



9466 Georgia Avenue, #100
Silver Spring, MD 20910
Phone: (410) 205-9035

info@moonstoneprop.com - www.moonstoneprop.com

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement and all attached Addendums (the "Lease"), is entered into on 07 / 21 / 2026, by and between **Cobalt Properties, LLC** (the "Landlord") and **Angel Nicole Galloway** (individually or collectively, the "Tenant").

1. **LEASED PROPERTY ADDRESS.** Landlord agrees to rent to Tenant and Tenant agrees to rent from Landlord for use as a single family residence, the property located at: **1410 Filbert St, Unit 1, Baltimore, MD 21226** (the "Property"). Tenant has inspected the Property as described above and is accepting the Property in "AS IS" condition. NO further modifications or improvements to the Property will be made by the Landlord unless otherwise specified in this Lease.

2. **LEASE TERM/RENEWAL.** The initial Term of this Lease is **One (1) Year**, to commence on **August 1, 2026** and to end on **July 31, 2027**. This Lease shall continue in force from Month to Month after the expiration of the initial term. Either party may terminate this Lease at the end of the initial term, or any renewal term, by giving written notice to the other party at least sixty (60) days prior to the end of the initial or renewal term. NOTICE: ANY WRITTEN NOTICE GIVEN PURSUANT TO RENEWAL TERMS BECOMES EFFECTIVE UPON THE FIRST DAY OF THE MONTH FOLLOWING DELIVERY OF THE NOTICE.

INITIALS: Tenant AB Co-Tenant _____

3. **RENT.** Tenant agrees to pay as rent for the Property, **\$1,450.00 per month**, to be mailed* to Landlord's Agent ("Agent"), **Moonstone Property Solutions, LLC; 9466 Georgia Avenue, #100, Silver Spring, MD 20910**, without demand, in advance on the 1st day of each month, or to such other mailing address that Landlord/Agent provides in writing to Tenant. Landlord/Agent, in their sole discretion, may offer additional methods for Tenant to pay Rent, which may include processing costs to cover bank/credit card surcharges. Landlord/Agent may also charge Tenant a fee to pickup rent payments in person.

**At the present time, Landlord/Agent offers tenants the ability to pay same-day rent online with a nominal fee directly from Tenant's bank account at www.moonstoneprop.com. Credit and debit card options are also available upon request for a processing fee which is currently 3%. Tenant may also pay rent by Zelle to chuck@moonstoneprop.com.*

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4. **POSSESSION/MOVE-IN DATE/PRO-RATED RENT.** Tenant will take possession of the Property and/or move-in to the Property on or after **August 1, 2026**. Tenant has no pro-rated rate.

5. **LATE FEES/OTHER CHARGES/ADDITIONAL RENT.** Rent is due in advance of the 1st day of each month. If rent payments are not received by the 15th calendar day of each month, Tenant will be assessed a late fee equal to 5% of any delinquent rent due, up to but not to exceed 5% of one month's rental, as additional rent. If a check or deposit is dishonored, an insufficient funds charge of \$35.00 will be assessed to Tenant as additional rent. If at any time during the term of the Lease, Tenant is delinquent on any amount of rent or additional rent, Landlord/Agent in their sole discretion may initiate eviction proceedings and Tenant shall be responsible for all associated legal/court costs as additional rent. Landlord/Agent shall have the same remedies for the collection of such additional rent as Landlord/Agent has for the non-payment of rent. Unless prohibited by law, additional rent shall also include any unpaid utility charges, maintenance bills, fines levied by a municipality or homeowner's association, or any other charges that are Tenant's responsibility under this Lease but have been paid by Owner on Tenant's behalf, plus the 10% administrative fee on all such payments.

6. **SECURITY DEPOSIT.** Tenant has deposited with Landlord the sum of **\$1,450.00** "Security Deposit" receipt of which is hereby acknowledged which sum does not exceed one (1) month's rent. The Security Deposit is to be held as collateral security and maybe applied to any rent, additional rent, unpaid utility bill, unpaid maintenance bill, or any other obligation to Landlord that may remain due and owing at the expiration or termination of this Lease. In addition, Landlord may apply the Security Deposit to any damage caused by the Tenant or Tenant's family, guests, agents, employees, invitees, pets, that is in excess of ordinary wear and tear, along with any expenses incurred by Landlord for the removal, storage or disposal of any articles of personal property abandoned by Tenant. **TENANT'S RIGHTS:** The Landlord shall return the Security Deposit, plus the applicable statutory interest, less any amounts withheld, within 45 days after the tenancy ends. If any of the Security Deposit has been withheld, Landlord shall provide Tenant with a written list of any damages along with a statement of the costs of repair, mailed by first-class mail to the Tenant's last known address. The Tenant has the right to be present when Landlord inspects the Property, if Tenant notifies Landlord by certified mail, at least 15 days prior to moving, of Tenant's intention to move, the date of moving, and Tenant's new address. Landlord must notify Tenant by certified mail of the time and date of the inspection which shall be held within five days before or five days after Tenant's move-out date. If Tenant fails to notify Landlord as specified herein, Tenant hereby waives the right to be present at the move-out inspection, but not Tenant's other rights to the return of any unapplied portion of the Security Deposit.

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7. **UTILITIES.** Landlord/Agent and Tenant agree that the utilities to the leased Property are to be paid as follows: ***Landlord pays 100% of Water, Tenant pays 100% of Electric/Gas.***

- a. **WATER.** Unless otherwise specified in this Lease, Tenant is responsible for paying 100% of the water bills directly to the appropriate Water Authority: Dept. of Public Works (DPW). Landlord/Agent will arrange for tenant to be billed for water at the Property address, or will otherwise provide Tenant with a copy of the most recent water bill. In the first month of tenancy, Tenant shall pay a pro-rated amount of the prior month's bill which may be billed as additional rent. If Tenant is over 30 days delinquent on any Water Bill balance, Tenant shall be considered in breach of the Lease, and Landlord/Agent shall have the right to give Tenant 30 days notice to vacate the leased Property. In the alternative and in Landlord/Agent's sole discretion, Landlord/Agent has the option to pay the delinquent Water Bill and add the amount of the Water Bill, plus a 10% administrative fee, to Tenant's registry as additional rent. Landlord/Agent shall have the same remedies for the collection of such additional rent as Landlord/Agent has for the non-payment of rent.
- b. **GAS AND ELECTRIC.** Unless otherwise specified in this Lease, Tenant is responsible for 100% of the Gas bills and 100% of the Electric bills. The Gas bill and Electric bill must immediately be transferred to Tenant's account by Tenant prior to Move-in Date. Any bill for usage of Gas/Electric utilities by Tenant under Landlord's account shall be added to Tenant's registry, along with a 10% administrative fee, as additional rent. Landlord/Agent shall have the same remedies for the collection of such additional rent as Landlord/Agent has for the non-payment of rent.
- c. If any utilities that the Tenant is responsible for are terminated due to non-payment or delinquency, this is considered a breach of the Lease, and the Landlord/Agent has the right to give Tenant 30 days notice to vacate the leased Property unless the service is restored within those 30 days.
- d. All utility payments added to Tenant's registry for collection by Landlord/Agent due to non-payment by Tenant are subject to a 10% administrative fee payable by Tenant and are considered additional rent. Landlord/Agent shall have the same remedies for the collection of such additional rent as Landlord/Agent has for the non-payment of rent.

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unauthorized tenant, Landlord/Agent will file for eviction and will inform Tenant's service representative of unauthorized occupancy and move to have Tenant's Section 8/Housing Choice Voucher benefits revoked.

10. TENANT'S OBLIGATIONS.

- a. Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than as a private family residence. Tenant and Tenant's invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb other Tenants or neighbors' peaceful enjoyment of the premises, and will not use or permit the Property be used in a noisy, dangerous or offensive manner. Tenant will comply with the terms of any local noise ordinances which may apply. Receipt of two (2) notices of violation of such ordinances shall constitute grounds for termination of this Lease.
- b. Tenant will always keep and maintain the interior and exterior of the Property in a clean and sanitary condition, and promptly remove snow, ice, and leaves from all walkways and driveways. If this rental is a single family home, Tenant is responsible for lawn/yard maintenance, and such maintenance shall include, without limitation, mowing, watering, edging and pruning of trees, shrubs and bushes, and Tenant shall at all times keep the lawn/yard of the Premises sufficiently watered, well maintained and in good condition.
- c. All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only. Tenant shall furnish/clean the HVAC system filters at least every 3 months, and purchase electric light bulbs and fuses as needed.
- d. Tenant is responsible for keeping any appliances in the Property clean and in working order. Should an appliance stop working, Tenant will immediately notify Landlord/Agent.
- e. Tenant shall not deliberately or negligently destroy, deface, damage or remove any part of the premises or its fixtures, mechanical systems or furnishings or deliberately or negligently permit any person to do so. Tenant shall not put any holes in walls for picture hanging or any other reason. Tenant shall not remove any tree, shrubbery, vine or other plant from the Property.

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- f. Tenant will 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.
- g. Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes. Tenant further agrees that the Property must be kept drug-free, and that no drugs or illegal substances will be used, manufactured, sold, or distributed within, on or from the Property. Any violation of this drug-free policy shall entitle Landlord to immediately terminate the Lease subject to applicable laws.
- h. Tenant shall not store personal possessions in any common area of the Property without written permission of Landlord/Agent.

11. **TENANT'S RESTRICTIONS CONCERNING PETS.** Tenant agrees not to have any pets or animals in or on the leased Property AT ANY TIME and shall be considered a breach of lease. If any animal is spotted or reported on the Property, it is a Landlord/Agent will terminate lease with 30 day written notice and file for eviction immediately. *(If a Pet Addendum is attached to this Lease, this section only applies to pets not included in the Pet Addendum.)*

12. **PEST CONTROL.** Tenant agrees that at the time of move in and after Tenant's pre-inspection of the leased Property, Landlord/Agent has rented Tenant a property that is free and clear of all insects, rodents and pests at time of move in. Tenant agrees to maintain the Property free of pests and any infestation. Tenant shall be responsible for any costs incurred to rid the Property of additional insects, rodents or pests. If at any time, pests, rodents or insects infest the Property, Landlord/Agent may give the Tenant 60 days' notice to vacate the Property and file for eviction.

13. **ACCESS.** Landlord/Agent may enter the dwelling unit with the Tenant's consent, which shall not be unreasonably withheld. Landlord/Agent may also enter the dwelling unit for the following purposes between the hours of 9:00 AM and 9:00 PM on no less than 24 hours' notice:

- a. When necessary to inspect the premises;
- b. to make necessary or agreed upon repairs, alterations or improvements; and
- c. to exhibit the dwelling unit to prospective or actual purchasers, mortgagees, Tenants, workers or contractors.

Landlord/Agent may enter the dwelling unit without consent or notice when Landlord/Agent has reasonable belief that there is imminent danger to any person or to Property.

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14. **LOCKS AND LOST KEYS.** Landlord/Agent will NOT be responsible for lost keys or lock-outs. Tenant will receive two (2) sets of keys at time of move in. Landlord/Agent strongly suggest that Tenant should have more copies made at their expense and kept in a safe place. If Tenant is locked out of the Property, he or she must call a licensed locksmith to get back in leased property. Landlord/Agent will NOT reimburse tenant for locksmith charges. If the locksmith damages any locks on the Property, Tenant accepts liability and will have locksmith install new lock. Landlord/Agent must immediately be notified of lock change and given a key to any new locks. If any locks are changed without written permission of Landlord/Agent, Tenant will be given 30 days written notice to vacate the Property. No additional lock(s) shall be installed by Tenant and no existing lock(s) shall be changed by Tenant without the Landlord/Agent's prior written consent. All keys will be returned by the Tenant to the Landlord/Agent upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant shall reimburse Landlord/Agent, as additional rent, for the cost of changing any locks or replacing any keys) lost or damaged by the Tenant.

15. **REPAIRS AND ALTERATIONS.** Unless caused by the negligence of the Tenant, Landlord/Agent shall be responsible for repairs to the interior and exterior of the premises. It is the responsibility of the Tenant to promptly notify Landlord/Agent of the need for any such repair of which the Tenant becomes aware. Tenant will be responsible for any repairs, replacements, and related services resulting from the negligence or misuse by the Tenant or Tenant's agents, servants, employees, invitees, guests, or family members.

16. **FINES AND VIOLATIONS.** Tenant understands and agrees to be held responsible for any fines or violations that Landlord/Agent receive due to Tenant negligence. These reasons include but are not limited to, unshoveled walkway or driveway, uncut grass or high weeds, trash being put out for pick-up before pick-up day, improper disposal of trash, trash on the Property, improper or illegal activities or conduct, parking and vehicle violations, noise violations etc. If Landlord/Agent pays any fine or violation that is the result of Tenant's negligence, such charge, including a 10% administrative fee, shall be billed to Tenant as additional rent. If at any time the Tenant is unable or unwilling to address maintenance that could result in a fine or violation Landlord/Agent has the right to remedy the situation (i.e. cut lawn, shovel snow, etc.) and bill the Tenant for work performed, including a 10% administrative fee, as additional rent.

17. **FIRE OR ANOTHER CASUALTY.** If the premises shall be destroyed by fire or other casualty or shall be so damaged that the Landlord/Agent decides that repair is not warranted economically, then this Lease shall terminate, and rent for the period in which said premises are not habitable shall not be owed. If the premises shall become partially uninhabitable because of fire or other casualty, then a just, proportionate part of the rent shall be abated until the premises have been restored to their former condition. If the heat or other utilities cease for any cause not within control of Landlord/Agent, the obligation of Tenant under the terms of this Lease shall not be affected thereby, nor shall any claim against the Landlord/Agent accrue to Tenant by reason thereof.

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18. **SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS.** Tenant acknowledges that Landlord has installed functional smoke detectors and carbon monoxide detectors at the Property in compliance with Maryland law and that said smoke detectors and carbon monoxide detectors are in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any smoke detector / carbon monoxide detector, or otherwise permit any smoke detector to be obstructed or tampered with for any reason. Tenant further agrees to test the smoke detectors and carbon monoxide detectors periodically and to report in writing to Landlord/Agent any malfunction. Tenant assumes sole responsibility to test the smoke detectors and carbon monoxide detectors and shall indemnify and hold Landlord/Agent harmless from any and all liability for injury, death, Property damage, or other loss resulting from any defect or malfunction of such smoke detector / carbon monoxide detector which Tenant shall not have specifically reported in writing to Landlord/Agent as required. If any smoke detector / carbon monoxide detector within the Property becomes damaged by tampering or through negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Landlord/Agent and Landlord/Agent shall promptly cause the smoke detector to be repaired or replaced. Upon demand, Tenant shall pay to Landlord/Agent the costs of repair or replacement incurred by Landlord/Agent, or such costs may be billed to Tenant as additional rent.

19. **TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS.** Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalk nor permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any other governmental authority.

20. **MANDATORY RENTER'S INSURANCE/NO LANDLORD LIABILITY.** Tenant agrees that with respect to those portions of the Property within the exclusive control of the Tenant, Landlord/Agent shall not be responsible 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 agent, employee, invitee, guest, or family member of the Tenant. Landlord/Agent shall not be deemed as a bailee as to any goods or chattels placed on, in or about the Property. It is the responsibility of the Tenant to obtain and pay the costs of any insurance to protect Tenant from loss or damage to Tenant's personal Property placed on, in or about the Property, and to maintain adequate personal liability insurance. Tenant shall indemnify and hold Landlord/Agent harmless against and from all liability arising from any injury or death, Property damage, or other loss during the Term to person or Property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, guest, or family member of Tenant. Receipt of acquired Renters Insurance must be given to Landlord/Agent within 30 days of move-in.

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21. **NO SUBLEASE/NO ASSIGNMENTS.** Tenant shall not assign this Lease or sublet all or part of the Property without the prior written consent of Landlord/Agent, which consent may be withheld in the Landlord/Agent's sole and absolute discretion. Any assignment or subletting without Landlord/Agent's prior written consent shall be null and void and of no effect.

Landlord/Agent may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability hereunder. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of the Tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability hereunder.

22. **JOINT AND SEVERAL LIABILITY:** Each Tenant signing this Lease shall be jointly and severally liable to Landlord/Agent for all obligations arising under this Lease.

23. **ATTORNEY'S FEES:** If suit is brought by Landlord/Agent for possession of the leased Property, for the recovery of any rent due under the provision of this agreement, or for any obligation of Tenant arising under this agreement or by law, then Tenant hereby agrees to pay Landlord/Agent all costs in connection therewith, including, but not limited to, reasonable attorney's fees.

24. **PARKING:** Tenant is responsible for obtaining residential parking permits for street parking if required.

25. **LEAD BASED PAINT:** TENANT ACKNOWLEDGES THEY HAVE RECEIVED AND READ: EPA BROCHURE "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" MDE - "NOTICE OF TENANT'S RIGHTS, LEAD POISONING PREVENTION" CURRENT AND VERIFIED INSPECTION REPORT APPLICABLE TO THE PROPERTY AS ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. (NOTE: LEAD INFORMATION IS AVAILABLE FOR DOWNLOAD IN THE TENANT PORTAL.)

26. **ALL CONDITIONS OF LEASE AGREEMENT.** The conditions of the Lease are separate, the validity of each not being dependent upon the other. This Lease constitutes the entire agreement between the parties. The breach of any condition of this Lease is to be considered substantial. This Lease may be executed in counterparts and may be transmitted via facsimile or electronically. Each complete copy of the Lease shall be considered an original for all purposes. This Lease shall be construed according to the Laws of the State of Maryland.

27. **DELIVERY OF NOTICES:**

- a. All notices required to be given by Landlord/Agent to Tenant, with the exception of the notice of withholding of the security deposit, shall be sufficiently given by leaving the same at the Property or by emailing to Tenant's email address. Tenant explicitly agrees that a Notice of Intent to File a Complaint for Summary Ejectment

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(Failure to Pay Rent) may be delivered electronically via E-mail message or Text Message or through the Electronic tenant portal.

INITIALS: Tenant AB Co-Tenant _____

- b. If applicable, the notice of the withholding by Landlord/Agent of any portion of the security deposit shall be mailed by Landlord/Agent to Tenant at Tenant's last known address, within forty-five (45) days after the termination or expiration of this lease. In the event there are two or more Tenants named herein, service of any notice by Landlord/Agent on any one of the Tenants named herein shall be construed, and Tenants hereby agree that such service of notice shall be construed, as effective service of notice to all Tenants residing on the premises and named on the Lease.
- c. All notices required to be given by Tenant to Landlord/Agent shall be given by mailing the same to Landlord's Agent, **Moonstone Property Solutions, LLC, 9466 Georgia Avenue, #100, Silver Spring, MD 20910**. Landlord/Agent may accept notice from Tenant via electronic mail delivery only if such notice is confirmed via email by Landlord/Agent.
- d. Notices that must be sent via certified mail under this Lease or under applicable law, must still be sent via certified mail. Nothing in this section shall constitute a waiver of any such certified mailing requirements.

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LANDLORD AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE ALONG WITH ANY ADDENDUMS REFERENCED AND ATTACHED.

LANDLORD/AGENT

By: Chuck Kanovsky

Moonstone Property Solutions

Date: 07 / 21 / 2026

TENANT(S)

By: Angel Nicole Galloway

Angel Nicole Galloway

Date: 07 / 21 / 2026

INITIALS: Tenant AB Co-Tenant _____ Landlord CK

Bedbug Addendum

LEASED PROPERTY ADDRESS: **1410 Filbert St, Unit 1, Baltimore, MD 21226**

Tenant acknowledges that the Owner/Agent has inspected the unit and is aware of no bedbug infestation.

Initial: AB _____
Tenant Co-Tenant

Tenant claims that all furnishings and personal property that will be moved into the premises are free of bedbugs.

Initial: AB _____
Tenant Co-Tenant

Tenant hereby agrees to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering your residence. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation.
2. Tenant shall report any problems immediately to Landlord/Agent. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units/residences.
3. Tenant shall cooperate with pest control efforts. If your unit/residence or neighbor's unit/residence is infested, a pest management professional may be called to eradicate the problem. Your unit/residence must be properly prepared for treatment. Tenant must comply with recommendations and requests from pest control specialists prior to professional treatment including but not limited to:
 - Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
 - Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
 - Empty dressers, nightstands and closets. Remove all items from floor, bag all clothing, shoes, boxes, toys, etc.
 - Bag and seal washable and non-washable items separately. Used bags must be disposed of properly.

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- Vacuum all floors, including inside closets. Vacuum all furniture, including inside drawers and nightstands.
 - Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discard of properly.
 - Wash all machine-washable bedding, drapes and clothing, etc. on the hottest water temperature and dry on highest heat setting. Take other items to the dry cleaner making sure to inform them that items are infested with bedbugs. Discard items that cannot be decontaminated.
 - Move furniture toward the center of the rooms so technicians can easily access carpet edges where bedbugs congregate. As well as walls and furniture surfaces. Be sure to leave access to closets.
4. Tenant agrees to indemnify and hold the Landlord/Agent harmless from all actions, claims, losses, damages and expenses including but not limited to attorneys' fees that Landlord/Agent may incur because of the negligence of the Tenant(s) or any guest(s) occupying or using the premises.
5. It is acknowledged that the Landlord/Agent shall not be liable for any loss of personal property to the Tenant because of bedbug infestation. Tenant agrees to have personal property insurance to cover such losses.

By signing below, the undersigned Tenant agrees and acknowledges having read and understood this addendum.

Tenant Signature(s):



Date: 07 / 21 / 2026

Date: _____

INITIALS: Tenant AB Co-Tenant _____ Landlord CK



Mold Remediation Addendum

LEASED PROPERTY ADDRESS: **1410 Filbert St, Unit 1, Baltimore, MD 21226**

Notwithstanding anything contained in the Lease to the contrary, Tenant agrees to use Tenant's best efforts to prevent any conditions in the unit, such as excessive moisture, that could create an environment conducive to mold growth. Tenant is advised that prior to renting this unit a representative of the Landlord/Agent inspected the unit for evidence of mold and certified that mold growth was not present in the apartment at the time Tenant took possession (occupancy) of the unit. In the event such develops, Tenant agrees to remedy such conditions. Landlord is not responsible for the consequences of any Tenant conduct that leads to or exacerbates mold growth. Tenant shall indemnify and hold Landlord harmless from any such conduct of Tenant. Tenant further agrees to promptly report to the Landlord any actual or potential mold problem, regardless of what may have caused the problem. Failure to make a prompt written report of any such potential mold problem constitutes a breach of lease and an unconditional waiver and release of any and all claims for any relief, including any alleged damages, whether accrued, contingent, inchoate or otherwise, suspected or unsuspected, raised affirmatively or by way of defense or offset, related to or occurring or arising from or out of the unreported conditions.

Tenant further agrees that, in the event Landlord provides notice to Tenant of Landlord's intention to remediate mold in Tenant's unit, Tenant will provide immediate access to Tenant's Unit to permit Landlord to remediate the problem. In the event Landlord determines, in its sole discretion, that Tenant should vacate the Unit during remediation, Tenant will vacate at the Landlord's expense to another reasonable and comparable unit owned or operated by Landlord or its affiliate for the period of time necessary to complete remediation. The relocation will not be deemed a suspension of the lease and all provisions will be enforced including the payment of rent. In the event no other unit is available, Landlord, at its sole discretion may terminate the lease without penalty and without any financial obligation beyond the date of such termination. Tenant's refusal to relocate in accordance with these provisions, or any other interference with Landlord's remediation efforts by Tenant or Tenant's guests, shall constitute for a breach of the Lease and an unconditional waiver and release of any and all claims for any relief, including any alleged damages, whether accrued, contingent, inchoate or otherwise, suspected or unsuspected, raised affirmatively or by way of defense or offset, relating to or occurring or arising from or out of exposure to the presence of mold. Landlord may terminate the lease and/or evict Tenant upon Tenant's breach of Lease or by any other remedy available to Landlord under the terms of the Lease for a breach thereof or at law and equity. If a Tenant has made a good-faith written report to the Landlord of the actual mold problem in the Unit and within five days after such report Landlord has not taken any action to inspect or remediate mold in the Unit, or has not provided Tenant with a remediation plan for the Unit, then the Tenant may take the necessary action under the law and equity for breach of lease, Nothing herein shall release Tenant from any obligation or claims relate to delinquent and/or past due rent and other fees or charges obligated under the Lease.

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Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged and the provision of the Lease shall be applicable to the fullest extent not inconsistent with the Addendum. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.

By signing below, the undersigned Tenant agrees and acknowledges having read and understood this addendum.

Tenant Signature(s):



Date: 07 / 21 / 2026

Date: _____

INITIALS: Tenant  Co-Tenant _____ Landlord 



Unfinished Basements Lease Addendum

LEASED PROPERTY ADDRESS: **1410 Filbert St, Unit 1, Baltimore, MD 21226**

Unfinished basements are not for the use of storage, bedroom(s) or normal living space, hereafter referred to as "Unallowable Uses"

Waiver: Tenant agrees to hold Landlord/Agent, included but not limited to, its employees, sub-contractors or any affiliates, hereafter referred to as "Parties", harmless in the event any personal property is damaged due to Unallowable Uses. In addition, Tenant holds all Parties harmless and releases all liability for damages, personal property loss, injuries, illness or death happening in or about the property address and its premises that may occur to Tenant, Tenant's children, Tenant's family or Tenant's Guests due to exposure to mold or related contaminants.

By signing below, the undersigned Tenant agrees and acknowledges having read and understood this addendum.

Tenant Signature(s):



Date: 07 / 21 / 2026

Date: _____

INITIALS: Tenant AB Co-Tenant _____ Landlord CK

Title	1410 Filbert Street - 1
File name	moonstone rental ...nit1)7.21.26.docx
Document ID	48ec7bf513d1b55d6785d031b14619865852fac8
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested on moonstoneprop.managebuilding.com and signed on moonstoneprop.managebuilding.com

Document History



07 / 21 / 2026
19:23:12 UTC

Sent for signature to Angel Nicole Galloway (becky_that@icloud.com) and Chuck Kanovsky (chuck@moonstoneprop.com) from dropboxsignproduction@buildium.com
IP: 100.36.248.108



07 / 21 / 2026
19:24:49 UTC

Viewed by Angel Nicole Galloway (becky_that@icloud.com)
IP: 206.171.115.63



07 / 21 / 2026
19:38:07 UTC

Signed by Angel Nicole Galloway (becky_that@icloud.com)
IP: 206.171.115.63



07 / 21 / 2026
22:41:47 UTC

Viewed by Chuck Kanovsky (chuck@moonstoneprop.com)
IP: 100.36.248.108



07 / 21 / 2026
22:43:37 UTC

Signed by Chuck Kanovsky (chuck@moonstoneprop.com)
IP: 100.36.248.108

07 / 21 / 2026
22:43:37 UTC

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