

MARYLAND RESIDENTIAL LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into on July 20 2026, by and between Aron Nwankwo, hereinafter referred to as "Landlord," and the following tenants:

- Tenant 1: Nikkia Glover
- Tenant 2: KaLiyah Teagle

1. PREMISES

Landlord hereby leases to Tenant(s) the residential property located at:

3000 Erdman Ave

Baltimore, MD 21213

2. TERM

The term of this lease shall commence on July 20, 2026, and shall continue for a period of twelve (12) months, ending on July 20, 2027

3. RENT

The total monthly payment shall be \$1,700

Rent is due on the first (1st) day of each month.

4. LATE FEES

If rent is not received within five (5) days after the due date, a late fee of 10% of the total rent will be charged.

5. SECURITY DEPOSIT AND INITIAL PAYMENT

Upon signing this Agreement, Tenant(s) shall pay:

- Security Deposit: \$1,700
- First Month's Rent: \$2,250 (Pro-rated portion of July+August)

Total Due at Signing:** \$3,950

The security deposit will be held in accordance with Maryland state laws and returned within forty-five (45) days after the termination of tenancy, less any deductions for damages or unpaid charges.

6. UTILITIES

Utility fees are \$300 total for water and BGE, due on the 1st of every month with rent.

7. MAINTENANCE RESPONSIBILITIES

Tenant(s) are responsible for:

- Interior Plumbing clogs and blockages
- Appliance upkeep/repair (washer, dryer, oven, etc.), not including normal wear and tear.
- Landscaping

All other maintenance and repairs are the responsibility of the Landlord, except as required by law.

8. OCCUPANTS

The premises shall be occupied only by the Tenant(s) listed above.

9. SUBLETTING

Tenant(s) shall not sublet the premises without prior written consent from the Landlord.

10. RIGHT OF ENTRY

Landlord may enter the premises in accordance with Maryland state laws, typically with reasonable notice, for inspections, repairs, or to show the property to prospective tenants or buyers.

11. PETS

Pets are allowed with an additional deposit of \$0 and to Landlord's approval.

12. SMOKING

Smoking is not prohibited inside the premises.

13. LEAD-BASED PAINT DISCLOSURE

The premises were constructed before 1978 and may contain lead-based paint. Tenant(s) acknowledge receipt of the Lead-Based Paint Disclosure Form and the EPA pamphlet 'Protect Your Family from Lead in Your Home.'

14. **Termination of Lease Agreement**

This Lease may be terminated under the following conditions:

1. Termination at Expiration

This Lease shall automatically terminate at the end of the Lease Term stated herein unless renewed in writing by both Landlord and Tenant.

2. Termination by Notice (Month-to-Month or Holdover Tenancy)

In the event this Lease converts to a month-to-month tenancy, either party may terminate the Lease by providing at least **30 days' written notice** prior to the next rental due date, in accordance with Maryland law.

3. Early Termination by Tenant

Tenant may not terminate this Lease prior to the expiration of the Lease Term without written consent of the Landlord. If Landlord agrees to early termination, Tenant may be subject to:

- An early termination fee equal to 1 months' rent; and/or
- rent until a replacement tenant is secured, whichever occurs first.

4. Termination for Breach (Failure to Pay Rent)

If Tenant fails to pay rent when due, Landlord may issue a written notice and pursue repossession of the Premises in accordance with Maryland law, including filing a Failure to Pay Rent action in the appropriate District Court.

5. Termination for Lease Violations

If Tenant materially breaches any term of this Lease (other than nonpayment of rent), Landlord may issue a **30-day written notice to cure or vacate**. If Tenant fails to remedy the breach within that period, Landlord may terminate the Lease and pursue eviction proceedings as permitted under Maryland law.

6. Immediate Termination for Serious Breach

Landlord may terminate this Lease with shorter notice as allowed by law for serious violations, including but not limited to:

- Threat to health or safety
- Illegal activity on the Premises
- Substantial property damage

7. Abandonment

If Tenant abandons the Premises (as defined under Maryland law), Landlord may retake possession and terminate this Lease without further notice, while holding Tenant liable for any unpaid rent or damages.

8. Military Termination Rights

Tenant shall retain all rights to terminate this Lease under the federal **Servicemembers Civil Relief Act**, including termination upon qualifying military orders with proper notice.

9. Surrender of Premises

Upon termination, Tenant shall vacate the Premises, remove all personal property, and return possession in broom-clean condition, reasonable wear and tear excepted.

15. Semi-Annual Property Inspections

1. Right to Inspect

Landlord and/or Landlord's agents shall have the right to enter the Premises to conduct routine inspections **no more than two (2) times per calendar year**, in order to assess the condition of the property, verify compliance with this Lease, and identify any necessary repairs or maintenance.

2. Notice Requirement

Except in cases of emergency, Landlord shall provide Tenant with **at least twenty-four (24) hours' prior written notice** of the date and approximate time of entry. Inspections shall be conducted during reasonable hours.

3. Purpose of Inspection

Inspections may include, but are not limited to:

- Checking for maintenance or repair needs
- Verifying proper use and care of appliances and systems
- Confirming compliance with occupancy limits and lease terms
- Identifying safety concerns or unauthorized alterations

4. Tenant Cooperation

Tenant agrees to reasonably cooperate with scheduled inspections and shall not unreasonably withhold consent to enter after proper notice has been given.

5. Failure to Provide Access

Failure by Tenant to provide access after proper notice may constitute a lease violation and may result in appropriate remedies as permitted under Maryland law.

6. No Waiver of Emergency Access

Nothing in this clause shall limit Landlord's right to enter the Premises without notice in the event of an emergency, as permitted by law.

16. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the day and year first above written.

LANDLORD:

Aron Nwankwo

A handwritten signature in black ink, appearing to be 'Aron Nwankwo', written over a horizontal line.

Date: 7/20/26

TENANTS:

Nikkia Glover

Date: 7/20/26

KaLiyah Teagle

Date: 7/20/26