

RESIDENTIAL HOUSE LEASE

(UNFURNISHED, FIXED TERM)

This Lease ("Lease") made this 22nd day of June, 2026 between Adedotun Ogunbajo ("Landlord") and Veronica Leigh Kidwell ("Tenant").

Landlord and Tenant agree as follows:

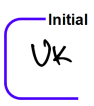
PREMISES. Landlord leases to Tenant and Tenant leases from Landlord the residential premises located at 321 S Castle St, in City of Baltimore, State of MD (the "House").

LEASE TERM. The term of this Lease shall be for 12 months, beginning on the 15th day of July, 2026 ("Commencement Date") and ending on the 31st day of July, 2027. No renewal of this Lease shall be effective unless the same shall be in writing, signed by the Landlord and Tenant

RENT. Tenant agrees to pay Landlord on the first day of each month the sum of One Thousand Nine Hundred and Ninety-Nine Dollars (\$1,999) as rent for the House. Such payment shall be made by check or money order. All rent shall be paid at Bank Deposit or such other address as Landlord may later designate in writing.

SECURITY DEPOSIT. Tenant has deposited with Landlord the sum of One Thousand Nine Hundred and Ninety-Nine Dollars (\$1,999) ("Security Deposit") for the purpose of insuring performance by Tenant of all obligations of tenant as provided in this Lease. Landlord may use the Security Deposit to cure any Tenant default by reason of Tenant's noncompliance with the terms of this Lease, including without limitation, failure to pay rent, noncompliance with any statutory or codified laws, ordinances or statutes, or the cost of cleaning, redecorating, or repairing damage to walls, floors, coverings, appliances and other appurtenances caused by Tenant or Tenant's agents, guests, or other persons for whom Tenant is responsible. Within thirty (30) days after the later of (i) the expiration or earlier termination of this Lease, or (ii) the date Tenant vacates the House, Landlord will refund the Security Deposit less any deductions authorized above. If the House is rented by more than one person, Landlord may send the refunded Security Deposit to any Tenant identified herein, and Landlord shall not be liable for the division of the refund between the Tenants. If Landlord's damages exceed the amount of the Security Deposit, Tenant shall be liable for the excess. Tenant's failure to provide Landlord in writing with a new or forwarding address will relieve Landlord of the obligation to return the Security Deposit (less deductions, if any) within that thirty (30)-day period. The Security Deposit may not be utilized by Tenant for payment of rent. Landlord may commingle the Security Deposit with other funds of Landlord.

LATE CHARGES. If a rental payment is not paid in full by the fifth (5th) day of the month, Tenant shall pay, as additional rent, a late charge of \$99.95 on the sixth (6th) day and \$0 per day

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thereafter for each day the rental payment is delinquent, or in an amount not to exceed the amount permitted under State law, whichever is less.

BAD CHECKS. If any check used by Tenant to pay rent is returned by the bank because of insufficient funds or otherwise not paid, Tenant shall pay Landlord a \$200 fee in addition to late charges as provided above. The check must be replaced by an official bank check or money order that shall include all additional fees and late charges. If two or more checks are returned by the bank during any twelve (12)-month period, Landlord may require Tenant to pay all future rent by official bank check or money order, and failure of Tenant to do so will be considered a default by Tenant under this Lease.

POSSESSION. Landlord shall deliver possession of the House to Tenant on the Commencement Date. However, if Landlord is unable to do so, this Lease shall remain in full force and effect, but the monthly rent shall be abated on a per diem basis until possession of the House is delivered to Tenant. Abatement of rent as provided above is Tenant's sole remedy for Landlord's failure to deliver possession of the House on the Commencement Date, and under no circumstances may Landlord be held liable for any costs or liabilities Tenant may incur because of Landlord's failure to deliver possession of the House on the Commencement Date.

USE. The House may be occupied only by the person(s) described in this Agreement as Tenant, solely for residence purposes. The House may not be sublet in whole or in part nor this Lease assigned, without prior written consent of Landlord. Whether or not Landlord grants its consent, Tenant shall remain liable for all obligations on the part of Tenant as provided in this Lease. Tenant shall not conduct or permit any sales or auctions of any kind at or from the House. Tenant will not sell or permit to be sold liquor, whether spirituous, vinous, or fermented, at or from the House. Tenant Will not Sell, use or permit any controlled substance to be sold or used in violation of law at or from the House or otherwise allow the House to be used for any purpose in violation of any federal, state or municipal statute, ordinance, regulation, order or directive, engage in or permit any criminal or unlawful activity or do any act or permit others to act at the House in any way that will injure the reputation of the Building or disturb or endanger other tenants or Landlord's agents and employees or other persons lawfully at the House.

KEYS AND LOCKS. Each person signing this Lease as Tenant will be given one (1) key (or set of keys) to the House. All keys must be returned to Landlord upon Tenant's vacating the House. Landlord may demand that Tenant sign an affidavit or other statement in form and substance satisfactory to Landlord as a condition to replacing any lost key(s). Moreover, Landlord may charge Tenant a fee for the cost of replacing any lost key(s) or re-keying or replacing locks and all keys in connection therewith. Vacation of the House shall not be complete until all keys are returned to Landlord. If Tenant fails to return all keys to Landlord, the cost of replacing all locks may be deducted from the Security Deposit. No additional locks, re-keying of existing locks or door fasteners are permitted without express written permission of Landlord. No key may be duplicated by Tenant.

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ALTERATIONS. Tenant shall not make any alterations or additions to the House, without the written consent of Landlord. All such additions or alterations to the House shall become the property of Landlord.

MAINTENANCE AND REPAIRS. Tenant shall keep the House and yard in a clean, sightly and healthy condition and maintain all appliances and fixtures in good working order and condition and perform all other obligations required on the part of Tenant as provided by law. Tenant shall be responsible for all snow removal. Upon the expiration or earlier termination of this Lease, Tenant shall return the House back to Landlord in the same condition of cleanliness, repair and sightliness as at the move-in date, reasonable wear and tear excepted. Tenant may be charged for all necessary repairs and restoration of walls, ceilings, floors, carpeting, woodwork, paint, plastering, plumbing, pipes, fixtures and furnishings in or upon the House or Building damaged by Tenant, Tenant's agents, guests, or other persons for whom Tenant is responsible. Tenant likewise may be charged for replacement or worn out parts of kitchen appliances, appurtenances thereto when the same shall have been lost or broken or misused by Tenant, Tenant's agents, guests, or other persons for whom Tenant is responsible. If the House is not kept in the condition required by this Lease, Landlord may enter the House without causing or constituting a termination of this Lease or an interference with Tenant's possession of the House, and place the House in the same condition as existed at the move-in date, and in such event, Tenant agrees to pay Landlord, on demand, in addition to the rent, the expense of Landlord in thus placing the House in that condition. Tenant shall not cause or permit waste or misuse of water, gas or electricity.

LANDLORD'S ACCESS. Landlord shall have access to the House for all purposes permitted by law with reasonable notice, except, in the case of an emergency, where no notice shall be required. Tenant's request for service shall be deemed Tenant's permission for Landlord to enter the House for the requested service.

UTILITIES. Tenant shall promptly pay the following utility charges incurred in connection with the utilities servicing the House:

Water, Electric, Gas

If Tenant is not obligated to pay any of the above charges, Landlord shall pay the utility charge. Each utility service not provided at the expense of Landlord shall be provided to the House at Tenant's expense on a separate metering and/or billing basis either directly from the utility provider or on a submetering billing basis by Landlord. Tenant agrees to pay all utility charges (including utility deposits) assessed by utility companies (or Landlord in the case of utilities billed to Tenant by Landlord) in connection with the use of all utility services provided to the House which are separately metered and/or billed to Tenant during the term of this Lease, as such term may be extended, or the period of occupancy of the House by the Tenant, whichever is longer. If Tenant fails to pay all utility charges assessed by utility companies in connection with the use of utility

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services for which Tenant has herein agreed to pay, then Landlord may pay these utility assessments to such utility company and subtract a like amount from Tenant's Security Deposit upon termination of this Lease, if Tenant has not reimbursed Landlord for these charges.

TENANT'S PERSONAL PROPERTY. Tenant shall be responsible and shall pay for all loss or damage to Tenant's personal property or automobile. Moreover, to the extent permitted by law, Tenant releases Landlord, its agents and employees from all claims and liability commonly insurable by that insurance, irrespective of whether the loss is actually insured.

APPLICATION OF PAYMENTS. Money paid by Tenant to Landlord shall be applied to Tenant's account in the following order. First, to outstanding late fees and dishonored check charges; second, to outstanding court costs legally chargeable to Tenant; third, to outstanding utility bills; fourth, to damages to House and/or Building; and fifth, to other rent.

DEFAULT. If Tenant fails to pay rent when due or fails to observe, perform or comply with any provision of this Lease, then Landlord may terminate this Lease and Tenant's right to possession of the House. No election by Landlord to terminate this Lease or Tenant's right to possession of the House, or summary proceedings, or Tenant's abandonment of the House will relieve Tenant of Tenant's liability for rent and all other obligations under this Lease, which will survive and remain in full force and effect. Upon any default as provided above, Landlord will have the following rights:

Landlord may evict Tenant from the House by summary proceedings;

Landlord may bring one or more actions against Tenant (and any guarantor of this Lease) for all obligations owing by Tenant for the remaining term of this Lease or what would have been the remaining term of this Lease in the absence of any such termination, including without limitation:

- (i) the rent or the equivalent of the amount of rent (if such claim is considered to be damages for breach of contract rather than rent) which would be payable under this Lease by Tenant for the remaining term of the Lease or what would have been the remaining term of this Lease if this Lease were still in effect;
- (ii) all costs of making the House market ready for re-letting to another tenant; and
- (iii) all other rent and damages for which Tenant is responsible as provided in this case.

In addition, Landlord shall have the right to exercise all other rights and remedies available to Landlord at law or in equity by reason of Tenant's default. If Tenant abandons the House prior to the institution of or completion of eviction summary proceedings, Landlord may remove any personal property left by Tenant in the House, in order to allow Landlord to make the House market ready for re-letting to another tenant. If Tenant fails to claim that personal property within thirty (30) days after its removal, Tenant shall be deemed to have abandoned same and Landlord may dispose of that property free of any claim of Tenant.

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DESTRUCTION. If the House become totally untenable after a casualty loss by fire, smoke, hail, explosion, earthquake, or other casualty, and if the casualty loss is not due to the negligence or fault of the Tenant or the Tenant's family, guests, or invitees, either Landlord or Tenant may terminate the rental agreement at any time prior to completion of repairs by giving written notice to the other. In the event of termination, the Tenant shall only be entitled to a pro rata refund of rent from date of move-out and a refund of any security deposit as required by law. If the House become partially untenable after a casualty loss of the sort listed above, and if the casualty loss is not due to the negligence or fault of the Tenant or the Tenant's family, guest, or invitees, and if the casualty is an insured casualty, the House will be repaired by Landlord within a reasonable time, provided that the time period for repair will not commence until insurance proceeds are received by the Landlord. In case of a partial loss or destruction, there will be an abatement of rent corresponding with the time during which, and the extent to which, the House are untenable. Notwithstanding the above, if the House is damaged to the extent that Landlord shall decide not to rebuild, the term of this lease shall end and the rent shall be pro-rated up to the time of the damage.

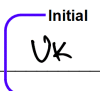
EMINENT DOMAIN. Tenant waives all claims to any condemnation award for any taking, in whole or in part, of the Building or the property of which the Building forms a part.

LIABILITY FOR ABANDONING PREMISES. If the House, or any part of the premises, is vacant for more than fifteen (15) days during the term of this lease, Landlord may, on giving 7 days' written notice to Tenant, declare this lease forfeited and shall, in that event, make reasonable efforts to relet the House. Tenant shall be liable to Landlord for all damages suffered by Landlord by reason of the forfeiture. Damages shall include, but shall not be limited to, the following: (1) all actual damages suffered by Landlord, until the House is relet, including reasonable expenses incurred in reletting or in attempting to relet; and (2) the difference between the rent received when the House is relet and the rent reserved under this lease. Until the House is relet, Tenant agrees to pay to Landlord, on the same days as rental payments are due under this lease, the actual damages suffered by Landlord since the last payment, either of rent or damages, was made. After the House is relet, Tenant agrees to pay to Landlord, on the last day of each rental period, the difference between the rent received for the period from reletting and the rent reserved under this lease for that period.

MAINTENANCE OF SURROUNDING GROUNDS. Landlord agrees that Tenant shall have the free use of all fruit, vegetables, and other products (if any) of and on the grounds of the House during the term of this lease. Tenant agrees to keep the grounds in neat order and condition, to prevent waste or injury to the trees, shrubbery, or vines, and not to remove them from the grounds of the House.

ANIMALS. Tenant shall not keep domestic or other animals on, at, or about the House without the written consent of Landlord.

The tenant has the permission to have a cat at the property with a one-time \$300 deposit. Any pet related damages will be deducted from this deposit. If damages are excessive of \$300, it will be deducted from the security deposit.

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SANITATION. Tenant shall comply with all laws, ordinances, and rules, and all orders of the board of health or other authorities affecting the cleanliness, occupancy, and preservation of the House and grounds, and the sidewalks connected to the House and grounds, during the term of this lease.

HAZARDOUS MATERIALS. Tenant shall not keep or have on the House any article or thing of a dangerous, inflammable, or explosive character that might increase the chance of fire on the House, or that, ordinarily, would be considered "hazardous" or "extrahazardous."

REPAIRS BY LANDLORD. Upon written notice from Tenant, Landlord will repair any condition caused by normal wear and tear and which materially affects the physical health or safety of an ordinary tenant.

LIABILITY. Tenant hereby indemnifies and agrees to save harmless Landlord, Landlord's officers, directors, employees, and agents (collectively, "the Protected Parties"), from and against all claims, losses, liabilities, damages, and expenses (including but not limited to attorneys' fees) that arise within the House or that arise from or in connection with (i) the Tenant's possession, use, occupation, or control of the House, or any portion thereof, (ii) any act or omission of Tenant, its employees, agents, contractors, licensees, or invitees, or (iii) any violation, breach, or default of this Lease by Tenant. Tenant shall, at its own cost and expense, defend any and all actions which may be brought against any of the Protected Parties with respect to the foregoing. Tenant shall pay, satisfy and discharge any and all judgments, orders and decrees which may be recovered any of the Protected Parties in connection with the foregoing. This Section shall be inapplicable to events caused by the gross negligence or wilful misconduct of Landlord, or Landlord's agents, employees or contractors

GENERAL PROVISIONS. For the Purpose of this Lease:

Joint and Several Liability. All persons executing this Lease as Tenant shall be jointly and severally liable for the performance of each and every obligation of Tenant as provided in this Lease.

Waiver; Remedies. No waiver of any default as provided in this Lease or delay or omission in exercising any right or power of Landlord will be considered a waiver of any other default as provided in this Lease. No exercise or failure to exercise any right or power of Landlord as provided in this Lease will be considered to exhaust that right or power. The exercise of or failure to exercise any one of the rights and remedies of Landlord as provided in this Lease will not be deemed to be instead of, or a waiver of, any other right or remedy as provided in this Lease.

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Modification. This Lease and any term as provided in this Lease may be modified, amended, discharged, changed, or waived only in writing signed by the party against which enforcement of the modification, amendment, discharge, change, or waiver is sought.

Binding Effect. This Lease is binding upon, and inures to the benefit of, Landlord and Tenant, their successors, assigns, heirs and personal representatives, as the case may be. No rights, however, shall inure to the benefit of any assignee or subtenant of Tenant unless the assignment or sublease is approved by Landlord, in writing, as provided elsewhere in this Lease.

Entire Agreement. This Lease (along with the Rules and Regulations attached hereto, the terms of which are incorporated herein by reference and are part of this Lease) constitutes the entire agreement of Landlord and Tenant and supersedes all previous agreements, written or oral, between Landlord and Tenant. No statement, promise or inducement made by Landlord, or any agent of Landlord, either written or oral, which is not provided in this Lease, is binding upon Landlord.

Headings and Use of Terms. The section headings of this Lease are for convenience and reference only. The words as provided in the section headings will not be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the terms of this Lease.

Partial Invalidity. If any term of this Lease, or the application of the term to any person or circumstance is, to any extent, invalid or unenforceable, the remainder of this Lease, or the application of the term to persons or circumstances other than those as to which the term is held invalid or unenforceable, will not be affected by the application, and each term of this Lease will be valid and will be enforced to the fullest extent permitted by law.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have signed this Lease as of the day and year first above written:

SIGNED IN THE PRESENCE OF:

Signed and printed name of witness

Signed and printed name of witness

Signed and printed name of witness

Signed and printed name of witness

Signed and printed name of witness

Signed and printed name of witness

Signed by:

Veronica Kidwell

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Signature of Tenant -

Signature of Other Tenant -

Adedotun Ogunbajo

Signature of Landlord – Adedotun Ogunbajo
(By its authorized representative)

[ACKNOWLEDGEMENT ON FOLLOWING PAGE]

MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it annually. The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed at the end of this document. The Maryland Department of Housing and Community Development's Office of Tenant and Landlord Affairs drafted this document, not your landlord.

Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research through Maryland Court Help Centers and The Peoples' Law Library of Maryland
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland unless specifically noted otherwise.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this Bill of Rights.

1. RENTAL APPLICATIONS

Application fees:

- Landlords who rent five or more units can only keep a maximum of \$25 for an application fee, unless their actual application related costs (such as credit checks) are more than \$25.
- If a landlord charges more than \$25 but their costs were less than the amount charged, they must refund the portion of the application fee that was not used for application-related costs.
- The refund must be made within 15 days of one of the following:

- The tenant moved into the unit, or
- The landlord or the applicant gives written notice that the applicant will not rent the unit.

Application expenses:

- Applicants may ask the Landlord for a list of the application expenses.
- The list must include monetary amounts and descriptions of each expense.

Tenant screening report:

- Some landlords may choose to accept a tenant screening report that was:
 - Prepared by a consumer reporting agency within the 30 days before application is submitted,
 - Prepared by a consumer reporting agency, and
 - Obtained and paid for by the tenant.
- If a landlord accepts such a report, they may not charge you an application fee.

Pet policy:

- Landlords must include a written copy or a summary of their pet policy in their rental application form.
- The pet policy must include:
 - Any breed or weight restrictions.
 - Any limit on the number of pets allowed.
 - Any required fees, including:
 - Up front non-refundable pet fees,
 - Refundable pet deposits, and
 - Monthly pet fees.
 - Any vaccination requirements.
 - Any liability insurance requirements.
 - Any additional requirements

Assistance Animals:

- Assistance animals are not pets and are always allowed, regardless of your landlord's pet policy. An assistance animal is an animal that:
 - works, provides assistance, or performs tasks for the benefit of a person with a disability, or
 - provides emotional support that reduces one or more identified effects of a person's disability,
- If you have an assistance animal, your landlord can't charge an additional application fee or additional security deposit for your assistance animal. Your landlord can charge you repair fees if your assistance animal causes damage to your unit or common areas.
- Landlords may ask for information that allows them to evaluate a request for an assistance animal if:
 - Your disability is not obvious, and/or
 - Your need for an assistance animal is not obvious.

(Real Property Article of the Maryland Code, Sections 8-210, 8-213, and 8-218, 42 U.S.C. 3604)

2. LEASES & TENANCIES

Written lease requirements:

- A landlord who rents five or more units in Maryland is required to use a written lease.
- A landlord who rents four or fewer units in the state is not required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.
- If your landlord gives you a written lease, it must include:
 - A statement of the condition of the property
 - An explanation of who is required to pay for heat, gas, electricity, water utilities and make repairs of the premises
 - A receipt for your security deposit
 - A copy of the most recent version of the Maryland Tenants' Bill of Rights
 - Contact information for the landlord or the agent authorized to receive notices and service of process on the landlord's behalf (unless posted in a noticeable place on the property).
- Local jurisdictions may require additional information in leases.

A lease may not include:

- Anything that requires you to allow the landlord to "confess judgment" (agree in advance to let the landlord win a claim) on a claim arising out of the lease.
- Anything that says you give up your legal rights under the law or your right to a jury trial.
- Any provision that shortens any notice period required by law.
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law.

An automatic renewal term in a lease must:

- Be separate from other parts of the lease.
- Be signed or acknowledged separately by you.

Ending tenancy:

- For the landlord to end your tenancy:
 - For a written lease with a stated term, the landlord must give you at least 60 days written notice before terminating the tenancy.
 - For month-to-month periodic tenancies, the landlord must give you at least 60 days written notice before terminating the tenancy.
 - For year-to-year periodic tenancies, the landlord must give at least 90 days written notice before the tenancy ends.
- For you to end your tenancy:
 - For leases with a stated term, month-to-month tenancies, and all other tenancies except year-to-year tenancy, you must give at least 30 days written notice before terminating the tenancy, unless the lease requires more time.
 - For year-to-year tenancies you must give at least 90 days written notice before terminating the tenancy. (This requirement does not apply in Baltimore City where tenants are only required to provide 30 days notice to end all tenancies.)

Ending your lease early due to abuse:

- If you have experienced abuse, you can end your lease early by giving notice to your landlord. The notice must include
 - A copy of a final protective order or peace order issued by the courts, or
 - A copy of a report from a qualified third party like a doctor, psychologist, social worker, or an advocate from a domestic violence organization.
- After providing notice, you have up to 30 days to move out.
 - You are only responsible for the rent from the notice date until you move out, which may be less than 30 days.

- If you move out in fewer than 30 days, you must give your landlord a signed, notarized, and written notification that you have moved out. The notification must be hand delivered or sent by first class mail.
- If you do not give your landlord this notice, you will be responsible for the rent for the full 30 days.

If the lease ends and no one gives notice:

- If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease.
- Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.

(Real Property Article of the Maryland Code, Sections 8-5A-01, 8-5A-02, 8-5A-03, 8-208, 8-210, and 8-402; Baltimore City Public Local Law Section 9-16)

3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee, but it cannot be more than 5% of the late rent amount. You cannot be charged a late fee on partial rent payments paid on time.
- Your landlord must give you a receipt for your rent payment if you pay rent in cash or if you ask for a receipt.
- Rent Increases:
 - Your landlord may only increase your rent when your lease is renewed.
 - In most cases, they must tell you in writing 90 days in advance of any rent increase.
 - Some local jurisdictions may limit how much rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
 - Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, 8-208, and 8-209)

4. UTILITIES

Your unit must offer heat, light, electricity, hot and cold water, and proper sewage disposal. However, your landlord is not responsible if these utilities are not available because you have not paid bills that are your responsibility.

If your lease requires you to pay utilities directly to your landlord, your landlord must

- Give you copies of the monthly utility bills or,
- At the beginning of each lease term, give you in writing the total utility costs billed to the landlord for the previous year. Annual costs for water, sewer, gas, and electricity bills for the previous year must be provided separately.

Some landlords in larger buildings use a Ratio Utility Building System (RUBS) where tenants are charged a portion of the building's total utility costs. If your landlord uses RUBS, they must:

- Tell you before you sign your lease that they use RUBS,
- Provide copies of the last two utilities bills, and
- Describe how they calculate your share of the total utility costs.

(Real Property Article of the Maryland Code, Sections 8-208, 8-211, 8-212)

5. SECURITY DEPOSITS

Maximum deposit:

- In most cases, a landlord may not require you to pay a security deposit higher than one month's rent.
- You may offer a larger security deposit if your rental application would be denied based on credit or rental history.
- Your security deposit may be up to two months' rent If:
 - You signed your lease before October 1, 2024 or
 - If you qualify for utility assistance from the Department of Human Services and lease agreement requires you to pay utilities directly to the landlord.

What is a security deposit:

- A "security deposit" is any payment you give to the landlord, including pet deposits, to protect the landlord against
 - Unpaid rent
 - Property damage to the unit, common areas, major appliances, and furnishings
 - Damage due to lease violations

Payment rules:

- Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.

- The landlord must keep your security deposit in an interest-paying bank account.
- The landlord must give you a written receipt, which must be included with the written lease.
- The landlord must inform you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

Move-out inspection at end of tenancy:

- In the move-out inspection, the landlord inspects the unit for damage that may reduce your security damage.
- If you plan to move out and want the right to be present during the inspection, you must send your landlord a certified letter at least 15 days before leaving. The letter should:
 - Say that you plan to move,
 - Share your move-out date, and
 - Include your new address
- At the end of your tenancy, your landlord must give you a written list of any charges deducted from the security deposit and documents supporting the charges.
- They must return the rest of your deposit with interest within 45 days.

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

- Damage to the property beyond normal wear and tear
- Unpaid rent or utility bills
- Costs or fees from an eviction case judgment

If the deposit is not returned on time:

- If the landlord does not return your deposit or give you a written list of charges within 45 days after your lease ends, they may lose the right to keep any of the deposit.
- You may sue the landlord for up to three times the amount the landlord did not return.

(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

6. CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it must be safe and suitable for people to live in. It must be free from serious defects or conditions that could cause a fire or are a serious and substantial threat to your life, health or safety.

Reporting a problem:

- Notify your landlord in writing right away if you find a problem.
- You can also reach out to your local code enforcement agency and request an inspection.
- A citation or violation notice is considered written notice to the landlord.

Mold-specific requirements:

- Landlords must test for a mold within 15 days of receiving written notice of possible mold in your unit.
- If mold is found, the landlord must remove it and fix the cause within 45 days if possible.
- If the mold can't be fixed within 45 days, it must be fixed within a reasonable time frame after the mold is found.
- Landlords must keep you informed during the mold testing and repair process.

Repair and Access:

- Landlords must provide at least 24 hours of advance notice before entering your apartment, except in an emergency.
- You must provide your landlord with access to your property to make repairs.

If problems are not fixed:

If your landlord doesn't fix the problem within a reasonable time after you provide notice, and the problem threatens life, health, or safety you have options:

- File a lawsuit in District Court for damages and a decrease in rent.
- Refuse to pay rent and use the issues as a defense if the landlord sues you for rent.
- File a rent escrow case, which allows you pay rent to the court instead of the landlord until the problems are fixed.

Lead paint:

If lead paint is present in the unit, you may, in certain circumstances, have the right to:

- Receive money from your landlord for a temporary relocation
- Take legal action if your landlord does not assist with safe relocation

Living in your unit:

- You have the right to quiet enjoyment of your rental unit for the duration of your tenancy.

- You have the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, 8-212, 8-215, and 8-220)

7. EVICTIONS

Your landlord may start the eviction process by filing a case in the District Court if you:

- Violate your lease
- Don't pay rent on time
- Don't move out when your lease ends

Court process required:

- Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution).
- Efforts to evict you like changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit are not allowed.

Your rights in court:

- You have the right to attend any court hearing in an eviction case brought against you by a landlord.
- You may qualify for a free attorney through Maryland's Access to Counsel in Evictions program if your income is 50% of the Area Median Income or less. Call 211 or visit legalhelpmd.org to find out if you qualify.
- You can access legal counsel as soon as you receive notice that your landlord is seeking to end the lease or to start the eviction process.

Notice before eviction:

- If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court.
- In a "Failure to Pay Rent" eviction case, rent only includes the base rent. It may not include utility charges, maintenance charges or other penalties.
- A longer notice period may be required if you receive a housing subsidy funded by the state or federal government.
- Other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease may also require more notice.

Eviction requirements and stopping the eviction:

- If the court rules against you, you have seven days to move out or the landlord can ask the court to issue a warrant of restitution to evict you by removing all of your property from the unit.
- In most cases, you can stop the eviction by paying all past-due rent and any court costs the court orders you to pay before the eviction is carried out. This is called the “right of redemption.”
- Redemption may not be an option if:
 - you have had three (four in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case, and
 - your landlord asks the court not to allow you to redeem.
- Your landlord must give you written notice before the initial scheduled eviction. Six days is required under state law. Your local jurisdictions can the number of days required but it must be between four and 14 days of notice before the initial scheduled eviction.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, 8-407, and 8-902)

8. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when your landlord doesn’t fix a major issue that stops your use and enjoyment of your rental unit and you move out instead.

When it applies:

You may not be responsible for the rent if you can prove all of the following:

- Your landlord’s actions or neglect cause the major issue that disrupted your use and enjoyment of your unit.
- You told your landlord about the issue.
- You gave the landlord a reasonable amount of time to fix it before you moved out.
- You moved out within a reasonable time after your landlord failed to fix a major issue.

Before moving out, you should consult with an attorney. If you can prove construction eviction,

- Your lease will be considered ended (terminated).
- You will not be responsible for paying rent after you move out.
- You may be able to sue your landlord for your losses-- including moving costs, rent differences, attorney fees, and other related expenses.

What landlords must do to avoid constructive eviction:

- Landlords must avoid substantial interference with the tenant's enjoyment of their rental property,
- Ensure the rental property is safe and livable.
- Generally respond to tenant complaints promptly to avoid legal and financial consequences.

9. TENANT RIGHT OF FIRST REFUSAL

The “right of first refusal” (a legal term) means you get the first chance to buy the property you rent before the landlord sells it to someone else.

When it applies:

- You are a named tenant on the lease.
- You have lived in a rental property with 1, 2, or 3 units for at least six months.
- Your landlord plans to sell the property or receives an offer to buy it from a third party.

However, this rule does not apply in certain situations, such as when the landlord transfers the property without selling it, including transfers:

- To a family member
- To a business owned by the landlord
- Under court order

Notice process:

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it.

- You have 30 days from the date of the notice to make an offer to buy the property or decline.
- If you make an offer with the same or better terms than those in the notice, your landlord must accept it.
- If you decline to make an offer, your landlord may sell the property to a third party.

Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law.

(Real Property Article of the Maryland Code, Section 8-119)

10. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of:

- Race
- Color
- Religion
- Sex
- Disability
- Marital status
- Familial status
- Sexual orientation
- Gender identity
- National origin
- Source of income
- Military Status.

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

A landlord may not retaliate, or threaten to retaliate, against you for:

- Making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property.
- Filing or participating in a lawsuit involving the landlord.
- Participating in a tenants' organization.
- Requesting police or emergency services at the property.
- Providing information to the landlord relating to lead paint issues.

Retaliation may include actions such as:

- Filing or threatening to file a lawsuit against you.
- Threatening to notify law enforcement about your immigration status.
- Increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities).
- Failing to make necessary repairs, or terminating your tenancy, among other things.



It is a crime for anyone, including landlords, to attempt to take money, property, labor, services, or anything of value by threatening to notify law enforcement about your immigration status.

Notice requirements before your landlord can enter your unit:

Unless your lease says otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters.

- Your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs
- They can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency.
- You can give your landlord written permission to enter your home with less than 24 hours notice.

Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(42 U.S.C. Sections 3601, et seq.; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2; Criminal Law Article of the Maryland Code, Section 3-701)

Exceptions to the protections of these laws exist in certain circumstances.

11. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

Website: [Office of Tenant and Landlord Affairs](http://dhcd.maryland.gov/Tenant-Landlord-Affairs) (dhcd.maryland.gov/Tenant-Landlord-Affairs)

Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords



- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

Contact Information: Call 211 or go to [Legal Help Maryland](http://LegalHelpMaryland.org) (LegalHelpMD.org)

ACE provides free legal representation to income eligible renters at risk of eviction, has lost or is at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

Website: [District Court Help Centers](http://courts.state.md.us/helpcenter/inperson/dc) (courts.state.md.us/helpcenter/inperson/dc)

If you are unable to go in person, call 410-260-1392 for assistance.

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

The People's Law Library of Maryland

Website: [The People's Law Library of Maryland](http://ThePeople'sLawLibraryofMaryland.org) (peoples-law.org)

The People's Law Library is a legal information and self-help website maintained by a court-related agency of the Maryland Judiciary. It's also supported by Maryland's nonprofit legal service providers, pro bono attorneys, and law schools.

Services provided:

- The website provides general information about the law to people representing themselves in court.
- They offer a directory of legal service organizations who may be able to assist you in resolving your civil legal problems.