

MARYLAND STANDARD LEASE AGREEMENT

THIS RENTAL AGREEMENT executed on the 12th day of July, 2026 by and between Matthew Hausknecht hereinafter called LANDLORD and Heather Roland, Sophia Hale, Casey Merz hereinafter called LESSEE.

OFFER TO RENT: LANDLORD hereby rents to LESSEE, subject to the following terms and conditions of this Agreement, the premises at the following address 1430 Light St, City of Baltimore, Maryland 21230 to be occupied as a residence and for no other purpose for a term of 10 Months beginning August 1, 2026 and ending on May 31, 2027.

RENT: LESSEE shall pay to LANDLORD the total for rent for the lease term. The amount shall be \$32,000.00 payable in equal monthly installments of \$3,200.00 with a security deposit of \$3,200.00. The first month's rent of \$3,200.00 is due by August 1st, 2026. Rent will be collected through the following instructions by the LANDLORD Tenant Portal Provided for Electronic Fund Transfers (ETFs).

RENT PRORATION: Should LESSEE move into the property before the end of the month, the rent will be prorated on a daily basis starting on N/A and payable by N/A for the amount of N/A

RENT LATE FEE: Payment is due on the 1st of the month. If payment isn't received, a one-time fee of \$100.00 will be charged on the 5th for each late month.

DEPOSIT: Upon execution of this Rental Agreement, LESSEE deposits with LANDLORD a security deposit for the faithful performance by LESSEE of the terms and conditions of this Agreement. This deposit is to be returned to LESSEE, less any damage charges, without interest, on the full and faithful performance by LESSEE of the provisions of this Agreement. SECURITY DEPOSIT in the amount of \$3,200.00 shall be paid upon signing of this lease. **SEE RENT SECTION ABOVE FOR DETAILED PAYMENT METHODS.**

RENTERS INSURANCE: LESSEE is strongly encouraged to carry rental insurance for the entire duration of the lease and should provide proof of insurance to LANDLORD before move in or renewal.

POSSESSION: LESSEE has examined and knows the condition of the property and by taking possession acknowledges that they have received the same in good order and condition

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except as herein otherwise stated. Failure to deliver possession of the premises at the time herein agreed shall not subject LANDLORD to liability for damages.

ASSIGNMENT, SUBLETTING, ABANDONMENT: LESSEE shall not assign this Lease nor sublet the premises or any part thereof, without the prior written consent of LANDLORD. The consent by LANDLORD to one assignment or subletting shall not be deemed to be consent to any subsequent assignment or subletting. If LESSEE vacates or abandons the property, LANDLORD shall immediately have the right to terminate this Agreement.

RIGHT OF ENTRY: LANDLORD shall have the right to enter the rental unit in order to inspect the premises, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose with a 24 hour notice unless in an emergency situation. LANDLORD may exhibit the rental unit to prospective purchasers, mortgagees, or lessees upon reasonable notice.

UTILITIES: LESSEE is responsible for all Utility Bills **with the exception of a \$100 per month credit to be applied to the water bill by LANDLORD.** LESSEE is responsible for any fines or late fees accrued during your stay at the property.

Lease Renewal: LESSEE is required to advise LANDLORD of intent to sign the following year lease 60 days prior to the end of the current lease. LANDLORD is required to advise the tenant 45 days prior to the end of the current lease if the lease will not be renewed. Failure to give notice of intent to stay in that said property will result in the property being listed for rent and taken over by a new LESSEE on the day after the current lease ends. Beware, giving notice of intent to sign a new lease does not guarantee the request will be accepted.

MAINTENANCE, REPAIRS OR ALTERATIONS: LESSEE shall, at their own expense and at all times, maintain premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. LESSEE may not make any alterations to the leased premises without the consent in writing of LANDLORD. LANDLORD shall be responsible for repairs to the interior and exterior of the building. LANDLORD will verify all Smoke and Carbon Monoxide Detectors are working and comply with local code before LESSEE moves into the premises. After the initial inspection it is the responsibility of LESSEE to contact the Landlord for any concerns with the Smoke and Carbon Monoxide Detectors. Furthermore, it is the responsibility of the LESSEE to test the Detectors on a monthly basis.

SMOKE FREE, under no circumstance is smoking of anything allowed in the residence.

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HVAC filters must be changed every 3 months. Failure to do this could result in damage to the unit/homes resulting in repairs getting charged back to the LESSEE.

LESSEE can contact Haus2Homes Properties at any time to schedule maintenance requests at LESSEE expense.

OWNER AND PROPERTY MANAGEMENT AGREEMENT: If at any time during the lease, Haus2Homes Properties and the Owner(s) of the property separate for any reason, the contract still stands. Haus2Homes Properties will hold no responsibility for the property, LESSEE, and rent collections . The contract will automatically switch to the owner until your lease term runs out. All parties will be notified in such an event with-in 2 weeks.

LAWN CARE:

N/A LESSEE agrees to have Haus2Homes Properties maintain the grounds in a reasonable and prudent manner. This responsibility includes pruning of all hedges, shrubs and small trees, weeding of flower-beds, mowing, and watering of grass during periods of drought. (((Fees will apply)))

N/A LESSEE agrees to maintain the grounds in a reasonable and prudent manner. This responsibility includes pruning of all hedges, shrubs and small trees, weeding of flower-beds, mowing, and watering of grass during periods of drought. In the event any fines or fees are charged against the property for overgrown grass, trees, hedges, vines while under lease, LESSEE is responsible for the payment and handling of that said fine or fee.

PETS: LESSEE shall keep no domestic pets or other animals in or about the property or on the premises without the written consent of LANDLORD, subject to any additional fees, which shall be attached to this Agreement. LESSEE is responsible for all damage that any animal causes, regardless of ownership of said animal and agrees to restore the property to its original condition at LESSEE's expense.

Monthly Pet Fee for this Lease of N/A is included

NOISE/WASTE: LESSEE agrees that they will not commit waste on the premises or maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises to be used, in an unlawful manner. LESSEE further agrees to abide by any and all City noise ordinances.

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LEAD BASED PAINT: LESSEE was made aware this home was built prior to 1978 and may contain lead based paint. Furthermore, LESSEE was provided via email the **Protect Your Family from Lead in Your Home Pamphlet, Notice of Tenants Rights Pamphlet, and will receive a Lead Paint Certificate within 2 weeks of the move in date.** If this is a lease renewal, you would have already received this paperwork. If you would like it sent again please contact LANDLORD.

COMPLIANCE WITH LAW: LESSEE agrees that during the term of the lease, that they shall promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against LESSEE, LANDLORD or both.

WAIVER: A Waiver by LANDLORD of a breach of any covenant or duty of LESSEE, under the Agreement is not a waiver of a breach of any other covenant or duty of LESSEE, or of any subsequent breach of the same covenant or duty. No provision of this Agreement shall be considered waived unless such a waiver shall be expressed in writing as a formal amendment agreement and executed by LESSEE and LANDLORD.

FURNISHED UNIT: If said property is furnished, an inventory is below hereto and made a part hereof and signed by LESSEE. LESSEE agrees not to furnish any unit with a waterbed.

Inventory: N/A

INDEMNIFICATION: LANDLORD shall not be liable for any damage or injury to LESSEE, or any other person, or to any property, occurring on the premises, or any part thereof, or in common areas thereof, and LESSEE agrees to hold LANDLORD harmless from any claims or damages unless caused solely by LANDLORD'S negligence. It is strongly recommended that renters insurance be purchased at LESSEE's expense and the Certificate of insurance provided to the LANDLORD.

GOVERNING LAW: This agreement shall be governed by the laws in the State of Maryland.

ACCEPTANCE OF PROPERTY.

1. Delivered in compliance with law. LANDLORD covenants that the leased premises and all common areas are delivered in a clean, safe and sanitary condition, free of rodents and vermin, in a habitable condition, and in complete compliance with all applicable law. LESSEE acknowledges that he/she has been given an opportunity to examine the

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premises, that he/she has examined the premises and found them to be in satisfactory condition, unless otherwise specified herein.

2. List of existing damages. LESSEE has the right to have the dwelling unit inspected by the LANDLORD in the LESSEE'S presence for the purpose of making a report of damages that exist at the commencement of the tenancy if the LESSEE so requests to the LANDLORD within fifteen (15) days of the LESSEE'S occupancy. This Report is for information only, and LANDLORD shall not be obligated to make any repairs except as specified herein or as required by law.
3. LANDLORD'S covenant to repair and express warranty of habitability.

COVENANTS: The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives and assigns of the parties hereto, and all covenants are to be construed as conditions of the Agreement.

OCCUPANTS: This unit is to be occupied as a strictly private dwelling by no more than **3** persons and no others, except by prior written approval by LANDLORD. The occupants will include **Heather Roland, Sophia Hale, Casey Merz**. If an additional occupant is added LESSEE can work with LANDLORD to update the lease which would increase the rent to \$3600 per month.

GUARANTOR (CO-SIGNER) AGREEMENT

In consideration of the Landlord entering into this Lease, the undersigned Guarantor agrees as follows:

1. Guarantee

Guarantor absolutely and unconditionally guarantees the full and timely payment and performance of every obligation of the Tenant under this Lease.

This includes, but is not limited to:

- Rent
- Additional rent
- Late fees
- Utilities owed under the Lease
- Damage beyond ordinary wear and tear
- Costs of collection
- Court costs
- Attorney's fees where permitted by law
- Any other financial obligation arising under this Lease

2. Joint and Several Liability

Guarantor's obligations are joint and several with the Tenant.

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Landlord is not required to first pursue the Tenant before seeking payment from the Guarantor.

3. Continuing Guarantee

This guarantee remains in effect during the original lease term and any renewal, extension, holdover tenancy, modification, or amendment unless the Landlord expressly releases the Guarantor in a written document signed by the Landlord.

4. Financial Information

Guarantor agrees to provide financial information reasonably requested by Landlord before occupancy and, if reasonably necessary, during the tenancy to verify continued ability to perform under this guarantee.

5. Waivers

Guarantor waives:

- Notice of Tenant default
- Demand for payment
- Notice of nonpayment
- Any requirement that Landlord first sue Tenant

6. Governing Law

This Lease and Guaranty are governed by the laws of the State of Maryland.

NOTICES: Any notice which either party may or is required to give, may be given to the following addresses

To LANDLORD **1132 SW 11th St Boca Raton, FL 33486**

To LESSEE **1430 Light St Baltimore, MD 21230**

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AGENT(S): In addition to the Landlord, Homeowner Haus2Homes Properties Staff, and Contractors used by the management company the following person(s) are allowed on the property: _____N/A_____.

ENTIRE AGREEMENT: The terms and conditions of the Agreement are the entire agreement and understanding of the parties. LESSEE acknowledges that they have read this Agreement and understands its provisions and agrees to occupy said premises under the terms of the Agreement.

Total Due at signing of this Lease: \$3200.00

In witness, the parties received this lease on **12th of July, 2026.**

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LANDLORD'S SIGNATURE

Matthew Hausknecht

PRINT NAME

07 / 14 / 2026



LESSEE'S SIGNATURE

Heather Roland

PRINT NAME

07 / 12 / 2026



LESSEE'S SIGNATURE

Sophia Hale

PRINT NAME

07 / 13 / 2026



LESSEE'S SIGNATURE

Casey Merz

PRINT NAME

07 / 12 / 2026



GRANTOR'S SIGNATURE

Megan Roland

PRINT NAME

07 / 13 / 2026

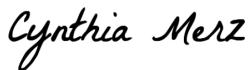


GRANTOR'S SIGNATURE

Cheryl Hale

PRINT NAME

07 / 13 / 2026



GRANTOR'S SIGNATURE

Cynthia Merz

PRINT NAME

07 / 13 / 2026

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Title	1430 Light Street - 1
File name	1430 Light Lease ...2026 to 2027.docx
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07 / 12 / 2026
14:45:26 UTC

Sent for signature to Casey Merz (caseymerz2020@gmail.com), Heather Roland (heather.louise.r@gmail.com), Sophia Hale (srhale731@gmail.com), Cheryl Hale (demmahale@gmail.com), Cynthia Merz (cmerz2@jhmi.edu), Megan Roland (megdance6@gmail.com) and Matthew Hausknecht (haus2homes@gmail.com) from dropboxsignproduction@buildium.com
IP: 172.12.60.205



07 / 12 / 2026
23:57:57 UTC

Viewed by Casey Merz (caseymerz2020@gmail.com)
IP: 73.33.68.141



07 / 13 / 2026
00:03:25 UTC

Signed by Casey Merz (caseymerz2020@gmail.com)
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07 / 13 / 2026
00:29:01 UTC

Viewed by Heather Roland (heather.louise.r@gmail.com)
IP: 68.83.101.164

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 VIEWED	07 / 13 / 2026 08:25:40 UTC	Viewed by Sophia Hale (srhale731@gmail.com) IP: 144.2.245.213
 SIGNED	07 / 13 / 2026 08:29:20 UTC	Signed by Sophia Hale (srhale731@gmail.com) IP: 144.2.245.213
 VIEWED	07 / 13 / 2026 17:51:53 UTC	Viewed by Cheryl Hale (demmahale@gmail.com) IP: 37.228.214.77
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22:22:47 UTC

Signed by Cynthia Merz (cmerz2@jhmi.edu)
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07 / 13 / 2026
22:40:37 UTC

Viewed by Megan Roland (megdance6@gmail.com)
IP: 98.235.44.167



07 / 13 / 2026
22:41:53 UTC

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IP: 98.235.44.167



07 / 14 / 2026
11:10:38 UTC

Viewed by Matthew Hausknecht (haus2homes@gmail.com)
IP: 172.58.243.128

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The document has been completed.