



Maryland Residential Rental Lease Agreement

04 / 10 / 2026

THIS RENTAL AGREEMENT executed on _____ by and between Porcher Investing Remodeling Homes and Rentals, LLC hereinafter called LANDLORD or PIRHR LLC and Myrna Brock Joseph Easley hereinafter called LESSEE.

OFFER: LANDLORD hereby rents to LESSEE, subject to the following terms and conditions of this Agreement, the premises known as 3428 Royce Avenue Baltimore Maryland 21215 to be occupied as a residence and for no other purpose for a term of 2 year(s) beginning 5/1/2026 and ending on 4/30/2028 ("Term"). Each LESSEE is jointly and severally liable to LANDLORD for full performance under each and every covenant and condition of this Agreement and the compliance with the applicable laws.

RENT INCREASES: The LANDLORD shall increase rent annually on the anniversary date of the Agreement.

RENT: LESSEE shall pay to LANDLORD rent in equal monthly installments based on below schedule due in advance on the 1st day of each and every month ("Rent Due Date") of said term. The total rent for the Agreement term shall be as stated in below schedule. The LESSEE shall pay one full month rent prior to commencement of occupancy. If occupancy commences on a day other than the 1st of the month, the rent will be pro rata and thereafter rent will be paid on the 1st day of the month as aforesaid. Rent will be paid without diminution, deductions or demand and said obligation to pay rent is independent of any other clause herein. Failure to pay rent at the time specified will constitute default and the Landlord may use any remedy afforded under the terms of this Agreement and/or applicable law. All sums of money or other charges, including payments required to be paid by LESSEE to LANDLORD or to any other person under the terms of this Agreement, regardless of designation, will be deemed collectable.

Total Rent Breakout for 1-2 Year Term

From	To	Installment	X	Months	Total Rent for Term
5/1/2026	4/30/2027	\$ 1,850.00	X	12	\$ 22,200.00
5/1/2027	4/30/2028	\$ 1,850.00	X	12	\$ 22,200.00
Total Rent for Agreement Term					\$ 44,400.00

ADDITIONAL CHARGES: LANDLORD requires that all rental payments be made by money order, cashier's check, certified check, and/or online electronic payment. LESSEE agrees that in the event LESSEE fails to pay any installment of rent within five (5) days of the due date, LESSEE must pay LANDLORD, in addition to the rent, a late charge as listed in below schedule will be charged. The five (5) day late period is NOT a grace period, and the rent is due and payable on the first day of each month. The late charge must be paid as additional rent together with the rent then overdue and in arrears and acceptance of such payment is not a waiver of the requirement that rent is due on the 1st day of the month. Nothing in this Agreement constitutes a waiver of limitation of LANDLORD's right to institute legal proceedings for rent, damages, and/or repossession of the leased premises for non-payment of any installment of rent when and as the same become due and payable. A service charge (which sum shall not exceed the maximum permitted by state law) of \$ 25.00 will be automatically made for each instance in which a check is returned unpaid for any reason by the LESSEE's bank.

Late Fee Breakout Schedule for Term

Payment Date(s)	Late Fee
Unpaid Balance due	5%