RESIDENTIAL LEASE AGREEMENT

THIS LEASE, made between **Goldstar Select Property Management as Agent of Landlord and Arputharaj Emmanuvel.** The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the residentially improved property known as **414 South Ann Street, Apartment #2 (**"the Premises"), for the term of **twelve months** beginning on the **first day of August 2026** and ending on the **last day of July 2027.** The total rent for the term of this lease will be **fourteen thousand, four hundred dollars ($14,400) payable in equal monthly installments of one thousand, two hundred dollars ($1,200) per month in advance on the first day of each month (rent due date) of said term.**

Failure to pay said rent at the time specified will constitute default and Landlord/Agent may pursue any remedy, whether at law or in equity, afforded under the terms of this Lease and/or applicable law.

1. ADVANCE RENTAL PAYMENTS None … Tenant and Property Manager will exchange funds and keys on July 28, 2026 at which time tenant will take possession of the property.

2. ADDITIONAL CHARGES

Rent is due and payable on the first of each month. Landlord/Agent requests that all rental payments be made via Zelle to Goldstar Select Management. In lieu of Zelle, Tenant may also make direct deposit of rent into the bank account of Goldstar Select Property Management, or through PayPal. Goldstar Select Property Management does not accept cash. Goldstar Select Property Management discourages the use of checks. However, where checks are deemed the only method of payment for the tenant, checks must be certified or in the form of a money order prior to being sent to Goldstar Select Property Management. Tenant also agrees that in the event Tenant fails to pay any installment of rent within ten (10) days of the date on which it is due and payable, Tenant shall pay Landlord/Agent, in addition to the Rent, a late charge equal to the maximum amount permitted by law which, commencing with the eleventh (11th) day of the period for which rent is due, in the amount of five percent (5%) of the total monthly rental payment. Rent is considered paid upon receipt by the Landlord/Agent.

Tenant is hereby notified that all payments will be applied first toward late charges, then toward attorney's fees (if any) and finally toward rent. If the remaining amount is not sufficient to cover the full current month's rent, a late fee will be assessed on the current month's rent.

3. SECURITY DEPOSIT

In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has previously deposited with the Landlord/Agent the sum of **one thousand, two hundred dollars ($1,200)** receipt of which is acknowledged. The Security Deposit is to be held as collateral security and applied to any rent or unpaid utility bill that may remain due and owing at the expiration of this Lease, any extension thereof or holding over period, or applied to any damages to the premises in excess of ordinary wear and tear caused by the Tenant, Tenant's family, guests, agents, employees, trades people, or pets, or other damages and expenses suffered by Landlord/Agent as a result of a breach of any covenant or provision of this Lease.

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Goldstar Select Property Management
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