenant or the Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the leased premises, common areas, fixtures, major appliances, and furnishings owned by the Landlord. Interest on the security deposit will accrue at the legal interest rate that governs security deposits.

Upon payment of a security deposit, Tenant has the following rights

- (1) The right to have the dwelling unit inspected by the Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Tenant so requests by certified mail within 15 days of the Tenant's occupancy.
- (2) The right to be present when the Landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises if the Tenant notifies the Landlord by certified mail at least 15 days prior to the date of the Tenant's intended move of the Tenant's intention to move, the date of moving, and the Tenant's new address. Upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the premises are to be inspected. The date of inspection shall occur within five days before or five days after the date of moving as designated in the Tenant's notice.
- (3) The Tenant shall be advised of the Tenant's rights under Md. Real Prop. 8-203(f)(1) and Md. Real Prop. 8-203.1 in writing at the time of the Tenant's payment of the security deposit. Failure by the Landlord to comply with this requirement forfeits the right of the Landlord to withhold any part of the security deposit for damages.

Upon payment of a security deposit, Landlord has the following obligations

- (1) The Landlord's obligation to conduct the inspection within 5 days before or after the Tenant's stated date of intended moving;
- (2) The Landlord's obligation to notify the Tenant in writing of the date of the inspection;
- (3) The Tenant's right to receive, by first-class mail, delivered to the last known address of the Tenant, a written list of the charges against the security deposit claimed by the Landlord and the actual costs within 45 days after the termination of the tenancy;
- (4) The obligation of the Landlord to return any unused portion of the security deposit, by first-class mail, addressed to the Tenant's last known address within 45 days after the termination of the tenancy.
- (5) The security deposit is not liquidated damages and may not be forfeited to the Landlord for breach of the rental agreement, except in the amount that the Landlord is actually damaged by the breach. In calculating damages for lost future rents any amount of rents received by the Landlord for the premises during the remainder if any, of the Tenant's term, shall reduce the damages by a like amount.

A Landlord may not impose a security deposit in excess of the equivalent of two months' rent per dwelling unit, regardless of the number of Tenants. If a Landlord charges more than the equivalent of two months' rent per dwelling unit as a security deposit, the Tenant may recover up to threefold the extra amount charged, plus reasonable attorney's fees. An action under Annotated Code of Maryland Real Property §8-203 may be brought at any time during the tenancy or within two years after its termination

Failure of the Landlord to comply with the security deposit law may result in the Landlord being liable to the Tenant for a penalty of up to three times the security deposit withheld, plus reasonable attorney's fees.

Landlord does not consent to the Tenant’s purchase of a surety bond.

Landlord will only accept the security deposit from one tenant and will only return that security deposit to the tenant that provided the security deposit, or their heirs or assigns should tenant decease. The tenant identified in this security deposit addendum is the one that paid the security deposit and the one to whom the security deposit will be returned.

|                                                                                                           |                                                                                                              |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <div>Antoinette Bowyer</div> <div>dotloop verified<br/>04/09/25 6:04 PM EDT<br/>VABO-HCJT-EPXT-DTCL</div> | <div>Jonathon Bowyer</div> <div>dotloop verified<br/>04/11/25 12:22 AM<br/>PDT<br/>RAFH-GVPP-IAT7-ITEP</div> |
| Tenant's Name                                                                                             | Tenant's Signature                                                                                           |
| <div>Andrew Pelos</div> <div>dotloop verified<br/>04/11/25 12:18 PM PDT<br/>MTXW-J58I-DLYO-EUHQ</div>     | <div></div>                                                                                                  |
| <div></div>                                                                                               | <div></div>                                                                                                  |
| <div>Tanisha Gulhar</div> <div>dotloop verified<br/>05/06/25 9:24 PM BST<br/>UODT-1CSX-A08Z-2P0U</div>    | <div></div>                                                                                                  |
| Date                                                                                                      | Owner or Authored Agent's Signature                                                                          |
|                                                                                                           | Date                                                                                                         |

## RENEWAL OF LEASE TERM

☐ **NONE:** Tenant agrees to vacate the Property by the last day of the initial lease term. Notice shall not be required by either party.

Initials:

☐ **MONTH-TO-MONTH:** This lease shall continue in force from month to month after the expiration of the Initial Lease Term. However, either party may terminate this lease at the end of the initial lease term by giving written notice to the other party at least 60 days prior to the end of the initial lease term. Either party may terminate the month-to-month lease by giving written notice at least 60 days prior to the last day of the desired final renewal month of the tenancy. Unless authorized in writing by Landlord, a month-to-month lease will end at the conclusion of the month which the 60<sup>th</sup> day falls. Tenant(s) will be responsible for paying rent until the conclusion of the month which the 60<sup>th</sup> day falls.

Initials:

☒ **YEAR-TO-YEAR:** This lease shall continue in force from year to year after the expiration of the initial lease term and any subsequent yearly term. Either party may terminate this lease at the end of the initial lease term or any subsequent yearly term by giving written notice to the other party at least 60 days prior to the end of the initial lease term or any subsequent yearly term.

Initials:

*Antoinette Bowyer*  
dotloop verified  
04/09/25 6:04 PM EDT  
FIQL-JOUM-QJ97-IH6G  
Tenant's Signature Date

*Jonathon Bowyer*  
dotloop verified  
04/11/25 12:22 AM PDT  
REPU-IQYP-0MKX-J5HU  
Tenant's Signature Date

*Andrew Pelos*  
dotloop verified  
04/11/25 12:18 PM PDT  
M7FV-HUQK-XPXN-TQFQ  
Tenant's Signature Date

Tenant's Signature Date

*Tanisha Gulhar*  
dotloop verified  
05/06/25 9:24 PM BST  
038A-CDQ5-DSAB-CU5T  
Owner or Authored Agent's Signature Date

Owner or Authored Agent's Signature Date