

RESIDENTIAL LEASE AGREEMENT

1539 N Broadway, Baltimore, Maryland 21213

THIS RESIDENTIAL LEASE AGREEMENT ("Lease") is made on July 23, 2026, by and between **William Drayer and Briana Drayer, on behalf of Drayer Enterprises LLC** ("Landlord"), and **James Biago, Christopher Remy, and Jaden Page** (individually and collectively, "Tenant"), for the residential premises located at **1539 N Broadway, Baltimore, MD 21213** (the "Premises").

1. TERM

This Lease is for a fixed term of twelve (12) months, beginning on **September 1, 2026** and ending on **August 31, 2027** (the "Term"). If Tenant remains in possession after the Term with Landlord's consent and no new lease is signed, the tenancy shall continue month-to-month on the same terms, terminable by either party upon sixty (60) days' written notice as required in Baltimore City.

2. RENT

Tenant shall pay rent of **Three Thousand Dollars (\$3,000.00)** per month, due in advance on or before the first (1st) day of each month, without demand, deduction, or setoff. Rent shall be paid as a **single payment** for the full monthly amount; Landlord is not obligated to accept partial payments or separate payments from individual Tenants, and acceptance of any partial payment shall not waive Landlord's right to collect the balance or pursue any remedy.

3. LATE FEE; DEFAULT IN PAYMENT

Rent not received in full by the fifth (5th) day of the month is late. Tenant shall pay a late fee of five percent (5%) of the monthly rent (\$150.00), the maximum permitted under Md. Code, Real Property § 8-208. If rent remains unpaid on the eleventh (11th) day of the month, Tenant shall be in default under this Lease, and Landlord may pursue all available remedies, including a Failure to Pay Rent action in the District Court of Maryland for Baltimore City.

4. JOINT AND SEVERAL LIABILITY

Each Tenant is jointly and severally liable for the full performance of every obligation under this Lease, including payment of the entire monthly rent and all other charges, regardless of any agreement among Tenants to divide rent or expenses. A default by any one Tenant is a default by all. The departure, abandonment, or removal of any Tenant shall not reduce the rent owed or release any remaining or departed Tenant from liability for the balance of the Term.

5. SECURITY DEPOSIT

Tenant shall pay a security deposit of **Three Thousand Dollars (\$3,000.00)** prior to occupancy. The deposit shall be held and returned in accordance with Md. Code, Real Property § 8-203, in a Maryland banking institution, with simple interest as provided by law, and returned within forty-five (45) days after termination of the tenancy, less any lawful deductions for unpaid rent, damage beyond ordinary wear and tear, or other breach. Tenant has the right to receive from Landlord a written list of existing damages if requested within fifteen (15) days of occupancy. The deposit is a single deposit held for all Tenants jointly; Landlord may return it by a single instrument payable to all Tenants and is not responsible for allocation among them. The deposit may not be applied by Tenant as rent.

6. OCCUPANCY AND USE

The Premises shall be occupied only by the three named Tenants and used solely as a private residence. No other person may occupy the Premises for more than fourteen (14) consecutive days without Landlord's prior written consent. No unlawful activity, nuisance, or conduct that disturbs neighbors is permitted.

7. UTILITIES

Tenant is responsible for all utilities and services to the Premises, including electricity, gas (if applicable), water and sewer charges, cable, and internet, and shall place accounts in Tenant's name where applicable. Tenant shall keep utilities active for the entire Term.

8. CONDITION; MAINTENANCE AND REPAIRS

Tenant accepts the Premises in good condition. Tenant shall keep the Premises clean and sanitary, promptly notify Landlord in writing of any needed repairs or dangerous conditions, replace smoke/CO detector batteries and light bulbs, and properly dispose of trash per Baltimore City schedules. Tenant shall not make alterations, paint, or install fixtures without Landlord's prior written consent. Tenant is responsible for the cost of repairs caused by the negligence or misuse of any Tenant, occupant, or guest. Landlord shall maintain the Premises as required by applicable law, including the warranty of habitability.

9. APPLIANCES

Appliances provided with the Premises are supplied as a convenience. Landlord will maintain them in working order at the start of the tenancy; Tenant shall use them with reasonable care and report malfunctions promptly.

10. PETS

Pets are permitted on the Premises. Tenant is responsible for any damage caused by pets beyond ordinary wear and tear, for keeping the Premises free of pet waste and odors, and for complying with Baltimore City animal control laws, including licensing and leash requirements. Properly documented assistance animals are accommodated in accordance with applicable law.

11. SMOKING

Smoking of any substance is prohibited inside the Premises.

12. ASSIGNMENT AND SUBLETTING

Tenant shall not assign this Lease, sublet the Premises, or list the Premises on any short-term rental platform, in whole or in part, without Landlord's prior written consent, which may be withheld in Landlord's discretion. Any proposed replacement occupant is subject to Landlord's standard screening and written approval, and no substitution releases any original Tenant absent a written release signed by Landlord.

13. LANDLORD'S ACCESS

Landlord may enter the Premises with reasonable prior notice (at least 24 hours except in emergency) to inspect, make repairs, or show the Premises to prospective tenants, purchasers, or lenders. In an emergency, Landlord may enter without notice.

14. EARLY TERMINATION BY TENANT

If Tenant vacates or attempts to terminate this Lease before the end of the Term without a right to do so under Maryland law, Tenant remains liable for rent as it comes due until the Premises are re-rented or the Term ends, whichever occurs first, plus Landlord's reasonable costs of re-letting. Landlord will make reasonable efforts to mitigate by re-renting the Premises. Statutory early-termination rights (e.g., for active-duty military orders or as otherwise provided by Md. Code, Real Property § 8-212.1 and related provisions) are preserved.

15. RETURNED PAYMENTS

Any payment returned or dishonored for any reason shall incur a returned-payment fee of \$35.00, and Landlord may thereafter require payment by certified funds. A returned payment does not extend the date rent was due, and late fees apply as if the payment had not been made.

16. RENTERS INSURANCE

Landlord's insurance does not cover Tenant's personal property or liability. Tenant is strongly encouraged to maintain renters insurance for the Term. Landlord is not liable for loss or damage to Tenant's property except as required by law.

17. RULES; COMPLIANCE WITH LAW

Tenant shall comply with all applicable federal, state, and Baltimore City laws, codes, and ordinances, and with reasonable rules delivered by Landlord in writing. Tenant shall not do anything that increases Landlord's insurance premiums or causes cancellation of coverage.

18. LEAD PAINT AND REQUIRED DISCLOSURES

The Premises were constructed prior to 1978 and may contain lead-based paint. Tenant acknowledges receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home" and the Maryland "Notice of Tenants' Rights" lead poisoning prevention materials. The Premises are registered with the Maryland Department of the Environment as required by the Reduction of Lead Risk in Housing Act, and Landlord will maintain compliance with applicable lead risk-reduction standards, including providing a current lead inspection certificate at the start of the tenancy.

19. RENTAL LICENSE

The Premises are licensed as a rental dwelling with Baltimore City Department of Housing & Community Development. License No. _____.

20. DEFAULT; REMEDIES; ATTORNEY'S FEES

If Tenant breaches this Lease, Landlord may pursue all remedies available under Maryland law, including actions for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over. To the extent permitted by law and awarded by the court, the prevailing party in any action arising from this Lease may recover reasonable attorney's fees and court costs. Landlord's acceptance of rent with knowledge of a default is not a waiver of that or any other default.

21. NOTICES

Notices shall be in writing and delivered personally, by first-class mail, or by electronic mail to the addresses provided by the parties. Notice to any one Tenant constitutes notice to all Tenants.

22. SEVERABILITY; ENTIRE AGREEMENT

If any provision of this Lease is held invalid, the remainder shall continue in effect. This Lease, together with any written addenda signed by the parties, is the entire agreement and supersedes all prior discussions. This Lease is governed by the laws of the State of Maryland. Any provision found to conflict with Maryland law shall be enforced only to the extent the law allows.

23. SIGNATURES

By signing below, each party acknowledges having read, understood, and agreed to this Lease, and each Tenant acknowledges the joint and several liability provisions of Section 4.



Date: 7/31/26

James Biago, Tenant



Christopher Remy, Tenant

Date: 7/31/26



Jaden Bage, Tenant

Date: 7/31/26



Date: _____

William Drayer, Landlord – Drayer Enterprises LLC



Date: _____

Briana Drayer, Landlord – Drayer Enterprises LLC