

CHESAPEAKE MANAGEMENT LLC

2833 Smith Avenue, Ste 261 Baltimore, MD 21209 410-782-3333

Residential Lease Agreement

THIS LEASE AGREEMENT, dated **1/30/2026**, is between **CHESAPEAKE MANAGEMENT LLC**, (Landlords) whose address is **2833 Smith Avenue, Ste 261 Baltimore, MD 21209**

and

Athina Phillip, whose new address will be **3533 Wilkens Ave Baltimore, Maryland 21229** ("Tenant(s)"). Landlord leases to end Tenant leases from Landlord, upon the terms and conditions contained herein, the dwelling located in the City of Baltimore, State of Maryland commonly known as

3533 Wilkens Ave BALTIMORE, MARYLAND 21229

1. **Lease Term:** **January 30, 2026**, and thereafter until **January 31, 2028**, at which time this Lease Agreement shall terminate.
2. **Rent will be unbilled.** Tenant shall pay landlord as rent the sum of **\$1,760.00** per month, **due and payable monthly, on the first day of the month for which rent is due.** Rent may be mailed through the United States Postal Service at the Tenants risk. Any rents late or lost in the mail will be treated as if unpaid until received by Landlord. **Tenant further agrees to pay a late charge of 5% of tenant's portion if rent is not received or post marked by the 5th of the month.** This increase, as well as any attorney fees paid by the Landlord related to collecting of unpaid rent, shall be considered "additional rents" and if rent is received after the 5th of the month and late fees and/or "additional rents" are not included with such payment rent will be considered unpaid. Any payments received by Landlord will be applied first towards late fees and/or other additional charges, then toward rent. An additional service charge of \$35.00 will be paid to Landlord for all dishonored checks. If Tenant's checks are returned unpaid for any reason, and Landlord chooses to use a collection agency to recover money owed from a resident, the resident agrees to reimburse the collection agency for their actual fee.

(If applicable: The pro-rated amount for this partial month of **February** that is due from the tenant is **\$383.00**)