

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement is entered into and effective as of July 6, 2026
by and between Rental MGMT, LLC ("Landlord") and Bright Nnadi, Edward Hume Tenabakar Okieh ("Tenant").

1. **PREMISES.** Landlord hereby rents to Tenant and Tenant hereby leases from Landlord the land and improvements, including the house, located at 914 Whitelock St Apt 2 Baltimore, MD 21217
(the "Leased Premises").

2. **TERM.** The term of this Lease shall commence on August 1, 2026 (the "Lease Commencement Date") and shall continue for a period of Twelve (12) months until July 31, 2027 (the "Term"). At the end of the Term, this Lease shall continue on a month-to-month basis upon the terms set forth herein unless at least sixty (60) days prior to the end of the Term either party notifies the other that this Lease shall terminate at the end of the Term, or the parties agree to a modification and/or an extension of the Term. In the event that this Lease continues from month-to-month at the end of the Term, either party may terminate the Lease at the end of a calendar month by providing at least thirty (30) days written notice to the other party.

3. **RENT.** Tenant agrees to pay without demand, to Landlord, as rent for the Leased Premises during the Term, the sum of Two Thousand Two Hundred Fifty (\$ 2,250) Dollars per month in advance on the first day of each calendar month ("Base Rent"). The Base Rent shall be sent to the Landlord at: C/O Law Office of J. Scott Morse
9 Newburg Ave Ste. 201 Catonsville, MD 21228 or by CashApp to: \$RntlMGMT, or at such other place as Landlord may designate, from time to time. Landlord may impose a late payment charge of five percent (5%) of the past due tenant portion of the rent for any payment of Base Rent that is more than five (5) days late. The late payment charge shall constitute Additional Rent and shall be paid with the payment of Base Rent for the following month by the due date for such Base Rent payment. In the event that the Term does not commence on the first day of a month, the Base Rent for the first and last month of the term shall be prorated. In the event that any check is returned for insufficient funds, Tenant shall pay any resulting bank charges incurred by Landlord as Additional Rent with the payment of Base Rent next due and Tenant shall thereafter pay all rent to Landlord in the form of cash, certified funds or money order.

4. **SECURITY DEPOSIT.** Landlord shall receive from Tenant the total sum of:
Two Thousand Two Hundred Fifty Dollars (\$ 2,250) as security for the performance by Tenant of the terms of this Lease (the "Deposit"). The Deposit will be paid to Landlord by Tenant as follows: On the Lease Commencement Date the Tenant shall Pay Two Thousand Two Hundred Fifty Dollars (\$ 2,250) to the Landlord toward the Security Deposit. Beginning N/A, 20 Tenant shall pay to Landlord a minimum of N/A Dollars (\$ N/A) per month on the first day of each month over and above Base Rent and Additional Rent toward the Deposit until such time as the total Deposit paid by Tenant to Landlord has reached N/A Dollars (\$ N/A). As set forth in Sections 8-203(f) and 8-203.1 of the Real Property Article of the Annotated Code of Maryland, (i) Tenant has the right to have the Leased Premises inspected by the Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if Tenant so requests by certified mail within fifteen (15) days of Tenant's occupancy; (ii) the Deposit or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease Agreement or for damage by the Tenant or the Tenant's family, agents,

employees, guests, invitees, or subtenants in excess of ordinary wear and tear, to the major appliances and furnishings owned by the Landlord; (iii) the Tenant has the right to be present when the Landlord inspects the Leased Premises at the end of the tenancy in order to determine if any damage was done to the Leased Premises, if the Tenant notifies the Landlord by certified mail of the Tenant's intention to move, the date of moving, and the Tenant's new address; (iv) the notice to be furnished by the Tenant to the Landlord shall be mailed at least fifteen (15) days prior to the date of moving; (v) upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the Leased Premises are to be inspected; (vi) the date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Tenant's notice; (vii) the Tenant shall have the right to receive by first-class mail, delivered to the last known address of Tenant, a written list of the charges against the Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after termination of the tenancy; (viii) Landlord shall return any unused portion of the Deposit, by first-class mail, addressed to the Tenant's last known address within forty-five (45) days after the termination of the tenancy; and (ix) the Landlord's failure 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 Deposit withheld plus reasonable attorneys' fees. The Landlord may use the Deposit to repair damages to the Leased Premises arising during the Term. To the extent that the repair costs for such damages exceed the amount of the Deposit, and to the extent that such repair costs are otherwise the responsibility of the Tenant under this Lease, the Tenant shall be responsible for such excess repair costs. At the end of the Term, the Landlord shall return the Deposit to Tenant with interest at the rate of one and one half percent (1.5%) per annum (or the rate stipulated under the applicable MD statute) reduced by any portion of the Deposit used to pay repair costs and further reduced by any unpaid rent or other charges due and owing by Tenant under this Lease.

SECURITY DEPOSIT RECEIPT, See important tenant's rights in section 4 above.

☒ The amount above has been Received By: Michael Eskinazi of Rental MGMT, LLC

☒ See separate security deposit receipt

5. **QUIET ENJOYMENT.** Landlord agrees that if Tenant timely pays the Base Rent and any Additional Rent and performs the Tenant's other obligations under this Lease, Landlord will not interfere with Tenant's peaceful use and enjoyment of the Leased Premises.

6. **USE OF PREMISES.**

A. The Leased Premises shall be used and occupied by Tenant exclusively for residential purposes. Neither the Leased Premises nor any part of the Leased Premises shall be used at any time during the Term for the purpose of carrying on any business, profession, or trade of any kind.

B. Tenant and the other occupants of the Leased Premises, and their respective guests and invitees shall comply with all the health and sanitary laws, ordinances, rules, and orders of appropriate governmental authorities and home associations, if any, with respect to the Leased Premises. Tenant and the other occupants of the Leased Premises and their respective guests and invitees shall not engage in any illegal activities at the Leased Premises nor shall Tenant or the other occupants, their respective guests or invitees cause a nuisance or create any disturbances at the Leased Premises. In the event that Tenant or the other occupant engages in any illegal activity or creates a nuisance condition, Landlord may elect, in its sole discretion, to terminate this Lease immediately upon written notice to Tenant, and if Landlord makes such election, Landlord may proceed to evict Tenant at any time following such written notice.

C. In the event that any assessments or fines are assessed against the Leased Premises as a consequence of Tenant's failure to comply with this Lease or as a result of the Tenant's acts or omissions, Tenant shall be responsible for the payment of such assessments or fines, which shall be paid as Additional Rent with the payment of Base Rent next due.

7. **NUMBER OF OCCUPANTS.** Tenant agrees that the Leased Premises shall be occupied by no more than Three (3) persons, without the prior written consent of Landlord. These authorized persons shall be: Bright Nnadi, Edward Humes, Ababakar Okieh

8. **CONDITION OF PREMISES.**

A. Tenant agrees that Tenant has examined the Leased Premises, including the grounds and all buildings and improvements, and that they are, at the time of this Lease, in good order, good repair, safe, clean, and in habitable condition.

B. Landlord and Tenant agree that a copy of the "Joint Inspection," the original of which is maintained by Landlord and a copy provided to Tenant, which is attached hereto, reflects the condition of the Leased Premises at the commencement of the Term.

C. Landlord represents that the residence on the Leased Premises has received certification pursuant to Section 6-804 of the Environment Article of the Annotated Code of Maryland that the Leased Premises are free of lead-based paint.

9. **ASSIGNMENT AND SUBLETTING.** Tenant may not assign this Lease or sublease all or any portion of the Leased Premises without Landlord's written consent, which consent Landlord may withhold in its reasonable discretion.

10. **ALTERATIONS, IMPROVEMENTS, FIXTURES AND PERSONAL PROPERTY.**

A. Neither Tenant nor any subtenant shall make alterations to the Leased Premises or construct any building or make other improvements without the prior written consent of Landlord.

B. All alterations, changes, and improvements built, constructed, or placed on or around the Leased Premises by Tenant or any subtenant, with the exception of fixtures properly removable without damage to the Leased Premises and movable personal property, shall, unless otherwise provided by written agreement between Landlord and Tenant, be the property of Landlord and shall not be removed from the Leased Premises upon termination of the Lease or at any other time.

C. Landlord and Tenant acknowledge that the following items within the Leased Premises are the property of Landlord and may not be removed by Tenant:
Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

11. **DAMAGE TO PREMISES.** If the Leased Premises, or any part of the Leased Premises, shall be partially damaged by fire or other casualty not due to Tenant's negligence or willful act, or that of Tenant's family, guests, contractors or invitees or any subtenant, there shall be an abatement of rent

corresponding with the time during which, and the extent to which, the Leased Premises is untenable. If Landlord shall decide not to rebuild or repair, the Term shall end and the rent shall be prorated up to the time of the damage.

12. **DANGEROUS MATERIALS.** Tenant and any subtenants shall not keep or have on or around the Leased Premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on or around the Leased Premises or that might be considered hazardous.

13. **UTILITIES.** The Tenant shall be responsible for arranging and paying for all utility gas and electric services at the Leased Premises (BGE service). The Tenant will be responsible for paying ^{\$75/mo toward} ~~for all~~ water/sewer Charges. Tenant will immediately report any water leaks Tenant observes such as leaking toilets or dripping sinks to Landlord. If water consumption in any given month exceeds \$150/month tenant agrees to check all plumbing fixtures for leaks and also agrees to allow Landlord or Landlord's authorized representative access to inspect the Property for leaks. In the event Tenant is responsible for any utility payments Tenant shall not default on any obligation to a utility provider for utility services at the Leased Premises. If Landlord elects to pay any utility charge for the Leased Premises that Tenant owes and fails to pay, the amount of such utility charge shall be deemed Additional Rent hereunder and shall be paid by Tenant to Landlord with the payment of Base Rent next due after Landlord pays such charge to the utility provider.

14. **MAINTENANCE AND REPAIR.**

A. Tenant will, at Tenant's sole expense, keep and maintain the Leased Premises and appurtenances in good and sanitary condition and repair during the Term. In particular, Tenant shall keep the fixtures in the Leased Premises in good order and repair; keep the furnace clean; and keep the walls free from dirt and debris. Landlord shall, at Landlord's sole expense, make all required repairs to the plumbing, range, oven heating apparatus, electric and gas fixtures, other mechanical devices and systems, floors, ceilings and walls, structural repairs and roof, except that whenever damage to such items has resulted from Tenant's misuse, waste or neglect, or that of Tenant's family, contractors, visitors, invitees or subtenants, Tenant shall be responsible for such repairs.

B. Tenant agrees that no signs shall be placed or painting done on or about the Leased Premises by Tenant without the prior written consent of Landlord.

C. Tenant agrees to promptly notify Landlord in the event of any damage, defect or destruction of the Leased Premises, or the failure of any of Landlord's appliances or mechanical systems, and except for repairs or replacements that are the obligation of Tenant pursuant to Subsection A above, Landlord shall use its best efforts to repair or replace such damaged or defective area, appliance or mechanical system.

15. **ANIMALS.** Tenant and subtenants shall keep no domestic or other animals in or about the Leased Premises without the prior written consent of Landlord.

16. **RIGHT OF ENTRY AND INSPECTION.**

A. Landlord and Landlord's agents shall have the right to enter the Leased Premises upon twenty-four (24) hours notice to the Tenant or immediately in the event of emergency or where the Leased Premises

are at immediate risk of damage or hazard for the purpose of safeguarding the Leased Premises and/or making any repairs thereto or any item within the Leased Premises as required under this Lease.

B. Landlord and Landlord's agents shall have the right to inspect the Leased Premises for damage once each calendar quarter upon twenty-four (24) hours notice to Tenant. In the event that Landlord discovers any damages to the Leased Premises beyond normal wear and tear, Tenant shall have a period of ten (10) days after notice from Landlord to repair such damages. In the event that Tenant fails to repair such damages within the ten (10) day period, Landlord, may, but shall not be required to, repair the damages and deduct the repair costs from the Tenant's Deposit, excluding for this purpose, repair costs which are Landlord's responsibility pursuant to Section 14A hereof. Tenant must then replenish the Deposit to the amount set forth in Section 4 hereof with the next payment of Base Rent following notice to Tenant of the amount deducted from the Deposit hereunder.

17. **DISPLAY OF SIGNS.** During the last thirty (30) days of this Lease, Landlord and Landlord's agent may display "For Sale" or "For Rent" or "Vacancy" or similar signs on or about the Leased Premises and enter to show the Leased Premises to prospective purchasers or tenants.

18. **HOLDOVER BY TENANT.** Should Tenant remain in possession of the Leased Premises with the consent of Landlord after the expiration of the Term, a new tenancy from month to month shall be created which shall be subject to all the terms and conditions of this Lease, but shall be terminable at the end of a calendar month on thirty (30) days written notice by either party. If Tenant holds over following the end of the Term without the Landlord's consent and Landlord has provided timely notice that the Lease will terminate, Landlord shall be entitled to double the rent set forth herein, prorated for each day of the holdover, until Tenant surrenders possession of the Leased Premises, and Landlord shall have the right to take legal action to evict the Tenant.

19. **SURRENDER OF PREMISES.** At such time as this Lease terminates, including the termination of any month-to-month tenancy, if any, Tenant shall quit and surrender the Leased Premises in as good a condition as it was at the commencement of this Lease, reasonable wear and tear excepted.

20. **FORFEITURE OF SECURITY DEPOSIT - DEFAULT.** It is understood and agreed that Tenant shall not attempt to apply or deduct any portion of the Deposit from the last or any other month's Base Rent or Additional Rent or use or apply the Deposit at any time in lieu of payment of Base Rent or Additional Rent. If Tenant fails to comply, the Deposit shall be immediately replenished. The Deposit shall be held as a guarantee that Tenant shall perform the obligations of the Lease, and if the Tenant breaches any of the terms and conditions of the Lease, the Tenant shall forfeit an amount of the Deposit sufficient to compensate the Landlord for damages resulting from the breach. In the event of a default by Tenant of any obligation under this Lease which is not cured within thirty (30) days following notice from Landlord, then in addition to forfeiture of the Deposit, Landlord may pursue any other remedy available at law, equity or otherwise. In the event that Tenant (i) fails to pay any Base Rent or Additional Rent when due; or (ii) breaches any non-monetary provision of this Lease, and such breach continues for thirty (30) days after written notice from Landlord, then Landlord shall have the right to take legal action to evict Tenant. In the event that Tenant is evicted, Landlord shall make reasonable effort to relet the Leased Premises and Tenant shall be liable for the difference between the amount of rent that Tenant was required to pay for the balance of the Term if this Lease had remained in force, (including any accrued but unpaid rent as of the date of eviction) and the net rent realized by Landlord by means of such reletting.

21. **ABANDONMENT.** If at any time during the Term, Tenant abandons the Leased Premises or any of Tenant's personal property in or about the Leased Premises, Landlord shall have the following rights: Landlord may, at Landlord's option, enter the Leased Premises by any means without liability to Tenant for damages and may relet the Leased Premises, for the whole or any part of the then unexpired Term, and may receive and collect all rent payable by virtue of such reletting. Also, at Landlord's option, Landlord may hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired Term (including any accrued but unpaid rent as of the date of abandonment), if the Lease had continued in force, and the net rent for such period realized by Landlord by means of such reletting. Landlord may also dispose of any of Tenant's abandoned personal property as Landlord deems appropriate, without liability to Tenant. Landlord is entitled to presume that Tenant has abandoned the Leased Premises if Tenant removes substantially all of Tenant's furnishings from the Leased Premises, if the Leased Premises is unoccupied for a period of two (2) consecutive weeks unless Landlord receives written notice, or if it would otherwise be reasonable for Landlord to presume under the circumstances that Tenant has abandoned the Leased Premises.

22. **LOCKS.** The locks to the Leased Premises may not be changed without Landlord's prior written consent, which Landlord may withhold in its sole and absolute discretion. In the event that Tenant breaches this provision, Landlord may replace the locks and charge Tenant the cost thereof as Additional Rent which shall be due with the next payment of Base Rent following the date that Tenant is notified of the replacement cost.

23. **SECURITY.** Tenant acknowledges that Landlord does not provide a security alarm system or any security for the Leased Premises or for Tenant and that any such alarm system or security service, if provided, is not represented and warranted to be complete in all respects or to protect Tenant and subtenants from all harm. Tenant hereby releases, indemnifies and holds Landlord harmless from any loss, suit, claim, charge, damage or injury resulting from lack of security or failure of security.

24. **SEVERABILITY.** If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect.

25. **INSURANCE.** Tenant acknowledges that Landlord will not provide insurance coverage for Tenant's or any subtenant's property, nor shall Landlord be responsible for any loss of Tenant's or any subtenant's property, whether by theft, fire, acts of God or otherwise.

26. **BINDING EFFECT.** The covenants and conditions contained in this Lease shall apply to and bind the heirs, legal representatives, and permitted assigns of the parties.

27. **GOVERNING LAW.** It is agreed that this Lease shall be governed by, construed, and enforced in accordance with the laws of the State of Maryland.

28. **ENTIRE AGREEMENT.** This Lease shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Lease is hereby superseded. This Lease may be modified only by a writing signed by both Landlord and Tenant.

29. **NOTICES.** Any notice required or otherwise given pursuant to this Lease shall be in writing; hand delivered, mailed certified return receipt requested, postage prepaid, or delivered by overnight delivery service, if to Tenant, at the Leased Premises, and if to Landlord, at the address for payment of rent. In

the event that any of Tenant's contact information changes for any reason, Tenant shall provide Landlord immediately with the new contact information.

30. **COURT COSTS AND ATTORNEYS' FEES.** In the event that the Tenant breaches this Lease, and as a result thereof, the Landlord takes legal action against the Tenant, the Tenant shall be responsible for all resulting court costs and attorney's fees.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and year first above written.

WITNESS:

LANDLORD: Rental MGMT, LLC

By: Michael Eskinazi, Authorized Leasing Agent

TENANT:

Signed by:

Tenant: Bright Nnadi

Signed by:

Tenant: Edward Humes

Tenant: Ababakar Okieh

SECURITY DEPOSIT AGREEMENT AND RECEIPT.

Landlord is to receive from Tenant the total sum of Two Thousand Two Hundred Fifty, (\$ 2,250) Dollars as security for the performance by Tenant of the terms of this Lease (the "Deposit"). As set forth in Sections 8-203(f) and 8-203.1 of the Real Property Article of the Annotated Code of Maryland, (i) Tenant has the right to have the Leased Premises inspected by the Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if Tenant so requests by certified mail within fifteen (15) days of Tenant's occupancy; (ii) the Deposit or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease Agreement or for damage by the Tenant or the Tenant's family, agents, employees, guests, invitees, or subtenants in excess of ordinary wear and tear, to the major appliances and furnishings owned by the Landlord; (iii) the Tenant has the right to be present when the Landlord inspects the Leased Premises at the end of the tenancy in order to determine if any damage was done to the Leased Premises, if the Tenant notifies the Landlord by certified mail of the Tenant's intention to move, the date of moving, and the Tenant's new address; (iv) the notice to be furnished by the Tenant to the Landlord shall be mailed at least fifteen (15) days prior to the date of moving; (v) upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the Leased Premises are to be inspected; (vi) the date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Tenant's notice; (vii) the Tenant shall have the right to receive by first-class mail, delivered to the last known address of Tenant, a written list of the charges against the Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after termination of the tenancy; (viii) Landlord shall return any unused portion of the Deposit, by first-class mail, addressed to the Tenant's last known address within forty-five (45) days after the termination of the tenancy; and (ix) the Landlord's failure 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 Deposit withheld plus reasonable attorneys' fees. The Landlord may use the Deposit to repair damages to the Leased Premises arising during the Term. To the extent that the repair costs for such damages exceed the amount of the Deposit, and to the extent that such repair costs are otherwise the responsibility of the Tenant under this Lease, the Tenant shall be responsible for such excess repair costs. At the end of the Term, the Landlord shall return the Deposit to Tenant with interest at the rate of one and one half percent (1.5%) per annum (or the rate stipulated under the applicable MD statute) reduced by any portion of the Deposit used to pay repair costs and further reduced by any unpaid rent or other charges due and owing by Tenant under this Lease.

☒ A deposit of 2,250 has been paid in full

☐ An initial deposit of \$_____ has been paid on the Lease Commencement Date. Tenant agrees to pay no less than an additional \$_____ per month over and above Base Rent and Additional Rent on the 1st of each month beginning _____, 20____, until such time as the total deposit paid by tenant reaches \$_____.

Agreed and accepted by Tenant: _____

Signed by:



C7985C288172475...

Signed by:

Edward Steven Humes

0F5337E6EB3E408...

7/9/2026

Date

Received By: _____

Date

Real Estate Agency Disclosure

Leased Premises: 914 whitelock St Apt 2 Baltimore, MD 21217

Pertaining to: The Lease entered into on July 6, 2026 by and between Rental MGMT, LLC (Landlord) and Bright Nnadi, Edward Humes, Ababakar Okieh (Tenant).

The Parties acknowledge that Michael Eskinazi, of Rental MGMT, LLC, is a real estate licensee in the State of Maryland and his Broker is Douglas Realty LLC. The parties further acknowledge that Michael Eskinazi disclosed that he was a licensed real estate agent at his first face to face meeting with Tenant. Douglas Realty LLC is in no way involved in this transaction. The parties acknowledge and understand that no express or implied rental agency agreement or rental agency exists between: Michael Eskinazi, Douglas Realty, LLC, Landlord, and/or Tenant. Instead, Michael Eskinazi is acting as an authorized representative of Landlord, a principal in this rental transaction, and conducting business solely on behalf of Landlord.

Signed by:
Edward Steven Humes
0F5337E6EB3E408...

Signed by:
[Signature]
C7985C288172475...

7/9/2026

Tenant signature

Date

Bright Nnadi, Edward Humes, Ababakar Okieh
Print name



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address: 914 Whitelock St Apt 2 Baltimore, MD 21217

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER/LANDLORD TO INITIAL APPLICABLE LINE): ^{Initial} ME housing was constructed prior to 1978 **OR** ☐/ ☐ date of construction is uncertain.

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-base paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A **tenant** must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a **buyer** conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
- (i) ☐ ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) ^{Initial} ME ☐ Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (initial (i) or (ii) below):
- (i) ^{Initial} ME ☐ Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-base paint and/or lead-based paint hazards in the housing (list documents below).

Lead Free Certificate
- (ii) ☐ ☐ Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

- (i) ^{Initial} ESH ☐ ^{Initial} ME ☐ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.
- (ii) ^{Initial} ESH ☐ ^{Initial} ME ☐ Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

(e) Buyer has (initial (i) or (ii) below):

- (i) ☐ ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ^{Initial} ESH ☐ ^{Initial} ME ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) ^{Initial} ME ☐ Agent has informed the Seller/Landlord of the Seller's/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 they have provided is true and accurate.

Signed by: Michael Eskinazi 7/9/2026
Seller/Landlord **Date**

Seller/Landlord **Date**

Signed by: [Signature] 7/9/2026
Seller's/Landlord's Agent **Date**

Buyer/Tenant **Date**

Signed By: [Signature] 7/9/2026
Buyer/Tenant **Date**

Edward Steven Humes 7/9/2026
Buyer's/Tenant's Agent **Date**

Buyer's/Tenant's Agent **Date**



Rental MGMT, ,LLC

Phone: 443-832-3679

Regarding Property Address:

914 whitelock St Apt 2 Baltimore, MD 21217

Prior to or in conjunction with the signing of my lease or rental agreement, I have received the pamphlets “Protect Your Family From Lead In Your Home” and “Lead Poisoning Prevention Notice of Tenants’ Rights”

I have also received a copy of the current lead certificate.

Signed by:

Edward Steven Humes

0F5337E6EB3E408...

Signed by:

C7985C288172475

Tenant signature

Date

Bright Nnadi, Edward Humes, Ababakar Okieh

Print name

MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION (MDE FORM 330)

INSPECTION CERTIFICATE NO. 11528660298357

MDE TRACKING NO.

0313103461 004

MDE PROPERTY NO.

Innovative Property Solutions LLC

OWNER NAME

00914 WHITELOCK ST BALTIMORE MD 21217

Street Address

Baltimore city

County

1908

Construction Year

Lead Free

Inspection Category

One Time Only

Inspection Method

PASSED

Inspection Status

Re-Inspection required no later than

Certificate Expiration Date

No. of Pre-1950 Lead Free Units

2

No. of Post-1949 Lead Free Units

0InvalidInvalidated Date

I certify that I inspected the above listed property/unit on 11/26/2025 3:00:00 PM under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

David King

Inspection Contractor Name

106594

Inspection Contractor Accreditation No.

6/5/2027

Inspection Contractor Accreditation Exp. Date

David King

Inspector Name

106598

Inspector Accreditation No.

6/5/2027

Inspector Accreditation Exp. Date



Inspection certificates with numbers under 1000000 are not original documents; they were issued on paper prior to implementation of this online system.

STATE OF MARYLAND

Initial

Initial
ESH

FORM E

0298357
MDE TRACKING NO.

11/26/2025 3:00:00 PM
Inspection Date

1152866
INSPECTION CERTIFICATE NO.

00914 WHITELOCK ST BALTIMORE MD 21217
Address

Unit ID

0000
Parcel

2
Total Applies

2
Total Surveyed

1
Total Parcels

120
Total XRF Readings

0
Total Inconclusive XRF Readings

0
Total Paint Samples

OPTION A (one time only)
Exterior Surfaces Option

OptionB Date

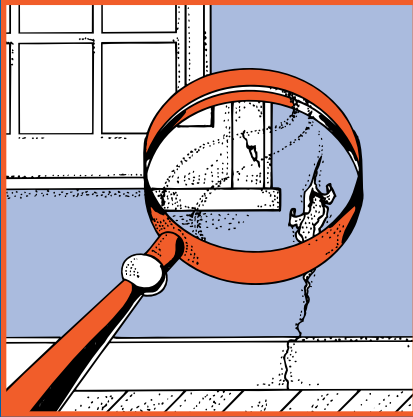
23
Total XRF Readings2

0
Total Inconclusive XRF Readings2

0
Total Paint Samples2

No
Metal Components Option

11/26/2025
Certified Date



Protect Your Family From Lead In Your Home



 **EPA** United States Environmental Protection Agency



United States Consumer Product Safety Commission



United States Department of Housing and Urban Development

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

Childhood lead poisoning remains a major environmental health problem in the U.S.

Even children who appear healthy can have dangerous levels of lead in their bodies.

People can get lead in their body if they:

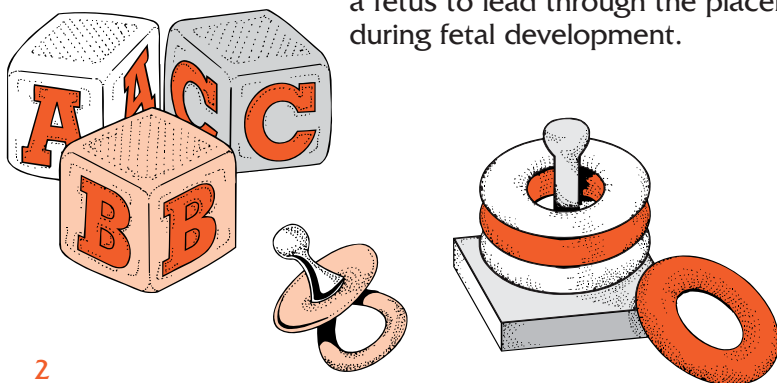
- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

Lead is even more 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.

Lead is also dangerous to women of childbearing age:

- ◆ Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

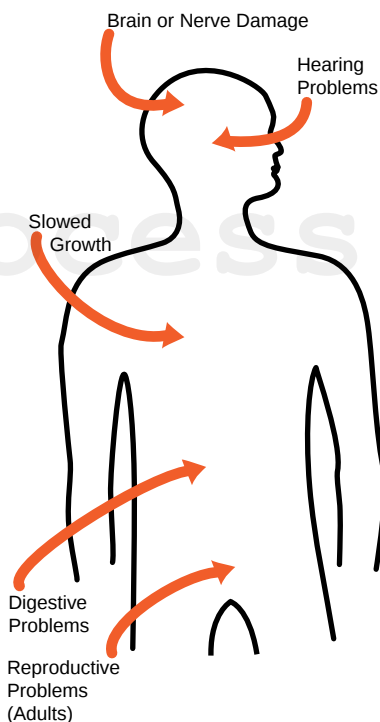
- ◆ Nervous system and kidney damage.
- ◆ Learning disabilities, attention deficit disorder, and decreased intelligence.
- ◆ Speech, language, and behavior problems.
- ◆ Poor muscle coordination.
- ◆ Decreased muscle and bone growth.
- ◆ Hearing damage.

While low-lead exposure is most common, exposure to high levels 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, lead can cause:

- ◆ Increased chance of illness during pregnancy.
- ◆ Harm to a fetus, including brain damage or death.
- ◆ Fertility problems (in men and women).
- ◆ High blood pressure.
- ◆ Digestive problems.
- ◆ Nerve disorders.
- ◆ Memory and concentration problems.
- ◆ Muscle and joint pain.



**Lead affects
the body in
many ways.**

Where Lead-Based Paint Is Found

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

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- ◆ In homes in the city, country, or suburbs.
- ◆ In apartments, single-family homes, and both private and public housing.
- ◆ Inside and outside of the house.
- ◆ 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.)

Checking Your Family for Lead

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

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have. 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 high levels of lead. Blood 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.

Identifying Lead Hazards

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

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

- ◆ Windows and window sills.
- ◆ Doors and door frames.
- ◆ Stairs, railings, banisters, and porches.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors.
- ◆ 250 $\mu\text{g}/\text{ft}^2$ 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. The following two federal standards have been set for lead hazards in residential soil:

- ◆ 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.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.



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

- ◆ A paint **inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- ◆ 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 combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- ◆ Visual inspection of paint condition and location.
- ◆ A portable x-ray fluorescence (XRF) machine.
- ◆ Lab tests of paint, dust, and soil samples.

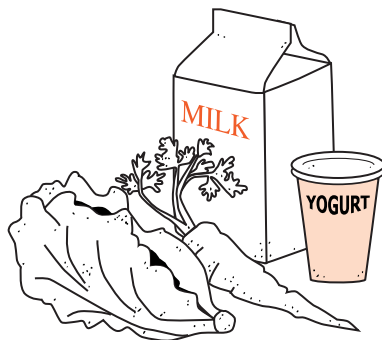
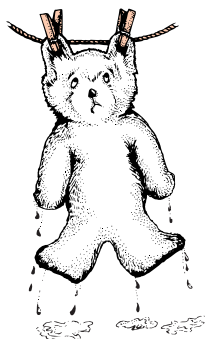
There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.

What You Can Do Now To Protect Your Family

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

- ◆ **If you rent, notify your landlord of peeling or chipping paint.**
- ◆ **Clean up paint chips immediately.**
- ◆ **Clean floors, window frames, window sills, and other surfaces weekly.** Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. **REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.**
- ◆ **Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.**
- ◆ **Wash 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.**
- ◆ **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.



Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



In addition to day-to-day cleaning and good nutrition:

- ◆ You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called “interim controls”) are not permanent solutions and will need ongoing attention.
- ◆ To **permanently** remove lead hazards, 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 removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this 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.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors;
- ◆ 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills; and
- ◆ 400 $\mu\text{g}/\text{ft}^2$ for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

Remodeling or Renovating a Home With Lead-Based Paint

Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- ◆ **Have the area tested for lead-based paint.**
- ◆ **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- ◆ **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- ◆ **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.



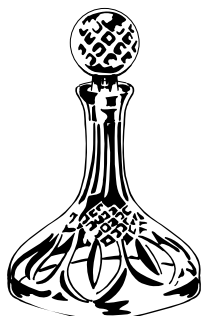
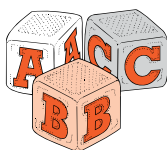
If not conducted properly, certain types of renovations can release lead from paint and dust into the air.



Other Sources of Lead



While paint, dust, and soil are the most common sources of lead, other lead sources also exist.

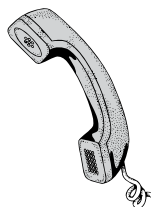


- ◆ **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
 - Use only cold water for drinking and cooking.
 - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- ◆ **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- ◆ Old painted **toys** and **furniture**.
- ◆ Food and liquids stored in **lead crystal** or **lead-glazed pottery or porcelain**.
- ◆ **Lead smelters** or other industries that release lead into the air.
- ◆ **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- ◆ **Folk remedies** that contain lead, such as “greta” and “azarcon” used to treat an upset stomach.

For More Information

The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **www.epa.gov/lead** and **www.hud.gov/offices/lead/**.



EPA's Safe Drinking Water Hotline

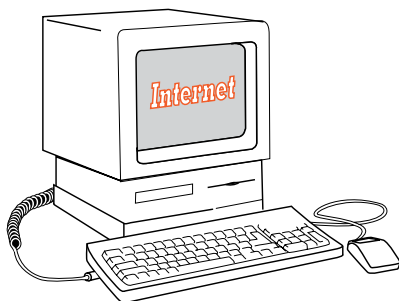
Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: **www.cpsc.gov**.

Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. 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 local contacts on the Internet at **www.epa.gov/lead** or contact the National Lead Information Center at **1-800-424-LEAD**.



For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.

EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

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

Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT)
One Congress Street
Boston, MA 02114-2023
1 (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 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

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

Regional Lead Contact
U.S. EPA Region 3 (3WC33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

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

Regional Lead Contact
U.S. EPA Region 4
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 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-6003

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
(ARTD-RALI)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7020

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

Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4164

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Toxics Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

Eastern Regional Center

Consumer Product Safety Commission
201 Varick Street, Room 903
New York, NY 10014
(212) 620-4120

Western Regional Center

Consumer Product Safety Commission
1301 Clay Street, Suite 610-N
Oakland, CA 94612
(510) 637-4050

Central Regional Center

Consumer Product Safety Commission
230 South Dearborn Street, Room 2944
Chicago, IL 60604
(312) 353-8260

HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development

Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW, P-3206
Washington, DC 20410
(202) 755-1785

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Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.



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LEAD POISONING PREVENTION

Notice of Tenants' Rights

INTRODUCTION

This Notice of Tenants' Rights pamphlet discusses your legal rights under the Maryland law which went into effect on February 24, 1996. The purpose of the law is to reduce the number of children poisoned by lead in paint, while maintaining the supply of affordable rental housing in Maryland.

Under the law, property owners receive protection from lead paint poisoning lawsuits if they meet the requirements by: repairing lead paint hazards, registering their properties and giving tenants educational materials about lead hazards. When the property owner is given written notice of areas of chipping, peeling, and flaking paint in a property, he must repair those areas using lead-safe work practices. Some tenants may also receive assistance with moving to a lead-safe house when a family member has a high blood lead level.

Please read this material carefully and call the Lead Hotline at 410-537-4199 or 800-776-2706 if you have any questions. TDD FOR THE DEAF 410-631-3009

I HAVE JUST MOVED INTO A RENTAL HOME THAT WAS BUILT BEFORE 1950. WHAT DO I NEED TO KNOW?

1) The property owner should give you the Maryland 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) The property owner should have registered the property with the Maryland Department of the Environment (MDE) and paid a \$10.00 annual registration fee.

3) Before you move in, the property owner should have performed lead hazard repairs called **Full Risk Reduction Treatments**. This means that when you move in, there should be:

- No chipping, peeling or flaking paint;
- Smooth and cleanable window wells, window sills, and floors;
- Doors that don't rub together; and
- Floors and windows that have been HEPA-vacuumed and wet washed to pick up lead dust.



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

Yes, after doing the treatments, the property owner must have the unit inspected at the owner's expense. The owner has the option of testing the house for lead dust instead of doing the treatments.

If the house passes the inspection, the Maryland Department of the Environment (MDE) and the property owner will be given a Lead Paint Risk Reduction Inspection Certificate. This certificate will be on file at MDE. The owner is required to give you a copy of the inspection certificate when you move in. If you wish to know the results of any visual inspection or lead dust tests done to your home, ask the landlord or call the Lead Hotline at 410-537-4199, 1-800-776-2706, or TDD 410-631-3009.

ARE THERE OTHER TIMES THAT THE PROPERTY OWNER MUST DO SPECIAL LEAD HAZARD REDUCTION TREATMENTS WHILE I LIVE HERE?

Yes. When a child under six or a pregnant woman has a blood lead level of 15 or more micrograms of lead per deciliter of blood, the local health department will inform the property owner of the obligation to do **Modified Risk Reduction Treatments** or pass a lead dust test.



If your property owner receives a written notice that there is chipping, peeling, and flaking paint in your home, the owner must perform the Modified Risk Reduction Treatments or pass a lead dust test. This paint may contain lead which can be dangerous to you and your children. The only way you can be sure your property owner knows about possible lead paint hazards in your home is if you tell him in writing by sending a letter or a Notice of Defect

In most cases, the property owner will have 30 days to do the Modified Lead Hazard Reduction Treatments, or pass a lead dust test.

In most cases, the property owner will have 30 days to do the Modified Lead Hazard Reduction Treatments, or pass a lead dust test.

HOW DO I TELL THE PROPERTY OWNER ABOUT THE 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". A sample copy of the form is attached on page 6.



When sending a notice, it is suggested to:

- Send it Certified Mail, Return Receipt Requested; or
- Hand Deliver it to the property owner or his agent and get the signature of the person to whom you delivered it.

IT IS AGAINST THE LAW FOR THE PROPERTY OWNER TO EVICT YOU FOR REPORTING PAINT DEFECTS IN YOUR HOME OR BECAUSE THERE IS A PERSON IN YOUR HOME FOUND TO HAVE A HIGH BLOOD LEAD LEVEL.



WHAT ARE THE MODIFIED RISK REDUCTION TREATMENTS?

The modified risk reduction treatments include:

- Removal and repainting of any chipping, peeling, and flaking paint;
- Making window sills smooth and cleanable; and
- Special cleaning of the work area.

The property owner must pay for those repairs and must use a certified lead worker.

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

Pregnant women and children under 6 years old must not be in the house while the Risk Reduction Treatments are being performed. If you are required to leave your house for more than 24 hours while treatments are performed, the property owner must pay for reasonable expenses for overnight housing and meals for your family to stay in temporary lead safe housing.



You must allow the property owner to enter your home to do the treatments.

WHAT SHOULD HAPPEN WHEN THE WORK IS COMPLETED IN MY HOME?

The property owner should have the home inspected to verify that the Modified Risk Reduction Treatments have been completed. The property owner may, however, ask you to sign a statement verifying that the treatments were completed. You are not required to sign the statement. If you do sign the statement, it can be used as evidence that the property owner complied with the law.

If you refuse to sign, the property owner must have an inspector perform an inspection of the house at the property owner's expense. A copy of the inspection report will be sent to you, the property owner, and MDE.

WHAT HAPPENS IF A CHILD UNDER SIX, OR A PREGNANT WOMAN, HAS A HIGH BLOOD LEAD LEVEL OF 20 µg/dl OR ABOVE? WHAT IS A QUALIFIED OFFER?



In most cases, the property owner will get notice from the local or State government that a child under six or a pregnant woman has been diagnosed with a lead level of 20 µg/dl or above.



The property owner will have 30 days to decide whether to make a Qualified Offer. A Qualified Offer is an agreement by the owner insuring that certain expenses related to the lead problem will be paid and that the tenant will get help. The terms of a Qualified Offer are very specific and must be presented on a Maryland Department of the Environment form.

WHO CAN MAKE A QUALIFIED OFFER?

A Qualified Offer can be made by the property owner, their insurance company, lawyer or other agent. Once one of these persons makes a Qualified Offer, they are known as the Offeror. The rental unit must be in full compliance with the law for the owner to be able to make an offer.

The Qualified Offer has two parts - Relocation Benefits and Medical Benefits.

- Relocation Benefits pay up to \$9,500, or until the child reaches age 6, whichever occurs first. The benefits pay for permanent or temporary relocation of the family of the person with a high blood lead level;



- Medical Benefits pay for up to \$7,500, or until the child reaches age 18, whichever occurs first. The benefits pay for medical expenses related to the lead problem required by a person with the high blood lead level.

HOW WILL A QUALIFIED OFFER AFFECT MY LEGAL RIGHTS?

If you accept the Qualified Offer:

- You get the benefits of the Offer, but you cannot sue for more.

If you reject the Qualified Offer:

- You may still be able to sue, but you run the risk of getting nothing from the lawsuit unless you have certain proof. The law is very specific about the type of proof required. A Qualified Offer is not an admission of liability by the property owner.

You have 30 days from the day you received the Qualified Offer to decide whether to accept it. If you do not accept the Qualified Offer within 30 days, the Offeror may assume that you have rejected it.

IF I ACCEPT THE QUALIFIED OFFER, HOW WILL I KNOW THAT THE PAYMENTS ARE BEING MADE PROPERLY?

The Offeror is required to send a report to you and to MDE by the end of each year detailing how much money they have spent and who has received the money.

When 80% of the money for relocation or medical treatments has been spent, they are required to send you a notice warning you that only 20% is left.

WHAT IS RELOCATION AND WHY RELOCATE?

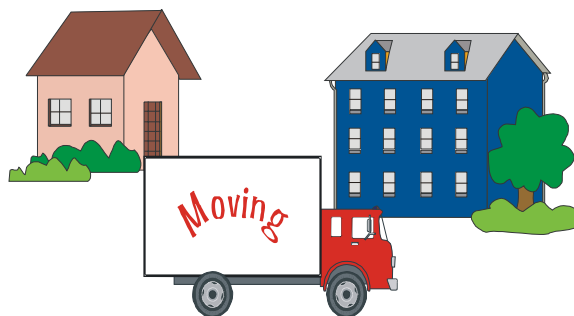
Relocation is permanently or temporarily moving the person with the high blood lead level and his family to lead-safe housing. Lead-safe housing is a house that:

- Is certified lead-free; or
- Was built after 1978; or
- May have lead paint in it but has specially treated windows and has passed a lead dust test and, possibly, a visual inspection.

Relocation is vital because health experts agree that one of the most important things you can do in treating a person with a high blood lead level is to move the person to a safer environment as soon as possible.

WHAT IS PERMANENT RELOCATION?

Permanent relocation occurs when the family moves to a lead-safe home, and does not return to the original home.



The Offeror must provide payment for moving and other related costs. If rent for the lead-safe home that the family relocated to is higher than the rent the family was paying when it accepted the Qualified Offer, the family will pay the owner of the lead-safe home the same amount it paid for the home it lived in when it accepted the Qualified Offer.

The Offeror will pay the rest of the rent by paying a rent subsidy of up to 150% of your current rent to the owner of the lead-safe home.

WHAT IS TEMPORARY RELOCATION?

Temporary relocation is when the family moves out of the home while the owner makes it lead-safe. After the repairs are finished, the family may move back into the home.

The Offeror will pay the rent for the time the family spends in temporary, lead-safe housing. Also, they will pay for moving, storing, or cleaning furniture, and possibly food costs for the family while work is being done on the home.

WHO GETS THE RELOCATION PAYMENTS?

The Offeror will make most of these payments directly to the service provider (new property owner, the moving company, etc.), not the family.

The only payments that come directly to the family are for minor expenses.

The Offeror will stop making these payments when they have spent \$9,500, or when the child reaches 6 years of age, whichever comes first (even if the full \$9,500 has not been spent).

WHAT MEDICAL EXPENSES WILL BE PAID, TO WHOM, AND FOR HOW LONG?

The Offeror will pay for treatments that are not covered by your own medical insurance or Medicaid.



- These include medical, emotional, educational or psychological treatments.

Payments will be made directly to the health care provider (doctor, therapist, etc.), not to the family. For costs that are not covered by the person's own medical insurance or Medicaid, the bill should be sent to the Offeror.



The Offeror will stop paying when they have paid out \$7,500 or when the child reaches the age of 18, whichever comes first.

IF I NEED HELP UNDERSTANDING A QUALIFIED OFFER, IS THERE SOMEONE WHO CAN ANSWER MY QUESTIONS?

If you need help understanding the Qualified Offer, call the Coalition to End Childhood Lead Poisoning at 410-534-6447 or 1-800-370-5323. The Coalition is under contract with the Maryland Department of the Environment to assist tenants and rental property owners to understand the law.

The person taking the call will answer your questions or refer you to an organization in your area that can help.

Also, the local health department will receive a copy of the Qualified Offer from the property owner and, within a week, will be calling you to offer assistance in finding treatment and prevention sources.

WHAT IF I NEED TO SPEND MY OWN MONEY?

Coordinate payments with the Offeror (owner) in advance whenever possible.

Never make a large payment for a service with your own money without first agreeing with the Offeror in advance and in writing that they will reimburse you for the expense. Otherwise, when you ask for reimbursement, the Offeror may argue that they want to pay the service providers directly, and refuse to pay you.

WHERE CAN I READ THE LAW FOR MYSELF?

The entire law, known as House Bill 760, can be found in the following volumes of Maryland law.



- Annotated Code of Maryland, Environment Article, Sections 6-801 et seq.
- Annotated Code of Maryland, Article 48A - Insurance Code, Sections 734-737.
- Annotated Code of Maryland, Real Property Article, Section 8-208.2.

If you wish to receive a copy of House Bill 760 from the 1994 session of the Maryland General Assembly, call:

Department of Legislative Reference
410-841-3810 (Baltimore/Annapolis area)
1-800-492-7122 (elsewhere in Maryland)

If you have any questions about the Maryland Lead Law, call the Lead Hotline at 410-537-4199 or toll-free at 1-800-776-2706, or TDD 410-631-3009.

NOTICE OF DEFECT/NOTICE OF ELEVATED BLOOD LEVEL ABOVE 15 µg/dl

** TENANT: 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.

To:

Name of Property Owner/ Manager/ Agent

This is to notify you to perform Modified Risk Reduction Treatments under §6-819 of the Environment Article of the Annotated Code of Maryland because:

☐ A child under the age of six years or a pregnant woman at this address has a blood lead level of 15 micrograms or more per deciliter of blood.

AND/OR

☐ The following defects require your attention.

From:

Name of Tenant

Street Address and Unit#

MARYLAND

City

State

Zipcode

Telephone - Day

Telephone-Evening

CHIPPING, PEELING, FLAKING PAINT

This room, has chipping, peeling, or flaking paint on the: ☐ Walls/ceiling ☐ Window sills ☐ Window wells ☐ Window frames ☐ Porch ☐ Door/door frame
--

STRUCTURAL DEFECTS

This area, has the following structural defects: ☐ Leaking ceiling ☐ Leaking roof ☐ Leaking plumbing ☐ Other

PROPERTY OWNER / MANAGER / AGENT SIGNATURE

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

Signature

Print Name

Date



MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it annually. The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed at the end of this document. The Maryland Department of Housing and Community Development's Office of Tenant and Landlord Affairs drafted this document, not your landlord.

Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research through Maryland Court Help Centers and The Peoples' Law Library of Maryland
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland unless specifically noted otherwise.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this Bill of Rights.

1. RENTAL APPLICATIONS

Application fees:

- Landlords who rent five or more units can only keep a maximum of \$25 for an application fee, unless their actual application related costs (such as credit checks) are more than \$25.
- If a landlord charges more than \$25 but their costs were less than the amount charged, they must refund the portion of the application fee that was not used for application-related costs.
- The refund must be made within 15 days of one of the following:



- The tenant moved into the unit, or
- The landlord or the applicant gives written notice that the applicant will not rent the unit.

Application expenses:

- Applicants may ask the Landlord for a list of the application expenses.
- The list must include monetary amounts and descriptions of each expense.

Tenant screening report:

- Some landlords may choose to accept a tenant screening report that was:
 - Prepared by a consumer reporting agency within the 30 days before application is submitted,
 - Prepared by a consumer reporting agency, and
 - Obtained and paid for by the tenant.
- If a landlord accepts such a report, they may not charge you an application fee.

Pet policy:

- Landlords must include a written copy or a summary of their pet policy in their rental application form.
- The pet policy must include:
 - Any breed or weight restrictions.
 - Any limit on the number of pets allowed.
 - Any required fees, including:
 - Up front non-refundable pet fees,
 - Refundable pet deposits, and
 - Monthly pet fees.
 - Any vaccination requirements.
 - Any liability insurance requirements.
 - Any additional requirements

Assistance Animals:



- Assistance animals are not pets and are always allowed, regardless of your landlord's pet policy. An assistance animal is an animal that:
 - works, provides assistance, or performs tasks for the benefit of a person with a disability, or
 - provides emotional support that reduces one or more identified effects of a person's disability,
- If you have an assistance animal, your landlord can't charge an additional application fee or additional security deposit for your assistance animal. Your landlord can charge you repair fees if your assistance animal causes damage to your unit or common areas.
- Landlords may ask for information that allows them to evaluate a request for an assistance animal if:
 - Your disability is not obvious, and/or
 - Your need for an assistance animal is not obvious.

(Real Property Article of the Maryland Code, Sections 8-210, 8-213, and 8-218, 42 U.S.C. 3604)

2. LEASES & TENANCIES

Written lease requirements:

- A landlord who rents five or more units in Maryland is required to use a written lease.
- A landlord who rents four or fewer units in the state is not required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.
- If your landlord gives you a written lease, it must include:
 - A statement of the condition of the property
 - An explanation of who is required to pay for heat, gas, electricity, water utilities and make repairs of the premises
 - A receipt for your security deposit
 - A copy of the most recent version of the Maryland Tenants' Bill of Rights
 - Contact information for the landlord or the agent authorized to receive notices and service of process on the landlord's behalf (unless posted in a noticeable place on the property).
- Local jurisdictions may require additional information in leases.

A lease may not include:



- Anything that requires you to allow the landlord to "confess judgment" (agree in advance to let the landlord win a claim) on a claim arising out of the lease.
- Anything that says you give up your legal rights under the law or your right to a jury trial.
- Any provision that shortens any notice period required by law.
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law.

An automatic renewal term in a lease must:

- Be separate from other parts of the lease.
- Be signed or acknowledged separately by you.

Ending tenancy:

- For the landlord to end your tenancy:
 - For a written lease with a stated term, the landlord must give you at least 60 days written notice before terminating the tenancy.
 - For month-to-month periodic tenancies, the landlord must give you at least 60 days written notice before terminating the tenancy.
 - For year-to-year periodic tenancies, the landlord must give at least 90 days written notice before the tenancy ends.
- For you to end your tenancy:
 - For leases with a stated term, month-to-month tenancies, and all other tenancies except year-to-year tenancy, you must give at least 30 days written notice before terminating the tenancy, unless the lease requires more time.
 - For year-to-year tenancies you must give at least 90 days written notice before terminating the tenancy. (This requirement does not apply in Baltimore City where tenants are only required to provide 30 days notice to end all tenancies.)

Ending your lease early due to abuse:

- If you have experienced abuse, you can end your lease early by giving notice to your landlord. The notice must include
 - A copy of a final protective order or peace order issued by the courts, or
 - A copy of a report from a qualified third party like a doctor, psychologist, social worker, or an advocate from a domestic violence organization.
- After providing notice, you have up to 30 days to move out.
 - You are only responsible for the rent from the notice date until you move out, which may be less than 30 days.



- If you move out in fewer than 30 days, you must give your landlord a signed, notarized, and written notification that you have moved out. The notification must be hand delivered or sent by first class mail.
- If you do not give your landlord this notice, you will be responsible for the rent for the full 30 days.

If the lease ends and no one gives notice:

- If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease.
- Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.

(Real Property Article of the Maryland Code, Sections 8-5A-01, 8-5A-02, 8-5A-03, 8-208, 8-210, and 8-402; Baltimore City Public Local Law Section 9-16)

3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee, but it cannot be more than 5% of the late rent amount. You cannot be charged a late fee on partial rent payments paid on time.
- Your landlord must give you a receipt for your rent payment if you pay rent in cash or if you ask for a receipt.
- Rent Increases:
 - Your landlord may only increase your rent when your lease is renewed.
 - In most cases, they must tell you in writing 90 days in advance of any rent increase.
 - Some local jurisdictions may limit how much rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
 - Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, 8-208, and 8-209)

4. UTILITIES

Your unit must offer heat, light, electricity, hot and cold water, and proper sewage disposal. However, your landlord is not responsible if these utilities are not available because you have not paid bills that are your responsibility.



If your lease requires you to pay utilities directly to your landlord, your landlord must

- Give you copies of the monthly utility bills or,
- At the beginning of each lease term, give you in writing the total utility costs billed to the landlord for the previous year. Annual costs for water, sewer, gas, and electricity bills for the previous year must be provided separately.

Some landlords in larger buildings use a Ratio Utility Building System (RUBS) where tenants are charged a portion of the building's total utility costs. If your landlord uses RUBS, they must:

- Tell you before you sign your lease that they use RUBS,
- Provide copies of the last two utilities bills, and
- Describe how they calculate your share of the total utility costs.

(Real Property Article of the Maryland Code, Sections 8-208, 8-211, 8-212)

5. SECURITY DEPOSITS

Maximum deposit:

- In most cases, a landlord may not require you to pay a security deposit higher than one month's rent.
- You may offer a larger security deposit if your rental application would be denied based on credit or rental history.
- Your security deposit may be up to two months' rent If:
 - You signed your lease before October 1, 2024 or
 - If you qualify for utility assistance from the Department of Human Services and lease agreement requires you to pay utilities directly to the landlord.

What is a security deposit:

- A "security deposit" is any payment you give to the landlord, including pet deposits, to protect the landlord against
 - Unpaid rent
 - Property damage to the unit, common areas, major appliances, and furnishings
 - Damage due to lease violations

Payment rules:

- Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.



- The landlord must keep your security deposit in an interest-paying bank account.
- The landlord must give you a written receipt, which must be included with the written lease.
- The landlord must inform you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

Move-out inspection at end of tenancy:

- In the move-out inspection, the landlord inspects the unit for damage that may reduce your security damage.
- If you plan to move out and want the right to be present during the inspection, you must send your landlord a certified letter at least 15 days before leaving. The letter should:
 - Say that you plan to move,
 - Share your move-out date, and
 - Include your new address
- At the end of your tenancy, your landlord must give you a written list of any charges deducted from the security deposit and documents supporting the charges.
- They must return the rest of your deposit with interest within 45 days.

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

- Damage to the property beyond normal wear and tear
- Unpaid rent or utility bills
- Costs or fees from an eviction case judgment

If the deposit is not returned on time:

- If the landlord does not return your deposit or give you a written list of charges within 45 days after your lease ends, they may lose the right to keep any of the deposit.
- You may sue the landlord for up to three times the amount the landlord did not return.

(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

6. CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it must be safe and suitable for people to live in. It must be free from serious defects or conditions that could cause a fire or are a serious and substantial threat to your life, health or safety.



Reporting a problem:

- Notify your landlord in writing right away if you find a problem.
- You can also reach out to your local code enforcement agency and request an inspection.
- A citation or violation notice is considered written notice to the landlord.

Mold-specific requirements:

- Landlords must test for a mold within 15 days of receiving written notice of possible mold in your unit.
- If mold is found, the landlord must remove it and fix the cause within 45 days if possible.
- If the mold can't be fixed within 45 days, it must be fixed within a reasonable time frame after the mold is found.
- Landlords must keep you informed during the mold testing and repair process.

Repair and Access:

- Landlords must provide at least 24 hours of advance notice before entering your apartment, except in an emergency.
- You must provide your landlord with access to your property to make repairs.

If problems are not fixed:

If your landlord doesn't fix the problem within a reasonable time after you provide notice, and the problem threatens life, health, or safety you have options:

- File a lawsuit in District Court for damages and a decrease in rent.
- Refuse to pay rent and use the issues as a defense if the landlord sues you for rent.
- File a rent escrow case, which allows you pay rent to the court instead of the landlord until the problems are fixed.

Lead paint:

If lead paint is present in the unit, you may, in certain circumstances, have the right to:

- Receive money from your landlord for a temporary relocation
- Take legal action if your landlord does not assist with safe relocation

Living in your unit:

- You have the right to quiet enjoyment of your rental unit for the duration of your tenancy.



- You have the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, 8-212, 8-215, and 8-220)

7. EVICTIONS

Your landlord may start the eviction process by filing a case in the District Court if you:

- Violate your lease
- Don't pay rent on time
- Don't move out when your lease ends

Court process required:

- Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution).
- Efforts to evict you like changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit are not allowed.

Your rights in court:

- You have the right to attend any court hearing in an eviction case brought against you by a landlord.
- You may qualify for a free attorney through Maryland's Access to Counsel in Evictions program if your income is 50% of the Area Median Income or less. Call 211 or visit legalhelpmd.org to find out if you qualify.
- You can access legal counsel as soon as you receive notice that your landlord is seeking to end the lease or to start the eviction process.

Notice before eviction:

- If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court.
- In a "Failure to Pay Rent" eviction case, rent only includes the base rent. It may not include utility charges, maintenance charges or other penalties.
- A longer notice period may be required if you receive a housing subsidy funded by the state or federal government.
- Other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease may also require more notice.

Eviction requirements and stopping the eviction:



- If the court rules against you, you have seven days to move out or the landlord can ask the court to issue a warrant of restitution to evict you by removing all of your property from the unit.
- In most cases, you can stop the eviction by paying all past-due rent and any court costs the court orders you to pay before the eviction is carried out. This is called the “right of redemption.”
- Redemption may not be an option if:
 - you have had three (four in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case, and
 - your landlord asks the court not to allow you to redeem.
- Your landlord must give you written notice before the initial scheduled eviction. Six days is required under state law. Your local jurisdictions can the number of days required but it must be between four and 14 days of notice before the initial scheduled eviction.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, 8-407, and 8-902)

8. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when your landlord doesn't fix a major issue that stops your use and enjoyment of your rental unit and you move out instead.

When it applies:

You may not be responsible for the rent if you can prove all of the following:

- Your landlord's actions or neglect cause the major issue that disrupted your use and enjoyment of your unit.
- You told your landlord about the issue.
- You gave the landlord a reasonable amount of time to fix it before you moved out.
- You moved out within a reasonable time after your landlord failed to fix a major issue.

Before moving out, you should consult with an attorney. If you can prove construction eviction,

- Your lease will be considered ended (terminated).
- You will not be responsible for paying rent after you move out.
- You may be able to sue your landlord for your losses-- including moving costs, rent differences, attorney fees, and other related expenses.

What landlords must do to avoid constructive eviction:



- Landlords must avoid substantial interference with the tenant's enjoyment of their rental property,
- Ensure the rental property is safe and livable.
- Generally respond to tenant complaints promptly to avoid legal and financial consequences.

9. TENANT RIGHT OF FIRST REFUSAL

The "right of first refusal" (a legal term) means you get the first chance to buy the property you rent before the landlord sells it to someone else.

When it applies:

- You are a named tenant on the lease.
- You have lived in a rental property with 1, 2, or 3 units for at least six months.
- Your landlord plans to sell the property or receives an offer to buy it from a third party.

However, this rule does not apply in certain situations, such as when the landlord transfers the property without selling it, including transfers:

- To a family member
- To a business owned by the landlord
- Under court order

Notice process:

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it.

- You have 30 days from the date of the notice to make an offer to buy the property or decline.
- If you make an offer with the same or better terms than those in the notice, your landlord must accept it.
- If you decline to make an offer, your landlord may sell the property to a third party.

Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law.

(Real Property Article of the Maryland Code, Section 8-119)



10. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of:

- Race
- Color
- Religion
- Sex
- Disability
- Marital status
- Familial status
- Sexual orientation
- Gender identity
- National origin
- Source of income
- Military Status.

In Process

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

A landlord may not retaliate, or threaten to retaliate, against you for:

- Making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property.
- Filing or participating in a lawsuit involving the landlord.
- Participating in a tenants' organization.
- Requesting police or emergency services at the property.
- Providing information to the landlord relating to lead paint issues.

Retaliation may include actions such as:

- Filing or threatening to file a lawsuit against you.
- Threatening to notify law enforcement about your immigration status.
- Increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities).
- Failing to make necessary repairs, or terminating your tenancy, among other things.



It is a crime for anyone, including landlords, to attempt to take money, property, labor, services, or anything of value by threatening to notify law enforcement about your immigration status.

Notice requirements before your landlord can enter your unit:

Unless your lease says otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters.

- Your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs
- They can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency.
- You can give your landlord written permission to enter your home with less than 24 hours notice.

Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(42 U.S.C. Sections 3601, et seq.; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2; Criminal Law Article of the Maryland Code, Section 3-701)

Exceptions to the protections of these laws exist in certain circumstances.

11. RESOURCES

Office of Tenant and Landlord Affairs Maryland Department of Housing and Community Development

Website: [Office of Tenant and Landlord Affairs](https://dhcd.maryland.gov/Tenant-Landlord-Affairs) (dhcd.maryland.gov/Tenant-Landlord-Affairs)

Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords



- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

Contact Information: Call 211 or go to [Legal Help Maryland](http://LegalHelpMaryland.org) (LegalHelpMD.org)

ACE provides free legal representation to income eligible renters at risk of eviction, has lost or is at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

Website: [District Court Help Centers](http://courts.state.md.us/helpcenter/inperson/dc) (courts.state.md.us/helpcenter/inperson/dc)

If you are unable to go in person, call 410-260-1392 for assistance.

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

The People's Law Library of Maryland

Website: [The People's Law Library of Maryland](http://ThePeople'sLawLibraryofMaryland.org) (peoples-law.org)

The People's Law Library is a legal information and self-help website maintained by a court-related agency of the Maryland Judiciary. It's also supported by Maryland's nonprofit legal service providers, pro bono attorneys, and law schools.

Services provided:

- The website provides general information about the law to people representing themselves in court.
- They offer a directory of legal service organizations who may be able to assist you in resolving your civil legal problems.



MARYLAND TENANTS' BILL OF RIGHTS RECEIPT

(Required by Cummings & Co. Realtors with all Maryland Residential Leases)

FOR LEASE DATED: July 6, 2026 BETWEEN

TENANT(S): Bright Nnadi, Edward Humes, Ababakar Okieh

LANDLORD(S): Rental MGMT, LLC

FOR PROPERTY KNOWN AS: 914 Whitelock St Apt 2 Baltimore, MD 21217

For valuable consideration, receipt of which is hereby acknowledged,

WE, THE UNDERSIGNED TENANTS ACKNOWLEDGE RECEIPT OF
THE MARYLAND TENANTS' BILL OF RIGHTS.

Signed by:
Edward Steven Humes
0F5337E6EB3E408...

7/9/2026

Tenant

Date

Signed by:

C7985C288172475...

7/9/2026

Tenant

Date





**A BRIEF GUIDE TO
MOLD, MOISTURE,
AND
YOUR HOME**

Indoor Air Quality (IAQ)

EPA 402-K-02-003
(Reprinted 09/2012)

In Process

**This Guide provides
information and guidance
for homeowners and
renters on how to clean
up residential mold
problems and how to
prevent mold growth.**

*U.S. Environmental Protection Agency
Office of Air and Radiation
Indoor Environments Division
1200 Pennsylvania Avenue, N. W.
Mailcode: 6609J
Washington, DC 20460
www.epa.gov/iaq*

A BRIEF GUIDE TO MOLD, MOISTURE, AND YOUR HOME

Contents	Page
Mold Basics	
Why is mold growing in my home?	2
Can mold cause health problems?	2
How do I get rid of mold?	3
Mold Cleanup	
Who should do the cleanup?	4
Mold Cleanup Guidelines	6
What to Wear When Cleaning Moldy Areas	8
How Do I Know When the Remediation or Cleanup is Finished?	9
Moisture and Mold Prevention and Control Tips	10
Actions that will help to reduce humidity	11
Actions that will help prevent condensation	12
Testing or sampling for mold	13
Hidden Mold	14
Cleanup and Biocides	15
Additional Resources	16



MOLD BASICS

- The key to mold control is moisture control.
- If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.
- It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.

Why is mold growing in my home? Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.



Mold growing outdoors on firewood. Molds come in many colors; both white and black molds are shown here.

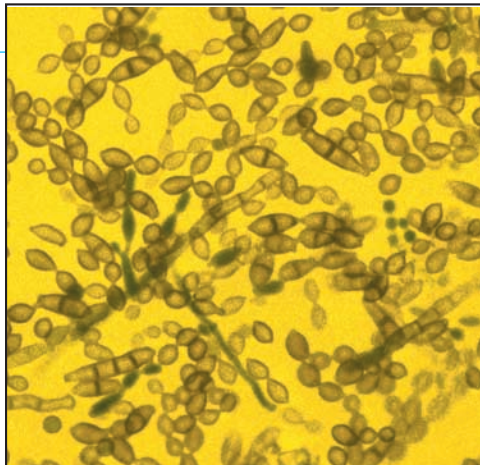
Can mold cause health problems? Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-

allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold? It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.



Magnified mold spores.

Molds can gradually destroy the things they grow on. You can prevent damage to your home and furnishings, save money, and avoid potential health problems by controlling moisture and eliminating mold growth.



Leaky window – mold is beginning to rot the wooden frame and windowsill.

If you already have a mold problem –
ACT QUICKLY.

Mold damages what it grows on. The longer it grows, the more damage it can cause.

Who should do the cleanup? Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial

buildings, this document is applicable to other building types. It is available on the Internet at: www.epa.gov/mold.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygienists (ACGIH), or other guidelines from professional or government organizations.
- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit www.epa.gov/iaq/pubs to download a copy of the EPA guide.
- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.
- If you have health concerns, consult a health professional before starting cleanup.

MOLD **CLEANUP** GUIDELINES

BATHROOM TIP

Places that are often or always damp can be hard to maintain completely free of mold. If there's some mold in the shower or elsewhere in the bathroom that seems to reappear, increasing the ventilation (running a fan or opening a window) and cleaning more frequently will usually prevent mold from recurring, or at least keep the mold to a minimum.



Tips and techniques The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.
- Scrub mold off hard surfaces with detergent and water, and dry completely.

Mold growing on the underside of a plastic lawnchair in an area where rainwater drips through and deposits organic material.



Mold growing on a piece of ceiling tile.



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.
- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)
- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.
- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

WHAT TO WEAR WHEN CLEANING MOLDY AREAS



Mold growing on a suitcase stored in a humid basement.

It is important
to take
precautions to
**LIMIT
YOUR
EXPOSURE**
to mold and
mold spores.

- **Avoid breathing in mold or mold spores.** In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about \$12 to \$25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front, others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA) requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or osha.gov/).

- **Wear gloves.** Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.



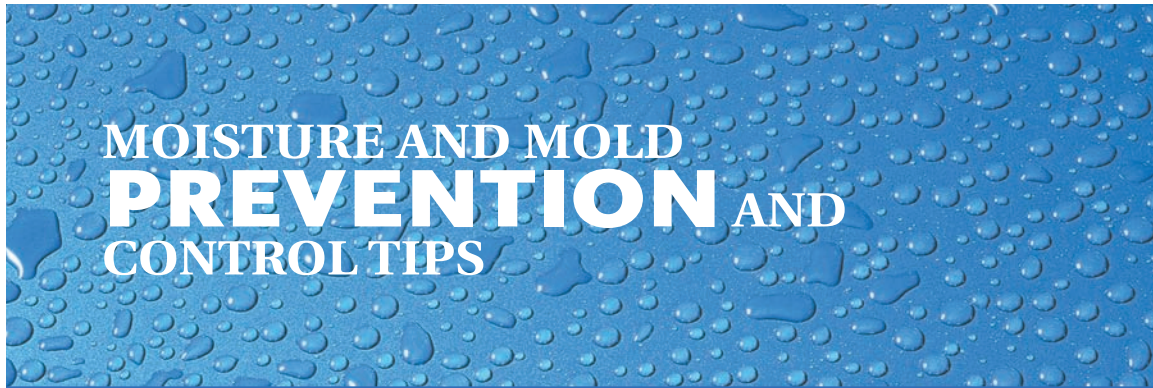
Cleaning while wearing N-95 respirator, gloves, and goggles.

- **Wear goggles.** Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.

How do I know when the remediation or cleanup is finished?

You must have completely fixed the water or moisture problem before the cleanup or remediation can be considered finished.

- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.
- You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.
- People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.
- Ultimately, this is a judgment call; there is no easy answer.



MOISTURE

Control is the Key to
Mold Control



Mold growing on the surface of a unit ventilator.

- When water leaks or spills occur indoors - **ACT QUICKLY.** If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.

- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.



Condensation on the inside of a window-pane.

■ Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive (\$10-\$50) instrument available at many hardware stores.

■ If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

Actions that will help to reduce humidity:

- ◆ Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)
- ◆ Use air conditioners and/or de-humidifiers when needed.
- ◆ Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

Actions that will help prevent condensation:

- ◆ Reduce the humidity (see preceeding page).
- ◆ Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- ◆ Cover cold surfaces, such as cold water pipes, with insulation.
- ◆ Increase air temperature.

Mold growing on a wooden headboard in a room with high humidity.



Renters: Report all plumbing leaks and moisture problems immediately to your building owner, manager, or superintendent. In cases where persistent water problems are not addressed, you may want to contact local, state, or federal health or housing authorities.



Rust is an indicator that condensation occurs on this drainpipe. The pipe should be insulated to prevent condensation.

Testing or sampling for mold

Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards.

Surface sampling may be useful to determine if an area has been

adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

HIDDEN MOLD

In

Mold growing on the back side of wallpaper.



Suspicion of hidden mold You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

Investigating hidden mold problems Investigating hidden mold problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, consider hiring an experienced professional.

Cleanup and Biocides Biocides are substances that can destroy living organisms. The use of a chemical or biocide that kills organisms such as mold (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. There may be instances, however, when professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain - these spores will not grow if the moisture problem has been resolved. If you choose to use disinfectants or biocides, always ventilate the area and exhaust the air to the outdoors. Never mix chlorine bleach solution with other cleaning solutions or detergents that contain ammonia because toxic fumes could be produced.

Please note: Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed.

Water stain on a basement wall — locate and fix the source of the water promptly.



ADDITIONAL **RESOURCES**

For more information on mold related issues including mold cleanup and moisture control/condensation/humidity issues, visit:

www.epa.gov/mold



Mold growing on fallen leaves.

This document is available on the Environmental Protection Agency, Indoor Environments Division website at: www.epa.gov/mold

NOTES

In Process

Acknowledgements

EPA would like to thank Paul Ellringer, PE, CIH, for providing the photo on page 14.

Please note that this document presents recommendations. EPA does not regulate mold or mold spores in indoor air.



In Process

Indoor Air Quality (IAQ)



STATE OF MARYLAND REAL ESTATE COMMISSION
Understanding Whom Real Estate Agents Represent

THIS NOTICE IS NOT A CONTRACT

In this form "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease"

Agents Who Represent the Seller

Seller's Agent: A seller's agent works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. A seller's agent may assist the buyer in purchasing the property, but his or her duty of loyalty is only to the seller.

Subagent: A Subagent means a licensed real estate broker, licensed associate real estate broker, or licensed real estate salesperson who is not affiliated with or acting as the listing real estate broker for a property, is not a buyer's agent, has a brokerage relationship with the seller, and assists a prospective buyer in the acquisition of real estate for sale in a non-brokerage relationship capacity. The subagent works for a real estate company different from the company for which the seller's agent works. The subagent can assist a buyer in purchasing a property, but his or her duty of loyalty is only to the seller.

If you are viewing a property and you have not signed a Brokerage Agreement, that agent represents the seller

Agents Who Represent the Buyer

Buyer's Agent: A buyer may enter into a written contract with a real estate broker which provides that the broker will represent the buyer in locating a property to buy. The agent from that broker's company is then known as the buyer's agent. The buyer's agent assists the buyer in evaluating properties and preparing offers and developing negotiation strategies and works in the best interest of the buyer. The agent's fee is paid according to the written agreement between the broker and the buyer. If you as a buyer wish to have an agent represent you, you must enter into a written brokerage agreement.

Dual Agents

The possibility of **dual agency** arises when the buyer's agent and the seller's agent both work for the same real estate company, and the buyer is interested in property listed by that company. The real estate broker or the broker's designee, is called the "dual agent." Dual agents do not act exclusively in the interests of either the seller or buyer, and therefore cannot give undivided loyalty to either party. There may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

If both seller and buyer agree to dual agency by signing a Consent For Dual Agency form, the "dual agent" (the broker or the broker's designee) shall assign one agent to represent the seller (the seller's "intra-company agent") and another agent to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategies.

If either party does not agree to dual agency, the real estate company must withdraw the brokerage agreement for that particular property with either the buyer or seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate broker/company. If the brokerage agreement is terminated, the buyer may choose to enter into a written brokerage agreement with a different broker/company. Alternatively, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

- >Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.
- >Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.
- >All agreements with real estate brokers and agents must be in writing and explain the duties and obligations of both the broker and the agent. The agreement must explain how the broker and agent will be paid and any fee-sharing agreements with other brokers.
- >You have the responsibility to protect your own interests. **You should carefully read all agreements** to make sure they accurately reflect your understanding. A real estate licensee is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate licensee may be filed with the Real Estate Commission at 100 S. Charles Street, Baltimore, MD 21202. (410) 230-6200.

We, the ☐ Sellers/Landlord ☒ Buyers/Tenants acknowledge receipt of a copy of this disclosure

and that Cummings and Co. (firm name)

and Ann Fechner (salesperson) are working as:

(You may check more than one box but not more than two)

- ☒ seller/landlord's agent
- ☐ subagent of the Seller
- ☐ buyer's /tenant's agent

Signed by:

Edward Steven Humes

7/9/2026

0F5337E6EB3E408...

Signed by:

[Signature]

7/9/2026

0C7985C288172475...

Signature

(Date)

Signature

(Date)

* * * * *

I certify that on this date I made the required agency disclosure to the individuals identified below and they were **unable or unwilling** to acknowledge receipt of a copy of this disclosure statement.

Name of Individual to whom disclosure made

Name of Individual to whom disclosure made

Agent's Signature

(Date)



WALK-THROUGH FORM FOR LEASE TRANSACTIONS

Property Address: 914 Whitelock St Apt 2 Baltimore, MD 21217

Landlord: Rental MGMT LLC

Tenant: Bright Nnadi, Edward Humes, Ababakar Okieh

CHECK-IN

DATE OF WALK-THROUGH: _____

The Property was inspected and found to be in satisfactory condition except as noted below.

Exceptions are noted here: _____

This report is not an agreement to repair or correct any unsatisfactory conditions listed herein. This is a report on the current condition of the Property at the time Tenant takes occupancy.

Tenant Signature **Date**

Landlord Signature **Date**

Signed by:

 6749503089172145
Tenant Signature **Date**
 Edward Steven Humes 7/9/2026

Landlord Signature **Date**

 0F5337E6EB3E408...

CHECK-OUT

DATE OF WALK-THROUGH: _____

The Property was inspected and found to be in satisfactory condition except as noted below.

Exceptions are noted here: _____

A list of actual costs to repair damage done to the Property beyond ordinary wear and tear shall be provided to Tenant at forwarding address within 30 days, if not received at Check-Out.

Tenant Signature **Date**

Landlord Signature **Date**

Tenant Signature **Date**

Landlord Signature **Date**



INSPECTION CHECK-LIST

Landlord/Property Manager Name: Rental MGMT, LLC

Amount of Security Deposit: 2,250

Tenant Name: Bright Nnadi, Edward Humes, Ababakar Okieh

Date paid:

Address of Rental Unit: 914 whitelock St Apt 2 Baltimore, MD 21217

This form is designed to assist in recording the condition of a rental unit upon moving in and moving out. To be most useful, it should be filled out in the presence of the property owner **and** the tenant, and each should retain a signed and dated copy.

For each line item, either check "OK" or describe any problems present.

		Move-In Condition		Move-Out Condition	
	OK	If not OK, describe problems		OK	If not OK, describe problems
Kitchen					
General Cleanliness	X				
Sink	X				
Counters	X				
Light fixtures	X	All Items in Sound and Clean Condition			
Cabinets	X				
Oven/range	X				
Refrigerator	X				
Outlets	X				
Walls & Ceilings	X				
Floor	X				
Windows	X				
Other (describe)					
3 1/2 Baths Bathroom					
General Cleanliness	X				
Toilet	X				
Sink	X				
Tub or Shower	X	All Items in Sound and Clean Condition			
Mirror	X				
Waterproof floor	X				
Walls and Ceiling	X				
Outlets	X				
Window or fan	X				
Other (describe)					

Move-In Condition**Move-Out Condition**

Move-In Condition			Move-Out Condition	
Living Room	OK	If not OK, describe problems	OK	If not OK, describe problems
General Cleanliness	X	All Items in Sound and Clean Condition		
Walls & Ceiling	X			
Floor/Carpet	X			
Light fixtures	X			
Outlets	X			
Windows	X			
Other (describe)				
Bedroom #1	OK	If not OK, describe problems	OK	If not OK, describe problems
General Cleanliness	X	All Items in Sound and Clean Condition		
Walls & Ceiling	X			
Floor/Carpet	X			
Light Fixtures	X			
Outlets	X			
Windows	X			
Other (describe)				
Bedroom #2	OK	If not OK, describe problems	OK	If not OK, describe problems
General Cleanliness	X	All Items in Sound and Clean Condition		
Walls & Ceiling	X			
Floor/Carpet	X			
Light Fixtures	X			
Outlets	X			
Windows	X			
Other (describe)				
Bedroom #3	OK	If not OK, describe problems	OK	If not OK, describe problems
General Cleanliness	X	All Items in Sound and Clean Condition		
Walls & Ceiling	X			
Floor/Carpet	X			
Light Fixtures	X			
Outlets	X			
Windows	X			
Other (describe)				

Move-In Condition			Move-Out Condition	
Other Room: Bedroom 4	OK	If not OK, describe problems	OK	If not OK, describe problems
General Cleanliness	X	All Items in Sound and Clean Condition		
Walls & Ceiling	X			
Floor/Carpet	X			
Light Fixtures	X			
Windows	X			
Other (describe)				
Miscellaneous	OK	If not OK, describe problems	OK	If not OK, describe problems
Heating system	X	All items in Good Operating Condition		
Water pressure	X			
Entry doors	X			
Lock	X			
Smoke detector	X			
Fire extinguisher	X			
Other (describe)				

Use the space below to note any disagreements to the checklist:

I was present at the time of the inspection, and agree with this checklist, except as noted in the space above.

Move-In:

Move-Out:

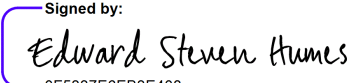
Date:

Landlord Signature:
Rental MGMT, LLC By: Michael Eskinazi, Authorized Signer

Tenant Signature:
By: Ababakar Okieh

Signed by:

C7985C288172475...
By: Bright Nnadi

Signed by:

0F5337E6EB3E408...
By: Edward Humes