

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") made and entered into this **29th** day of **July** 2026, by and between **HT FOUR LLC** ("Landlord") and **Devon E. Burr** ("Tenant").

WITNESSETH:

WHEREAS, Landlord is the fee owner of certain real property being, lying and situated in Baltimore City, Maryland, such real property having a street address of **3440 Mount Pleasant Avenue, Baltimore, MD 21224** the "Premises").

WHEREAS, Landlord desires to lease the Premises to Tenant upon the terms and conditions as contained herein; and

WHEREAS, Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein;

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. TERM. Landlord leases to Tenant and Tenant leases from Landlord the above-described Premises together with any and all appurtenances thereto, for a term of One Year (12 months), such term beginning on **July 30, 2026**, and ending at 11:59 PM on **July 31, 2027**.

2. RENT. The total rent for the term hereof is the sum of **Nineteen Thousand Eight Hundred and 00/100 DOLLARS (\$19,800.00)** payable monthly in advance, on the first day of each month of the term, in equal installments of **One Thousand Six Hundred Fifty and 00/100 DOLLARS (\$1,650.00)** (the "Rent"). All such payments shall be made to Landlord at Landlord's address as set forth in this Lease on or before the due date and without demand. Whenever it is provided in this Lease that Tenant is required to make any payment to Landlord, such payment shall be deemed to be Additional Rent and included in Rent, and all remedies applicable to the nonpayment of rent shall be applicable thereto.

PRO RATA RENTAL PAYMENTS

It is additionally understood and agreed that Tenant is to commence occupancy of the premises on **July 30, 2026**. Tenant is to pay the sum of **One Hundred Six and 46/100 DOLLARS (\$106.46)** on **July 30, 2026**, as "pro rata" rent for the period **July 30, 2026, through July 31, 2026**.

3. SECURITY DEPOSIT

In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited with the Landlord/Agent the sum of **One Thousand Six Hundred Fifty and 00/100 Dollars (\$1,650.00)**, receipt of which is hereby acknowledged, which sum does not exceed one (1) months' rent, which is to be held as collateral security and applied on any unpaid 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, the Tenant's family, guests, agents, employees, trades people, or pets, or other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Lease. Tenants may not utilize the security deposit as rent and must not apply the same as last month's rent. The security deposit will be deposited and maintained in an escrow account in a federally insured financial institution which does business in the State of Maryland, devoted exclusively to security deposits, within thirty (30) days after it has been received. The security deposit may be held in insured certificates of deposit at branches of a federally insured financial

institution within the State of Maryland or in securities issued by the federal government or the State of Maryland.

The landlord, within 45 days of receipt of such notice, shall present, by first-class mail to the tenant, a written list of the damages together with a statement of the costs actually incurred and shall return to the tenant the security deposit together with simple interest paid at the rate provided by law, less any damages rightfully withheld. Interest will accrue at six (6) month intervals from the day Tenant deposits said security deposit with Landlord/Agent, provided the said security deposit is Fifty Dollars (\$50.00) or more. The foregoing provisions do not apply to any Tenant who has abandoned the premises or who has been evicted unless such Tenant makes a written demand for the return of the security deposit within 45 days of being evicted, ejected or abandoning the premises, and provides the Landlord with his/her new address.

Tenant's obligations under this Lease may not end when Tenant ceases to occupy the premises. Repairs required may be so substantial or of such a nature that work will not be completed within the forty-five (45) day period following the termination of the tenancy; in such event, Landlord reserves the right to pursue Tenant for reimbursement for expenses incurred to repair damages to the premises.

In the event of a sale of the property upon which the premises is situated or the transfer or assignment by the Landlord/Agent of this Lease, the Landlord/Agent has the obligation to transfer the security deposit to the transferee and Landlord/Agent is released from all liability for the return of the security deposit, and the Tenant must look solely to the new Landlord/Agent for the return of his security deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the security deposit to a new Landlord/Agent.

In the event of any rightful or permitted assignment of this Lease by the Tenant to any assignee or sublessee, the security deposit is deemed to be held by the Landlord/Agent as a deposit made by the assigned or sublessee and the Landlord/Agent will have no further liability with respect to return of such security deposit to the assignor.

The Landlord or Landlord's estate, but not the managing agent or court appointed receiver, will remain liable to the Tenant for the maintenance of the security deposit as required by law. Failure of the Landlord to comply with the security deposit law may result in the Landlord being liable to the Tenant for a penalty of up to three (3) times the security deposit withheld, plus reasonable attorney's fees.

4. USE OF PREMISES. The Premises shall be used solely for the purposes of a private dwelling. The Premises shall not be occupied by any person other than those individuals named in Tenant's application for residency filed with Landlord. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

5. CONDITION OF PREMISES. Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition. Tenant acknowledges inspection of the Premises and accepts the Premises in its present condition, subject to Landlord's continuing obligations under applicable Maryland and Baltimore City housing laws.

6. ASSIGNMENT AND SUB-LETTING. Tenant shall not assign this Lease, or sublease or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. A consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Lease.

7. ALTERATIONS AND IMPROVEMENTS. Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on

the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Lease.

8. NON-DELIVERY OF POSSESSION. In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the term of this Lease, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Lease and all rights hereunder shall terminate.

9. HAZARDOUS MATERIALS. Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

10. UTILITIES; ADDITIONAL EXPENSES. Tenant shall be responsible for arranging for and paying for all utility services required on the Premises. Tenant shall arrange for electrical service to begin the day immediately preceding the beginning of the term of this Lease. If the Premises are fitted with a security alarm system, Landlord shall invoice Tenant for any monthly monitoring fee, which Tenant shall pay as additional rent.

Water is included in the monthly rent at a monthly rate of \$90.00 per month. The monthly rent and water allocation are based upon 2 authorized occupants:

Devon E. Burr (Authorized Occupant)

Serena A Booth (Authorized Occupant)

Landlord will periodically review the actual water usage for the Premises. If the actual water usage exceeds the monthly water allocation included in the rent, Tenant shall be responsible for payment of any excess water and sewer charges assessed by Landlord. Any unused portion of the monthly water allocation shall not result in a credit, reimbursement, offset, or refund to Tenant.

All charges for excess water usage, sewer usage, leaks, repairs caused by Tenant negligence, and any unpaid water-related balances shall be deemed additional rent under this Lease and shall be due and payable with the next monthly rental payment.

Tenant also agrees to promptly report to Landlord/Management any running water, leaks, or plumbing issues which may cause damage or increase the water bill. Tenant shall be liable for any damage, excess charges, or bills incurred as a result of failing to report such problems.

It is understood and agreed that the Landlord shall not be liable for any damage occasioned by the temporary or periodic interruption due to repairs or interruption of utilities on the Premises not arising out of the negligence of Landlord.

Landlord may provide copies of utility invoices or allocation calculations upon written request.

11. VEHICLES. If Landlord makes vehicle parking available to Tenant, Tenant agrees to obey all parking and speed regulations with Landlord may post. No unlicensed, dismantled, inoperable

and/or wrecked motor vehicles, including but not limited to automobiles, trucks, motorcycles, trailers or other such vehicles shall be parked on the property. Any vehicle as described herein that is parked on the property must have current license plates attached and said vehicles must be in operable condition. Licensed vehicles may be parked only in garage, driveways, if provided, or on the street. No vehicles shall be parked or stored on the grass or lawn of the property. In addition, the repair or maintenance of any and all motor vehicles is prohibited on or in front of said property. There also shall be no parking or storage of commercial vehicles on the property at any time. Landlord shall have the right to tow any vehicles parked on the property in violation of these provisions.

12. TENANT MAINTENANCE AND REPAIR; RULES. Tenant shall maintain the Premises in a clean and sanitary condition and shall be responsible for damage caused by Tenant, Tenant's guests, or Tenant's negligence, except for repairs and maintenance required by law to be performed by Landlord. Without limiting the generality of the foregoing, Tenant shall:

- (a) Keep the Premises free of insects, rodents, vermin and other pests;
- (b) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- (c) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair. **Under no circumstances, should locks be changed on the property without prior landlord approval;**
- (d) Not obstruct or cover the windows or doors;
- (e) Not leave windows or doors in an open position during any inclement weather;
- (f) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
- (g) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
- (h) Keep all air conditioning filters clean and free from dirt;
- (i) Keep the heat control to a minimum thermostat setting of fifty-five (55) degrees during the period from October 1st through April 15th;
- (j) Check smoke detectors periodically and replace batteries as necessary;
- (k) Keep grass cut and bushes trimmed. Rake yard of all leaves and debris. Shovel walkways and sidewalks in front of house of snow; and
- (l) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage or leakage to any such apparatus and the cost of clearing stopped plumbing or leakage resulting from misuse shall be borne by Tenant.

At all times, Tenant and any guests or cohabitants shall:

- (a) Not make or permit any loud or improper noises, or otherwise disturb neighbors;
- (b) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with neighbors; and
- (c) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements.

Tenant shall be liable for Landlord for any damages resulting from any failure to comply with these rules. Landlord shall have the right to make such reasonable rules and regulations as it may deem necessary and desirable for the safety of its property, the care and cleanliness thereof, the comfort of tenants, or for the preservation of good order. Tenant shall comply, and shall cause its co-tenants and guests to comply, with such rules and regulations.

13. **LANDLORD MAINTENANCE** Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant. Landlord shall be responsible for (a) all exterior structural repairs to the Premises, including the roof and exterior of the building, and (b) maintenance of the exterior walls of, and drainage lines to, the Premises. Landlord will perform maintenance to the water leading up to the building. (c) Landlord shall be responsible for maintenance of the stove and refrigerator as required by applicable law. All other appliances will be the tenant's responsibility. (d) Lastly, heat during the winter is also the responsibility of the landlord. Air conditioning is the tenant's responsibility. Tenant understands and assumes responsibility for reporting maintenance. Failure to do so is considered negligence, as it may result in further damage. Tenant understands that cancelling or missing maintenance appointments, not providing vendor access, or failing to report ongoing or urgent maintenance issues may result in fines or charges.

Tenants agree that they have read, understand and agree to what maintenance they are legally responsible for:


Devon (Jul 29, 2026 13:00:13 EDT)

Devon E. Burr

Jul 29, 2026

Date

14. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Lease shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The Rent shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying Rent up to such date and Landlord refunding Rent collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the Rent shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Lease continue according to its terms.

15. INSPECTION OF PREMISES. Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Lease and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon, and for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Except in emergencies, Landlord shall provide reasonable advance notice prior to entry, generally not less than 24 hours. In the event of an emergency, Landlord may enter the Premises without prior notice. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, that do not conform to this Lease or to any restrictions, rules or regulations affecting the Premises.

16. SUBORDINATION OF LEASE. This Lease and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

17. TENANT'S HOLDOVER. If Tenant remains in possession of the Premises after the expiration of the Lease term without having executed a written renewal agreement with Landlord, Tenant shall be deemed a holdover tenant. Any holdover tenancy shall be month-to-month only and subject to all terms and conditions of this Lease except as to term. During any holdover period, Tenant shall pay Rent in an amount equal to two hundred percent (200%) of the monthly Rent in effect immediately prior to the expiration of the Lease term, unless a different amount is required or prohibited by applicable law. Holdover Rent shall be due and payable in advance. Landlord's acceptance of Rent during any holdover period shall not be deemed a renewal or extension of this Lease for any fixed term and shall not waive Landlord's right to terminate the tenancy or recover possession of the Premises in accordance with applicable law. Tenant acknowledges that failure to timely vacate the Premises after expiration of the Lease term or after proper notice of non-renewal constitutes a material breach of this Lease and may subject Tenant to all remedies available to Landlord at law or in equity.

18. SURRENDER OF PREMISES. Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear thereof and damages by the elements excepted.

19. PETS. No domestic or other animal shall be permitted on the Premises without, in each instance, Landlord's prior express written consent. In the event an animal not authorized under this section is kept on the Premises, Tenant shall be liable for a charge of Fifty Dollars (\$50.00) for each day the animal remains on the Premises, payable immediately upon Tenant's receipt of written notice.

20. QUIET ENJOYMENT. Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.

21. INDEMNIFICATION. Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the

Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.

22. **DEFAULT.** If Tenant fails to comply with any of the material provisions of this Lease, or of any rules and regulations prescribed by Landlord or by any applicable laws, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Lease. If Tenant fails to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, (a) terminate this Lease, and (b) eject Tenant and exercise any and all rights and remedies available to Landlord at law or in equity. These remedies are cumulative and non-exclusive.

23. **FEES.** In the event that any rent payment required to be paid by Tenant hereunder is not made by 5:00 p.m. on the tenth day of when due, Tenant shall pay to Landlord, in addition to such rent payment or other charges due hereunder, a "late fee" in the amount of five percent (5%) of the monthly rent. Tenant shall be further liable for a fee of thirty-five dollars (\$35.00) for any returned check, which shall be paid by Tenant to Landlord immediately upon notice thereof.

24. **ABANDONMENT.** If at any time during the term of this Lease Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.

25. **RENT INCREASES; RENEWAL; NON-RENEWAL; HOLDOVER.**

A. **Rent Increases:** After the initial term of this Lease expires, Rent may not be increased more than once in any twelve (12) month period. Any proposed rent increase shall be provided to Tenant in writing at least ninety (90) days prior to the effective date of the increase, as required by applicable law. B. **Lease Renewal:** Unless otherwise agreed to in writing by the parties, this Lease shall not automatically renew for an additional fixed term. Any renewal of this Lease must be agreed to in writing and signed by both Landlord and Tenant. C. **Landlord Non-Renewal:** Landlord may elect not to renew this Lease by providing Tenant with at least sixty (60) days' written notice prior to the expiration of the Lease term. D. **Tenant Non-Renewal:** Tenant may elect not to renew this Lease by providing Landlord with at least sixty (60) days' written notice prior to the expiration of the Lease term. Failure to provide timely notice shall result in Tenant being deemed a holdover tenant as provided below. E. **Holdover Tenancy:** If Tenant remains in possession of the Premises after the expiration of the Lease term without executing a written renewal agreement, Tenant shall be deemed a holdover tenant. Any holdover tenancy shall be month-to-month only and subject to all terms of this Lease except as to term, as further provided in Section 17 of this Lease. F. **Acceptance of Rent:** Acceptance of Rent during any holdover

period shall not be deemed a renewal of this Lease for a fixed term and shall not waive Landlord's right to recover possession of the Premises in accordance with applicable law.

26. **TENANT PROPERTY.** Any personal property left on the Premises at the end of the term of this Lease shall be deemed abandoned by the Tenant and Landlord shall have the right, in its sole discretion, to dispose of or sell the property.

27. **ENFORCEMENT.** Should it become necessary for Landlord to expend funds to enforce any of the conditions or covenants hereof, including the collection of Rent or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including a reasonable attorneys' fee.

28. **RECORDING OF LEASE.** Tenant shall not record this Lease on the Public Records of any public office. In the event that Tenant shall record this Lease, this Lease shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.

29. **GOVERNING LAW.** This Lease shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

30. **SEVERABILITY.** If any provision of this Lease or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Lease nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

31. **BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

32. **DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.

33. **CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.

34. **NON-WAIVER.** No indulgence, waiver, election or non-election by Landlord under this Lease shall affect Tenant's duties and liabilities hereunder.

35. **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Lease shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.

36. **NOTICE.** Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, or first-class mail as permitted by applicable law.

If to Landlord to:

HT FOUR LLC

c/o Baltimore Scattered Sites, LLC
330 Clubhouse Road
Hunt Valley, MD 21031

If to Tenant to:

Devon E. Burr

3440 Mount Pleasant Avenue,
Baltimore, MD 21224

ADDENDUMS ATTACHED and made part of this Lease Agreement: *Lead Based Paint, Smoke & Carbon Monoxide, Bedbug, Mold, Plumbing & Drain, Smoke & Odor, Pet, Tenant's Rights, and Legal Assistance Resources*

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Landlord and Tenant have signed this Lease or caused it to be signed on its behalf by its authorized representatives, on the date first above written.

LANDLORD:

HT FOUR LLC,
a Maryland limited liability company

By: *Martha Chapman*
Martha Chapman (Jul 29, 2026 12:17:15 EDT)
Name: **Martha Chapman**
Title: Agent for **HT FOUR LLC**

TENANT:

Devon Burr
Devon (Jul 29, 2026 13:00:13 EDT)
Devon E. Burr

Address of Property: 3440 Mount Pleasant Avenue, Baltimore, MD 21224

LEAD BASED PAINT ADDENDUM TO LEASE

Landlord: **HT FOUR LLC**

Tenant(s): **Devon E. Burr**

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Residents must also receive a Federally and State approved pamphlet on lead poisoning prevention and the Maryland State pamphlet on tenant's rights.

Landlord's Disclosure (initial)

MKC
MKC

- (a) ☐ Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing.
Explain. _____

- ☒ Landlord has no knowledge of lead-based paint in the housing.
☒ Landlord has no knowledge of lead-based paint hazards in the housing.

MKC
MKC

- (b) Records and repairs available to the Landlord (check one below):

- ☒ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards that are present in the housing (list documents below)

(Full Risk Reduction/Limited Lead Free/One-Time Lead Free Report)

(Pertinent Repairs)

- ☒ Landlord has no reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

DB

- (c) Tenant has received copies of all information listed above.

DB

- (d) Tenant has received the pamphlet *Protect Your Family from Lead in Your Home*.

DB

- (e) Tenant has received the pamphlet *Notice of Tenant's Rights*, pursuant to § 6-823 (Envir.), Annotated Code of Maryland, 1996.

Agent's Acknowledgment (initial)

MKC
MKC

- (f) Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C.4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

LANDLORD/AGENT: **HT FOUR LLC**

Martha Chapman
Martha Chapman (Jul 29, 2026 12:17:15 EDT)

Jul 29, 2026

Landlord/Agent

Date

Devon Burr
Devon (Jul 29, 2026 13:00:13 EDT)

Tenant

Jul 29, 2026

Date

Address of Property: 3440 Mount Pleasant Avenue, Baltimore, MD 21224

SMOKE & CARBON MONOXIDE DETECTOR ADDENDUM TO LEASE

Landlord: **HT FOUR LLC**

Tenant(s): **Devon E. Burr**

SMOKE & CARBON MONOXIDE DETECTOR ADDENDUM NOTICE: THIS DOCUMENT PLACES A DUTY UPON THE TENANT TO REGULARLY TEST THE SMOKE & CARBON MONOXIDE DETECTOR(S) AND REPORT ALL MALFUNCTIONS TO LANDLORD IN WRITING.

Smoke & Carbon Monoxide (CO) Detector: Tenant acknowledges that as of this date, the premises is equipped with one or more smoke & CO detectors; that Tenant has inspected the smoke & CO detector(s); and that Tenant finds it/them to be in proper working condition.

Repair: Tenant agrees that it is Tenant's duty to test and clean the smoke & CO detector(s) on a monthly basis and Tenant agrees to notify Landlord immediately in writing of any problem, defect, malfunction or failure of the smoke & CO detector(s).

Maintenance: Tenant agrees to replace the smoke & CO detector(s) battery, if any, at anytime the existing battery becomes unserviceable. If after replacing the battery, the smoke & CO detector will not operate, Tenant must immediately inform Landlord of this fact.

Replacement: Tenant agrees to reimburse Landlord for the cost of a new smoke & CO detector and the installation thereof in the event the existing smoke & CO detector(s) becomes damaged by Tenant or Tenant's guests or invitees.

Disclaimer:

TENANT SHALL INDEMNIFY AND HOLD LANDLORD HARMLESS FROM ANY LOSS, COST, DAMAGE OR INJURIES TO PERSONS OR PROPERTY CAUSED BY (1) TENANT'S FAILURE TO REGULARLY TEST THE SMOKE & CO DETECTOR(S); (2) TENANT'S FAILURE TO NOTIFY LANDLORD OF ANY PROBLEM, DEFECT, MALFUNCTION OR FAILURE OF THE SMOKE & CO DETECTOR(S); (3) THEFT OF THE SMOKE & CO DETECTOR(S) OR REMOVAL OF ITS/THEIR BATTERY/BATTERIES; (4) TENANT'S FAILURE TO COMPLY WITH THE TERMS OF THIS ADDENDUM.

Entire Agreement: The parties acknowledge that this Addendum is the entire agreement of the Tenant and Landlord relative to the smoke & CO detector(s) in the premises.

Term: The term of this Addendum shall be for the same term as any lease or rental agreement between the parties, or the period, during which the Tenant occupies the premises, whichever is longer.

Acknowledgment: Tenant acknowledges that Tenant has read this Addendum and it places a duty upon Tenant to regularly test the smoke & CO detector(s) and report all malfunctions of the same to Landlord in writing.

Validity. If any term of this Addendum shall be illegal or unenforceable, the remaining terms or provisions hereof shall remain in full force and effect.


Devon (Jul 29, 2026 13:00:13 EDT)

Tenant

Jul 29, 2026

Date

BEDBUG ADDENDUM TO LEASE

Landlord: **HT FOUR LLC**

Tenant(s): **Devon E. Burr**

This Addendum is added to and made a part of the Lease Agreement between **HT FOUR LLC** "Owner/Agent" and **Devon E. Burr** "Resident" for the premises located at **3440 Mount Pleasant Avenue, Baltimore, MD 21224**. It is our goal to maintain the highest quality living environment for our Residents. Owner/Agent has inspected the home prior to lease and knows of no bedbug infestation. Residents have an important role in preventing and controlling bedbugs. While the presence of bedbugs is not always related to cleanliness or housekeeping, good housekeeping will help control the problem by identifying bedbugs, minimizing infestation, and limiting its spread.

1. **RESIDENT REPRESENTATION.** Resident represents and warrants that all furnishings and other personal property that will be moved into the premises at any time have been inspected by resident and are free of bedbugs.
2. **RESIDENT RESPONSIBILITIES.** Resident agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation, and to respond appropriately to any infestation. Resident agrees to comply with the following responsibilities:
 - a. **RESIDENT MUST REPORT ANY SIGNS OF BEDBUGS IMMEDIATELY.** Do not wait. Even a few bugs can rapidly multiply to create a major infestation. When an infestation is caught early, treatment is often much quicker and less disruptive to the occupants than when the infestation is more advanced.
 - b. **RESIDENT SHALL PRACTICE GOOD HOUSEKEEPING TO PREVENT INFESTATION.**
 - 1) Remove clutter. Bedbugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals and laundry, especially under the beds and in closets. Reducing clutter also makes it easier to carry out housekeeping. If the home is excessively cluttered, Owner/Agent has a right, in its sole discretion, to demand that the clutter be reduced to a reasonable amount.
 - 2) Keep the home clean. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bedbugs, and report any immediately.
 - 3) Avoid using secondhand or rental furnishings, especially beds and mattresses. Used items may be infested with bedbugs. If you must use rented or secondhand items inspect them carefully and never accept any item that shows signs of bedbugs. Do not bring discarded items from the curbside into the home.
 - 4) Cover mattresses and box springs with zippered, vinyl coverings. These are relatively inexpensive and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer. Though using these coverings is only a suggestion at this time, if a bedbug infestation occurs in your home, you will then be required to encase any salvageable mattresses and box springs at your expenses and failure to do so will be a violation of the Lease Agreement.
 - 5) Arrange furniture to minimize bedbug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls. Bedbugs can jump as far as three inches.
 - 6) Check for hitch-hiking bedbugs. If you stay in or just visit a hotel room or another home, inspect your clothing, luggage, shoes, and belongings for signs of bedbugs before you enter your home. After guests visit you, inspect beds, bedding, and upholstered furniture.
 - c. **RESIDENT SHALL COOPERATE WITH PEST CONTROL EFFORTS TO TREAT INFESTATION.** If infestation of Resident's home (or a neighbor's home) is reported, a pest management professional will be called in for evaluation and treatment if necessary. Resident will be responsible for the cost of retreatment of the Resident's home, regardless of the origin of the infestation, as well as cost of treatment of any neighboring homes resulting from Resident's failure to comply with this Addendum. These charges will be considered additional rent and will continue to be assessed until the Resident has properly prepared the home. If treatment is required, Resident must comply with the recommendations from the pest management professional, including the removal of all bedding, drapes, curtains and small rugs for cleaning.


Devon (Jul 29, 2026 13:00:13 EDT)

Tenant

Jul 29, 2026

Date

Address of Property: 3440 Mount Pleasant Avenue, Baltimore, MD 21224

MOLD ADDENDUM TO LEASE

Landlord: HT FOUR LLC

Tenant(s): Devon E. Burr

LEASE ADDENDUM ON MOLD

To minimize the occurrence and growth of mold in the Leased Premises, Resident hereby agrees to the following:

1. **MOISTURE ACCUMULATION.** Resident shall remove any visible moisture accumulation in or on the Premises, including on walls, windows, floors, ceilings and bathroom fixtures; mop up spills and thoroughly dry affected areas as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Premises at reasonable levels.
2. **HOME CLEANLINESS.** Resident shall clean and dust the Leased Premises regularly and shall keep the Premises, particularly kitchen and bath clean.
3. **NOTIFICATION OF MANAGEMENT.** Resident shall promptly notify management in writing of the presence of the following conditions:
 - a. A water leak, excessive moisture or standing water inside the Premises;
 - b. A water leak, excessive moisture or standing water in any community common area;
 - c. Mold growth in or on the Premises that persists after resident has tried several times to remove it with household cleaning solutions such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover or bleach or a combination of bleach and water;
 - d. A malfunction in any part of the heating, air-conditioning or ventilation system in the Premises.
4. **LIABILITY.** Resident shall be liable to Owner for damages sustained to the Leased Premises to Resident's person or property as a result of Resident's failure to comply with the terms of this Addendum.
5. **VIOLATION OF ADDENDUM.** Violation of this Addendum shall be deemed a material violation under the terms of the Lease and Owner shall be entitled to exercise all rights and remedies it possesses against Resident at law or in equity. Owner also has all other rights and remedies set forth in the Lease including damages, eviction and attorney fees to the extent allowed by law.
6. **ADDENDUM SUPERSEDES LEASE.** In case of conflict between the provisions of this Addendum and any other provision of the Lease, the provisions of the Addendum shall govern.


Devon (Jul 29, 2026 13:00:13 EDT)

Tenant

Jul 29, 2026

Date

Address of Property: **3440 Mount Pleasant Avenue, Baltimore, MD 21224**

PLUMBING AND DRAIN ADDENDUM TO LEASE

Landlord: **HT FOUR LLC**

Tenant(s): **Devon E. Burr**

This Addendum is incorporated into and made part of the Lease Agreement for the above-described Premises.

Tenants agree to use all plumbing, drains, toilets, sinks, tubs, and sewer systems in a reasonable and proper manner and to avoid any actions that may cause plumbing stoppages or damage.

Tenant shall not pour grease, oil, corrosive liquids, or other damaging substances into drains or plumbing fixtures.

DO NOT FLUSH OR POUR THE FOLLOWING INTO TOILETS OR DRAINS:

- “Flushable” wipes or cleaning wipes
- Paper towels
- Baby wipes
- Feminine hygiene products
- Q-Tips or cotton products
- Grease, fats, or oils
- Hair in excessive amounts
- Plastic items or wrappers
- Condoms
- Toys or foreign objects
- Food waste, bones, or similar materials
- Any material likely to cause blockage or damage

Tenant agrees to promptly report plumbing leaks, backups, stoppages, or water issues to Landlord or Management.

Plumbing and sewer maintenance caused by normal wear, root intrusion, or defective plumbing systems shall remain the responsibility of Landlord. However, if a plumbing stoppage, backup, overflow, or drain issue is caused by Tenant misuse, negligence, prohibited materials, or failure to timely report a known issue, Tenant shall be responsible for the reasonable cost of repairs, drain clearing, remediation, cleanup, and any resulting damages.

During freezing weather, Tenant shall take reasonable precautions to prevent frozen pipes, including maintaining adequate heat, removing hoses from exterior spigots, and notifying Landlord of any plumbing concerns. Tenant may be responsible for damages caused by failure to take reasonable precautions.

If Tenant will be away from the Premises for an extended period, Tenant is encouraged to have the property periodically checked and to notify Landlord of an emergency contact.

Tenant must initial both statements below.

 **Tenant WILL BE RESPONSIBLE for plumbing stoppages and cesspool fill-ups.**

 **Tenant WILL BE RESPONSIBLE for the cleanup of waste spills as a result of stoppage.**


Devon (Jul 29, 2026 13:00:13 EDT)

Tenant

Jul 29, 2026

Date

SMOKE & ODOR CONTROL ADDENDUM TO LEASE

Landlord: HT FOUR LLC

Tenant(s): Devon E. Burr

This Addendum is incorporated into and made part of the Lease Agreement between Landlord and Tenant for the Premises.

1. Purpose

The purpose of this Addendum is to reduce the migration of smoke, odors, and airborne contaminants between units and to protect residents' health, safety, and quiet enjoyment of the property.

2. Prevention of Unreasonable Migration

Tenant shall not engage in any activity that results in the **unreasonable migration** of smoke, vapor, or odor from the Premises into:

- (a) Other dwelling units
- (b) Hallways or common areas
- (c) Building systems, including ventilation pathways

3. Containment Requirement

Any lawful activity that produces smoke or odors must be conducted in a manner that reasonably contains such effects within the Premises.

If containment cannot be achieved, Tenant shall take reasonable steps to mitigate the condition, which may include modifying, relocating, or discontinuing the activity inside the Premises.

4. Property Protection

Tenant shall be responsible for damage beyond ordinary wear and tear caused by smoke or odor residue, including cleaning, deodorization, repainting, or replacement of materials where required.

5. Material Lease Obligation

A condition that materially interferes with other residents' quiet enjoyment, health, or safety, or that results in property damage, shall constitute a violation of the Lease.

6. Notice and Opportunity to Cure

Landlord may provide written notice of a condition requiring correction. Tenant shall make reasonable efforts to cure the condition within the time stated in the notice.

7. No Representation of Smoke-Free Environment

This Addendum regulates conduct but does not represent or guarantee that the property is a smoke-free environment.

8. Acknowledgment

Tenant acknowledges that this policy is intended to balance lawful use of the Premises with the rights of other residents.



Devon (Jul 29, 2026 13:00:13 EDT)

Tenant

Jul 29, 2026

Date

Address of Property:

PET ADDENDUM TO LEASE

Landlord:
Tenant(s):

PLEASE NOTE: Pets are a serious responsibility and risk for each tenant in the dwelling. If not properly controlled and cared for, pets can disturb the rights of others and cause damages running into many hundreds of dollars for which the tenant may be held liable.

The undersigned acknowledge and agree that this Pet Addendum is incorporated into and made part of the Lease Agreement and shall remain in effect for the same term as the Lease Agreement, including any renewals or extensions thereof.

1. PET DESCRIPTION.

Tenant may keep only the animal(s) described below. Tenant may not substitute any other animal for the one listed below without the Landlord's prior written approval.

Animal's Name(s): _____
Type: _____ Color: _____
Breed: _____
Weight: _____ Age: _____
City of License: _____ License No.: _____
Date of last rabies shot: _____
Animal Owner's Name(s): _____

Animal's Name(s): _____
Type: _____ Color: _____
Breed: _____
Weight: _____ Age: _____
City of License: _____ License No.: _____
Date of last rabies shot: _____
Animal Owner's Name(s): _____

2. NON-REFUNDABLE PET FEE.

Tenant agrees to pay a non-refundable pet fee of One Hundred and 00/100 Dollars (\$100.00) for each approved pet kept on the Premises. The pet fee is not a security deposit and is non-refundable.

The pet fee compensates Landlord for additional wear, administrative costs, risk, and maintenance associated with permitting pets on the Premises and does not limit Tenant's responsibility for pet-related damages beyond ordinary wear and tear.

3. ADDITIONAL MONTHLY PET RENT.

Tenant agrees to pay Twenty-Five and 00/100 Dollars (\$25.00) per month as non-refundable additional monthly pet rent ("Pet Rent") for each approved pet kept on the Premises. Pet Rent shall be deemed additional rent under the Lease and shall be due and payable with the monthly rent payment.

Tenant shall remain responsible for Pet Rent until:

- (a) the pet has been permanently removed from the Premises;
- (b) Tenant provides written notice of removal to Landlord; and
- (c) Landlord reasonably verifies that the pet has been removed.

4. RESTRICTIONS.

- a. Landlord may restrict the number of pets allowed. Each pet must be pre-approved by the Landlord.
- b. The pet must not pose a direct threat to the health or safety of others or cause substantial property damage, as reasonably determined by Landlord.
- c. Landlord may reasonably request to view the pet prior to approval.
- d. Proof of pet's annual inoculation for rabies, distemper, and all other required vaccinations must be provided for the resident's file.
- e. No "visiting" pets are permitted.

5. PET RULES.

- a. The pet owner will be responsible for any damage created by the pet, either in the apartment or any other areas of the building or grounds.
- b. The pet owner will be held financially liable for the cost of ridding the apartment and/or building of fleas if it is determined that their pet is the cause of the problem.
- c. Pets must be kept on a leash when outside the apartment.
- d. Tenant may be charged reasonable costs, damages, cleaning expenses, or administrative fees resulting from violations of this Addendum to the extent permitted by law.
- e. Pets are not to be left unattended or chained outside the apartment or on a patio.
- f. Pet houses are not permitted on patios or balconies.
- g. Waste elimination from the pet must be disposed of immediately and properly by the pet owner.
- h. Before disposing of solid cat litter, it must be placed in a plastic trash bag and securely tied.
- i. Animals required to be house trained must remain house trained.
- j. Tenant must prevent any nuisances, disturbances and/or unreasonable noises created by the pet, including, but not limited to, excessive barking, scratching and crying, regardless of whether the animal is inside or outside the apartment. Tenant must make every reasonable effort to prevent and correct any discomfort caused to any other residents of the property by the pet, including, but not limited to, controlling menacing or aggressive behavior of the pet.
- k. Pets may not be kept, bred or maintained for commercial purposes.
- l. Tenant is responsible for understanding and complying with all laws, regulations, ordinances, and health codes governing the pet, including maintaining any and all licenses and vaccinations required by law.
- m. Pet owners must provide name, address, and phone number of an "emergency contact person" to assume immediate custody of the pet in the case of serious illness or death of the pet owners. If no emergency contact exists, or if the contact does not assume immediate custody of the pet, Management will make arrangements to have the pet removed to a local animal shelter. Pet owner shall be responsible for all expenses connected with removal and housing of the pet.

Contact Name (please print clearly): _____

Telephone Numbers: (Home) _____

(Work) _____

(Cell) _____

Email Address: _____

Relationship to Tenant: _____

6. BREACH OF PET ADDENDUM.

If the pet is found unsupervised, permission to keep the pet in the Premises is hereby revoked and the pet must be removed by Tenant within twenty-four (24) hours after receipt of written notice from Landlord. If the pet should become annoying, bothersome or in any manner a nuisance to other residents or to the resident manager of the apartment complex, Tenant shall upon notice from Landlord or its agents immediately and permanently remove the pet from the Premises. If Tenant continues to keep the pet on the Premises after receiving written notice that the pet constitutes a nuisance, safety risk, repeated lease violation, or material disturbance to other residents, such conduct may constitute a material breach of the Lease. Failure to comply with written notice regarding removal or correction of a pet-related violation may constitute a material breach of the Lease.

Link to Maryland Pet Protections fact sheet: <https://mda.maryland.gov/Pages/Pets-and-eviction.aspx>

7. ADDITIONAL RULES.

Landlord has the right to make reasonable changes and additions to the animal rules from time to time provided Landlord distributes a written copy of any changes to every tenant who is allowed to have animals.

8. EMERGENCY ANIMAL WELFARE.

If Tenant abandons a pet or leaves a pet without necessary food, water, or care, Landlord may contact animal control, a humane society, emergency personnel, or other appropriate authorities as permitted by law.

Tenant shall remain responsible for any reasonable costs incurred as a result of Tenant's abandonment or neglect of the pet.

9. LIABILITY FOR DAMAGES, INJURIES, CLEANING.

Tenant and all co-tenants shall be jointly and severally liable for reasonable damages caused by the pet, including reasonable cleaning, deodorizing, repair, or remediation costs. This provision applies to all parts of the premises and building, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, Tenant must pay for Landlord to replace them completely. Payment for damages, repairs, cleaning replacements or other items is due within thirty (30) days after Tenant's receipt of an invoice from Landlord.

Tenant shall be responsible for damages or injuries caused by Tenant's pet to the extent caused by Tenant's negligence or the actions of the pet. Tenant agrees to indemnify Landlord for claims arising from Tenant's pet, except to the extent caused by Landlord's negligence or violation of applicable law.

10. MOVE-OUT. If reasonably necessary due to pet-related odor, fleas, ticks, stains, or damage, Tenant shall pay for professional cleaning, deodorizing, or extermination services. Tenant must provide documentation from the contractor, if such services are performed. In satisfying the requirements of this paragraph, Tenants must comply with any rules or regulations imposed by Landlord relating to Landlord's environmental initiatives in the buildings, pursuant to the terms of the Lease.

11. MULTIPLE TENANTS. Each Tenant who signed the Lease must sign this Pet Addendum. Tenant, Tenant's guests, and any occupants must follow all animal rules. Each Tenant is jointly and severally liable for damages and all other obligations set forth in this Pet Addendum even if the Tenant does not own the animal.

12. GENERAL. Tenant acknowledges that no other oral or written agreement exists regarding animals. Except for special provisions noted above, Landlord's agent has no authority to modify this Pet Addendum or the animal rules, except in writing. This Pet Addendum and the animal rules are considered part of the Lease described above. Tenant shall execute a separate Pet Addendum for each animal to be permitted in the premises.

13. SERVICE ANIMALS AND REASONABLE ACCOMMODATIONS. Nothing in this Addendum shall be interpreted to prohibit or limit any rights relating to service animals or reasonable accommodation required under applicable fair housing laws. Pet deposits, pet fees, and pet rent shall not apply to approved service animals or assistance animals where prohibited by applicable law.

THIS IS A BINDING LEGAL DOCUMENT – READ CAREFULLY BEFORE SIGNING

ACKNOWLEDGED AND AGREED TO:

LANDLORD:

TENANTS:

-Enter Property Manager Name- Date
Agent of -Enter Owning LLC-

-Enter Tenant Name- Date

-Enter Tenant Name- Date

Address of Property: **3440 Mount Pleasant Avenue, Baltimore, MD 21224**

TENANT'S RIGHTS ADDENDUM TO LEASE

Landlord: **HT FOUR LLC**

Tenant(s): **Devon E. Burr**

In accordance with applicable Maryland law and Baltimore City rental housing requirements, Landlord provides the following notice of Tenant rights and disclosures.

Tenants have the right to:

- Review the proposed lease prior to signing and retain a copy of the executed Lease Agreement;
- Occupy a rental property that is properly licensed and registered in accordance with applicable Baltimore City and Maryland law;
- Receive all disclosures required by Maryland law concerning lead-based paint hazards for properties constructed prior to 1978;
- Receive a written explanation regarding utility billing allocations, including water billing allocations, if utilities are shared, allocated, or not separately metered;
- Receive at least ninety (90) days' written notice prior to any rent increase, as required by Maryland law;
- Receive written notice of non-renewal or termination of tenancy as required by applicable Maryland law;
- Quietly enjoy the Premises without unreasonable interference from the Landlord;
- Receive reasonable advance notice prior to Landlord, management, or contractors entering the Premises, except in cases of emergency;
- Request repairs for conditions that materially affect health and safety and seek remedies available under Maryland law if repairs are not made within a reasonable time after proper notice;
- Contact Baltimore City Housing Code Enforcement regarding suspected housing code violations;
- Organize or participate in lawful tenant associations or meetings consistent with applicable law;
- Be free from retaliation for exercising rights protected under Maryland law, including reporting housing code violations or requesting legally required repairs;
- File complaints or seek assistance from applicable governmental agencies, including:
 - Baltimore City Department of Housing & Community Development
 - Maryland Department of the Environment
 - Maryland Courts
 - Fair Housing enforcement agencies

IMPORTANT NOTICE:

Nothing in this Addendum shall be interpreted to waive or limit any rights or remedies provided to Tenants under Maryland law or Baltimore City housing regulations.

BALTIMORE CITY HOUSING RESOURCES

Baltimore City Department of Housing & Community Development

Code Enforcement: 311 or 410-396-3100

Maryland Courts Self-Help Center

410-260-1392

People's Law Library of Maryland

<https://www.peoples-law.org>

Tenant acknowledges receipt of this Addendum.



Devon (Jul 29, 2026 13:00:13 EDT)

Tenant

Jul 29, 2026

Date

Address of Property: **3440 Mount Pleasant Avenue, Baltimore, MD 21224**

LEGAL ASSISTANCE RESOURCES LEASE ADDENDUM

Landlord: **HT FOUR LLC**

Tenant(s): **Devon E. Burr**

When you sign this Lease, you agree to pay rent on time and comply with the terms of the Lease Agreement. If rent is not paid, Landlord may file a Failure to Pay Rent action in the District Court of Maryland.

In any court proceeding, Tenants may have the right to:

- Know the amount of rent claimed to be due;
- Require the Landlord to prove the amount owed;
- Raise certain legal defenses or housing conditions issues permitted under Maryland law;
- Present evidence and testimony before a Judge; and
- Seek legal assistance or representation.

Maryland law requires residential rental properties to be properly licensed where applicable and compliant with Maryland lead paint laws for properties constructed before 1978.

The following organizations may provide free or low-cost legal assistance, mediation, housing counseling, or eviction prevention resources:

LEGAL INFORMATION & SELF-HELP

District Court of Maryland Self-Help Center
410-260-1392
501 E. Fayette Street, 3rd Floor, Baltimore, MD 21202
<https://mdcourts.gov/helpcenter>

People's Law Library of Maryland
<https://www.peoples-law.org>

MEDIATION & DISPUTE RESOLUTION
District Court Alternative Dispute Resolution Program
<https://mdcourts.gov/macro/adr/about>

Baltimore Community Mediation Center
410-467-9165
<https://www.communitymediation.org>

FINANCIAL & EVICTION PREVENTION
RESOURCES
Maryland Information and Referral Services
Dial 211 or visit <https://211md.org>

LEGAL SERVICES & REPRESENTATION

Baltimore City Eviction Prevention Resources may also be available through local nonprofit organizations and government assistance programs.

Tenant acknowledges receipt of this Addendum.


[Devon \(Jul 29, 2026 13:00:13 EDT\)](#)

Tenant

Jul 29, 2026

Date



MARYLAND DEPARTMENT OF THE ENVIRONMENT

NOTICE OF TENANT'S RIGHTS

INTRODUCTION

This Notice of Tenants' Rights explains your legal rights pursuant to the Maryland Reduction of Lead Risk in Housing Law, which went into effect on February 24, 1996. Under this law, property owners are required to address all potential lead-based paint hazards in rental properties constructed prior to 1978, register and annually renew registration of their properties with Maryland Department of the Environment ("MDE" or "Department") and provide tenants with lead educational materials. This Notice of Tenant's Rights provides a detailed explanation of what property owners are required to do to comply with the law, how to inform your landlord that repairs need to be performed in your home, and steps you can take to enforce your legal rights if your landlord refuses to respond to your request.

Please read this material carefully and call the Lead Hotline at 410-537-4199 or 800-776-2706 if you have any questions. (TTY Users 800-735-2258)

I HAVE JUST MOVED INTO A RENTAL DWELLING THAT WAS BUILT BEFORE 1978. WHAT DO I NEED TO KNOW?



To be fully compliant with the law, your landlord is required to:

- 1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home," and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
- 2) Ensure that the property is currently registered with the MDE and is required to pay a \$30.00 per property/unit registration fee.
- 3) Obtain a passing Lead Paint Inspection Certificate prior to you moving into the property.

DOES MY RENTAL DWELLING UNIT HAVE TO BE INSPECTED BEFORE I MOVE IN?

Yes. The property owner must have the unit inspected at the owner's expense. This is currently mandatory for all pre-1978 rental properties. Only an inspector accredited by MDE can perform lead inspections. If the house passes the lead inspection, the property owner will receive a copy of a Lead Paint Inspection Certificate. This certificate will be on file at MDE. The owner is required by law to give you a copy of the inspection certificate when you move in. If you wish to know the results of the inspection, ask your landlord or use the Inspection Certificates online search at [Lead Certificate](#).

WHAT HAPPENS IF MY CHILD IS DIAGNOSED WITH AN ELEVATED BLOOD LEAD LEVEL?

When a child under six years of age, or a pregnant woman is identified with an elevated blood lead level (“EBL”) greater than or equal to 3.5 µg/dL, MDE or the local health department will send a Notice of EBL to the parent/guardian or pregnant woman and the property owner in writing.

MDE or the local health department will also perform an environmental investigation for a child under the age of 6 years old or pregnant woman diagnosed with a blood lead level of greater than or equal to 3.5 µg/dl. If, during the environmental investigation, the inspector identifies chipping, peeling, or flaking paint in a pre-1978 constructed rental property, MDE or the local health department will issue a Notice of Defect and send it to the property owner. Upon receipt of the Notice of Defect, the property owner must satisfy the modified risk reduction standard within 30 days.

HOW DO I TELL THE PROPERTY OWNER ABOUT ANY DEFECTS AND/OR THAT THERE IS CHIPPING, PEELING, AND FLAKING PAINT IN MY HOME?

You must send a notice to the property owner in writing. You may either write a letter or use a “Notice of Defect Form”, that can be found on page 5 of this brochure. When sending a Notice of Defect, MDE suggests sending it **Certified Mail, Restricted Delivery**. This documentation is also useful when making a referral to MDE or your local housing department. Once the property owner receives the Notice of Defect, they must satisfy the modified risk reduction standard within 30 days.

HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

Within 30 days after the receipt of the Notice of Defect, the property owner is required to provide for the temporary relocation of all tenants to a property built after 1977, a pre-1978 rental property that is certified as meeting the lead-free standard or that has met the lead risk reduction standard.

OR

Within 30 days after the receipt of the Notice of Defect, the property owner ensures that the property passes a test for lead contaminated dust after performing certain lead hazard reduction treatments. The property owner must pay for all required repairs and must use a contractor that is accredited by the Department to perform lead abatement work.

SHOULD MY FAMILY STAY IN THE HOME WHILE THE REPAIRS ARE BEING MADE?

Nobody, other than individuals accredited by MDE to perform lead abatement services, is permitted in the work area. Pregnant women and children under 6 years old are prohibited from being in the house while the lead hazard reduction treatments are being performed. If you must leave your home for more than 24 hours while treatments are performed, the property owner must

pay for all your reasonable expenses related to your required relocation to temporarily lead safe housing.

The property owner is also responsible for expenses related to the moving, storing, and/or cleaning of furniture, and possibly food costs while work is being performed in the home to address lead-based paint hazards.

You must allow the property owner and accredited contractors to enter your home to perform the treatments.

The owner of the property is required to have the home inspected to verify the modified risk reduction standard has been met. After all work is completed, an MDE accredited inspector must inspect the property to verify compliance with the modified risk reduction standard.

WHAT IF MY LANDLORD HAS NOT COMPLIED WITH THE LAW, OR HAS FAILED TO RESPOND TO A NOTICE OF DEFECT?

1. Make a Referral

If you have given your landlord a written Notice of Defect and no repairs have been completed after 30 days, you can make a referral to Maryland Department of the Environment's Lead Poisoning Prevention Program by calling 1-800-776-2706 or 410-537-3825. When making a referral, please provide copies of the Notice of Defect, along with any verification of receipt you may have.

2. Rent Escrow



Rent Escrow is a legal process that requires you to file a complaint for rent escrow in the district court in the county in which you live. If the district court grants your request for an escrow account, you will be required to pay your rent into the district court's escrow account instead of to your landlord. This provides an incentive for your landlord to complete repairs in your home that threaten the life, health, or safety of you and your family. In order to have an escrow account established based on lead hazards, you only need to prove that your landlord is not in compliance with Maryland's lead laws.

A rent escrow account is only established after all facts have been presented to a judge in a judicial proceeding. Therefore, it is suggested that you seek the advice and representation of an attorney.

3. Rent Protection

In 2004, the Maryland General Assembly enacted legislation requiring landlords to confirm their compliance with Maryland's Lead Risk Reduction in Housing Law when filing a complaint for repossession of property based on a tenant's failure to pay rent. If the property to be repossessed was constructed prior to 1978, the landlord must state that they are currently registered with the Department provide the Lead Paint Inspection Certificate Number for the inspection conducted for the current tenancy. Failure to provide this information may result in the dismissal of the landlord's failure to pay rent complaint.

4. Retaliatory Eviction

Revised 8/2025
TTY Users 1-800-735-2258

It is unlawful for your landlord to evict you for notifying them about dangerous conditions present in your home, including the presence of peeling, chipping, and flaking paint. The law protects tenants against eviction and illegal rent increases are initiated after notification. It is presumed that any attempt to evict a tenant or to raise the rent, except for nonpayment of rent, within two months after compliance with the applicable risk reduction standard, is in retaliation for the tenant's notification of dangerous conditions and shall be void. It is also against the law for the property owner to evict you because there is someone in your home diagnosed with a blood lead level.

5. Termination of Lease & Relocation Expenses

Pursuant to § 8-215 of the Real Property Article, if you have requested a copy of the Lead Paint Inspection Certificate associated with your tenancy, and your landlord fails to provide you a copy within three business days, you may file an action in the District Court to: (i) immediately release the tenant from the terms of the lease or rental agreement for that property; (ii) pay to the tenant all reasonable relocation expenses, not to exceed \$2,500, directly related to the permanent relocation of the tenant to a lead-free dwelling unit or another dwelling unit that has satisfied the risk reduction standard in accordance with §6-815 of the Environmental Article, and reasonable attorney's fees.

* If you have any questions about Maryland's Lead Law, visit MDE's Website or call the Lead Hotline at 410-537-4199 or toll-free at 1-800-776-2706, or TTY 1-800-735-2258.

Mail copy of Notice of Defect and certified mail receipt to:

Maryland Department of the Environment
Lead Compliance and Enforcement Division
1800 Washington Boulevard, Suite 630
Baltimore, MD 21230

Notice of Defect

Send this notice by certified mail, return receipt requested or hand-deliver this notice and get a signature from the property owner or the property owner's agent or manager.

Name of Property Owner/Property Manager

Your Name

Property Owner Address

Your Address

City, State, Zip

City, State, Zip

Phone # _____

Email _____

Property Subject to This Notice: _____

THIS IS TO NOTIFY YOU TO MEET THE MODIFIED RISK REDUCTION STANDARD AS REQUIRED BY § 6-819 OF THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND BECAUSE:

___ The following defects require your attention:

The following areas contain peeling, chipping, flaking paint that is accessible to a child:

___ Living Room	___ Bathroom	___ Hallway	___ Door Frame
___ Dining Room	___ Front Porch	___ Stairway	___ Windows
___ Kitchen	___ Bedroom	___ Exterior Walls	___ Other _____

The following areas contain structural defects:

___ Living Room	___ Bathroom	___ Hallway	___ Door Frame
___ Dining Room	___ Front Porch	___ Stairway	___ Windows
___ Kitchen	___ Bedroom	___ Exterior Walls	___ Other _____

Other Hazardous Conditions:

PROPERTY OWNER / MANAGER SIGNATURE

I, _____ owner / manager of the above-noted property
(circle one) hereby acknowledges receiving this Notice of Defect

Signature _____

Date _____

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
March 2021

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

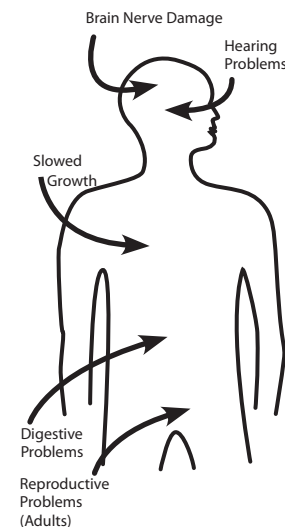
⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

BSS Lease- 3440 Mt Pleasant Ave-

Final Audit Report

2026-07-29

Created:	2026-07-29
By:	Lincy Romero (lincy@baltimorescatteredsites.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuJQBsg1B3O45uJN1CQ414p4lnK68VdzW

"BSS Lease- 3440 Mt Pleasant Ave-" History

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