

Residential Lease Agreement

1. Parties. This Residential Lease Agreement (hereinafter referred to as this “Agreement”) is entered into between Douglas Farmer, (hereinafter referred to as “Landlord”); **Alexis Ande Seiden and Erin Ann Kaczor** (hereinafter referred to as “Tenants”); and **Steven Alva Seiden and Charles Paul Kaczor** (hereinafter referred to as “Guarantors”).

2. Premises. The Landlord rents to Tenants, and Tenants rent from Landlord, for residential purposes only, the single family residential dwelling located at 756 Ramsay Street, Baltimore, Maryland 21230 (the “Premises”), subject to the terms and conditions in this Agreement.

3. Term. The term of this Agreement is for one (1) year, commencing on **July 15, 2026** and ending on **July 31, 2027**.

4. Payment of Rent. The rent is **Two Thousand and Two Hundred Dollars and No Cents (\$2,200.00)** per month in advance, the first installment to be made on **July 1, 2026**, and a like sum on the first day of every month thereafter, without setoff, deduction, or demand. Rent shall be payable online through [Avail.com](https://www.avail.com), or by any other method designated by the Landlord in writing. Tenants acknowledge that third-party payment processors or the online payment platform may charge transaction or processing fees, and Tenants shall be solely responsible for any such fees associated with payment of rent.

As a leasing concession, provided Tenants execute this Lease on or before **July 10, 2026**, Landlord agrees to reduce the rent due for the month of August 2026 to **One Thousand One Hundred Dollars and No Cents (\$1,100.00)**. Beginning **September 1, 2026**, and on the first day of each month thereafter, the full monthly rent of **Two Thousand Two Hundred Dollars and No Cents (\$2,200.00)** shall be due and payable.

Rent shall not be considered paid until actual receipt thereof by the Landlord. Submission of payment by mail or through an online payment platform does not constitute receipt until payment has been successfully processed and cleared.

Unless otherwise directed by Landlord in writing, checks or money orders shall be made payable to **Douglas Farmer** and mailed or delivered to the following address:

Douglas Farmer
4632 Hudson Street
Baltimore, MD 21224

5. Prorated First Month's Rent. If the lease term commences on a day other than the first day of a month, Tenants will pay to Landlord a prorated monthly rent for the period from the commencement of this Agreement to the first day of the following month.

6. Returned Check and Stop Payment. In each instance that a check offered by Tenants to Landlord for any amount due under this Agreement or in payment of rent is returned for lack of sufficient funds, a “stop payment” or any other reason, a service charge of Thirty-Five Dollars and No Cents (\$35.00), which

does not exceed the maximum amount allowed by applicable Maryland law, will be assessed.

7. Late Charges. If Tenants fail to pay the rent in full before the end of the fifth (5th) day after it is due, Tenants will be assessed a late charge of five percent (5%) of the amount owed as allowed by applicable Maryland law.

8. Additional Rent. All sums of money or other charges required to be paid by Tenants to Landlord under the terms of this Agreement, whether or not the same be designated “rent” or “additional rent”, shall be deemed rent and shall be collectible as same.

9. Tenants’ Examination and Acceptance of Premises. The Tenants acknowledge that they have examined the Premises and their acceptance of this Agreement is conclusive evidence that the Premises are in good and satisfactory order and repair unless otherwise specified herein; and the Tenants agree that no representations as to the condition of the Premises have been made and that no agreement has been made to redecorate, repair, or improve the Premises unless hereinafter set forth specifically in writing. The Landlord will deliver the Premises and all common areas in a condition permitting habitation, with reasonable safety. Tenants take the Premises in its AS-IS condition. Tenants agree not to damage the Premises through any act or omission, and to be responsible for any damages sustained through the acts or omissions of Tenants, Tenants’ family, or Tenants’ invitees, licensees, and/or guests. If such damages are incurred, Tenants are required to pay for any resulting repairs at the same time and in addition to the next month’s rent payment, with consequences for nonpayment identical to those for nonpayment of rent described herein.

10. Occupancy and Use. The premises are to be used only as a private residence for the Tenants. The Premises shall not be used for any purpose other than a private residence, nor shall the Tenants allow anyone else to reside at the Premises, without the prior written consent of the Landlord.

11. Disturbances and Violation of Laws. Tenants, guests, and invitees of either Tenants or guests shall not use the Premises for any unlawful purpose and shall comply fully with all applicable federal, state, and local laws and ordinances, including laws prohibiting the use, possession, or sale of illegal drugs. Tenants, guests, and invitees of either Tenants or guests shall not use the Premises in a manner offensive to others. Tenants, guests, and invitees of either Tenants or guests shall not create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment of any nearby resident. Tenants agree to immediately inform Landlord and the appropriate authorities upon obtaining actual knowledge of any illegal acts on or upon the Premises.

12. Security Deposit and Return Thereof. Tenants have deposited with Landlord the sum of **Two Thousand and Two Hundred Dollars and No Cents (\$2,200.00)**, which sum does not exceed two (2) months’ rent per dwelling unit leased under this Agreement, which is to be held as collateral security and applied on any rent or any other charge that may remain due and owing at the expiration of this Agreement, any extension thereof or holding over period, or applied on any damages to the Premises caused by the Tenants, their family, invitees, employees, trades people, or pets, or other expenses suffered by Landlord as a result of a breach of any covenant of this Agreement. Tenants have the right to be present at the time of inspection to determine if any damages were done to the Premises if Tenants notify Landlord by certified mail of their intention to move, date of moving, and new address. The notice shall be mailed at least sixty

(60) days prior to the date of moving. Upon receipt of notice, Landlord shall notify Tenants by certified mail of time and date when the Premises are to be inspected. The date shall occur within five (5) days before or five (5) days after date of moving as designated in Tenants' notice. Tenants may not utilize the security deposit as rent nor shall they deduct same from the last month's rent nor require the Landlord to indemnify itself from said sum of money or any part thereof with respect to any particular violation or default of Tenants. In the event that any part of the said security deposit shall have been utilized by Landlord in accordance with the terms hereof or applicable law, the Tenants shall, upon the delivery notice of same, immediately deposit with the Landlord the amount so applied by Landlord so that the Landlord shall have the full deposit on hand at all times during the term of this Agreement and any renewal thereof or holding over.

The Landlord hereby acknowledges receipt of the aforesaid deposit, which shall be deposited by Landlord in an interest bearing escrow account and which deposit shall be made within thirty (30) days after receipt of said funds in a federally insured financial institution within the State of Maryland and which account shall be devoted exclusively to security deposit(s). The Landlord shall, upon written request, promptly provide the Tenants with a written list of all existing damages, and such request by the Tenants must be made within fifteen (15) days of the Tenants' occupancy. Within forty-five (45) days after the end of the tenancy, the Landlord shall return the deposit to the Tenants less any damages rightfully withheld. If any portion of the security deposit is withheld, Landlord shall present by first-class mail directed to the last known address of Tenants, within forty-five (45) days after the termination of the tenancy, a written list of the damages claimed together with a statement of the cost actually incurred.

In the event of the sale of the property upon which the Premises is situated or the transfer or assignment by the Landlord of this Agreement, the Landlord shall have the right to transfer said security deposit to the transferee and Landlord shall be considered released from all liability for the return of the security deposit, and the Tenants shall look solely to the new Landlord for the return of their security deposit. It is agreed that the foregoing shall apply to every transfer or assignment made on the security deposit to a new Landlord. In the event of any rightful or permitted assignment of this Agreement by the Tenants to any assignee, the security deposit shall be deemed to be held by the Landlord as a deposit made by the assignee and the Landlord shall have no further liability with respect to return of such security deposit to the assignor.

Tenants acknowledge that this paragraph constitutes written notice to them at time of payment of security deposit of their rights under applicable Maryland law.

13. Vehicle Parking. No automobile, truck, motorcycle, trailers, or other such vehicles shall be parked on the Premises at any time, unless such vehicles are (a) currently titled and registered, and (b) operable.

14. Possession At Commencement of Term. Tenants may peaceably and quietly enter on the Premises at the beginning of the term. However, Tenants shall not be entitled to possession of the Premises until the security deposit and first month's rent (or prorated portion thereof), is paid in full and the Premises is vacated by the prior Tenants. If Landlord is unable to deliver possession of the Premises to Tenants on or before the commencement of the term of this Agreement due to another person occupying the Premises, Tenants' rights of possession hereunder shall be postponed until the Premises are vacated by such other

person, and rent due hereunder shall be abated at the rate of one-thirtieth (1/30) of a monthly installment for each day that possession is postponed. Tenants expressly agree that Landlord shall not be liable for damages to Tenants in the event Tenants, for any reason whatsoever, are unable to enter and occupy the Premises.

15. Insurance. Landlord shall not be liable to Tenants, Tenants' family, or Tenants' invitees, licensees, and/or guests for damages not caused by Landlord or Landlord's agents. Landlord will not compensate Tenants or anyone else for damages caused by any other source whatsoever, or by acts of God, and Tenants are therefore strongly encouraged to independently purchase insurance to protect Tenants, Tenants' family, Tenants' invitees, licensees, and/or guests, and all personal property on the Premises and/or in any common areas from any and all damages.

16. Utilities. Tenants shall be responsible and pay for all utilities, including but not limited to: gas, water, electric, refuse collection, telephone, cable TV, and wireless internet.

17. Alterations and Repairs by Tenants. Tenants will not, without Landlord's prior written consent, alter, re-key, or install any locks to the Premises or install or alter any burglar alarm system. Tenants will not remodel or make any structural changes, alterations, or additions to the Premises, will not paper, paint, or decorate, nor install, attach, remove, or exchange appliances or equipment such as air conditioning, heating, refrigerating, or cooking units, radio, or television antennae; nor drive nails or other devices into the walls or woodwork (a reasonable number of picture hangers excepted), nor refinish or shellac wood floors, nor change the existing locks of the Premises, without the prior written permission of the Landlord. Any of the above-described work shall become part of the dwelling.

18. Assignment of Agreement and Subletting. Tenants will not sublet the Premises or any portion thereof, or assign this Agreement, without the prior written consent of Landlord.

19. Landlord's Responsibilities and Duties. Landlord shall also maintain and repair the roof, the exterior walls, the foundation, floors, windows, and doors, except that Tenants shall be responsible for the entire cost of any repairs or maintenance for damage caused by Tenants, and their guests and invitees.

20. Tenants' Responsibilities, Duties and Restrictions. Tenants agree:

- (1) To keep the Premises clean and sanitary.
- (2) To dispose from the Premises of all rubbish, garbage, and other waste, in a clean and sanitary manner.
- (3) All garbage and trash must be placed in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup.
- (4) To properly use and operate all electrical, gas, and plumbing fixtures and keep them clean

and sanitary.

- (5) Not to permit any person on the Premises, with their permission, to destroy, deface, damage, impair, or remove any part of the structure or dwelling unit or the facilities, equipment, or appurtenances thereto, nor himself do any such thing.

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- (6) To occupy the Premises as their abode, utilizing portions thereof for living, sleeping, cooking, or dining purposes only which were respectively designed or intended to be used for such occupancies.

- (7) To promptly remove ice and snow from driveways, walkways, and steps.

- (8) To replace light bulbs, faucet washers, heater filters, and minor maintenance items.

- (9) Tenants acknowledge that smoking is NOT permitted on or about the premises.

Tenants agree that any violation of these provisions shall be considered a breach of this Agreement. The Tenants shall be held responsible for any direct and /or consequential damage to the Premises and for the cost of such repair caused by any negligence either by action or lack of action on the part of the Tenants, Tenants' family, guests, employees, or pets. Such damage shall be deemed as being additional rent due and payable within thirty (30) days from date of submission of bill to Tenants by Landlord.

21. Pets. No pet, animal, bird, or other pet will be kept on the Premises, even temporarily, without written permission from Landlord. If written permission is granted, the Tenants agree to pay the cost of having the dwelling de-fleaed and de-ticked by a professional exterminator at the termination of occupancy.

Tenants expressly agree and understand that Landlord's permission for pets is conditioned upon payment of monthly pet rent in the amount of **Thirty-Five Dollars and No Cents (\$35.00)** per approved pet, per month, which shall be due and payable together with monthly rent.

As a leasing concession, provided Tenants execute this Lease on or before **July 10, 2026**, Landlord agrees to waive the monthly pet rent for one approved pet for the duration of the initial lease term. Any additional approved pets shall remain subject to the monthly pet rent stated above. Upon renewal or extension of the Lease, standard pet rent rates may apply to all pets unless otherwise agreed in writing by the Landlord.

22. Surrender of Premises. Tenants will, upon termination of this Agreement, surrender the Premises and all fixtures and equipment of Landlord therein in good, clean, and operating condition, ordinary wear and tear excepted. Tenants shall, at time of vacating the Premises, clean the Premises including stove and refrigerator and remove trash from the Premises. Upon vacating the Premises Tenants shall deliver all keys thereto to the Landlord or its Agent within twenty-four (24) hours after vacating. Failure to comply will be cause to charge Tenants for changing locks. Any personal property remaining in the Premises after Tenants vacate same shall be deemed abandoned, and may be disposed of by Landlord at

Tenants' expense.

23. Landlord's Right to Access and Inspection. In the event of an emergency, to make repairs or improvements, or to show the Premises to prospective buyers or Tenants, or to conduct a periodic inspection, or to address a safety or maintenance problem, or to remove any alterations, additions, fixtures, and any other objects which may be affixed or erected in violation of the terms of this Agreement, Landlord or Landlord's duly authorized agents may enter the Premises. Except in cases of emergency, Tenants' abandonment of the Premises, court order, or where it is impractical to do so, Landlord shall give Tenants reasonable notice before entering. Furthermore, Landlord retains a Landlord's Lien on all personal property placed upon the Premises to secure the payment of rent and any damages to the Premises.

24. Tenants Holding Over. If Tenants remain in possession of the Premises with the consent of Landlord after the expiration of this Agreement, Landlord may, at its sole discretion, change the terms, conditions, and rent amount upon lease renewal.

25. Extended Absences by Tenants and Notice Thereof. Tenants will notify Landlord in advance if Tenants will be away from the Premises for fourteen (14) or more consecutive days. During such absence, Landlord may enter the Premises at times reasonably necessary to maintain the Premises and inspect for needed repairs.

26. Abandonment. Abandonment shall be defined as the absence of the Tenants from the Premises for a period of seven (7) or more consecutive days while rent or any monies owing remain unpaid. In such event, Tenants will be considered in default of this Agreement. In the case of abandonment, Landlord or Landlord's agents may immediately or any time thereafter enter and re-take the Premises as provided by applicable Maryland law, and terminate this Agreement without notice to Tenants.

27. Property Damage - Destruction of Property. If the Premises are rendered totally unfit for occupancy by fire, act of God, act of rioters or public enemies, or accident, the term of this Agreement shall immediately cease upon the payment of rent apportioned to the day of such happening. If, however, the Premises are only partially destroyed or damaged and Landlord decides to repair the same, such repairs shall be made by Landlord without unreasonable delay, and there shall be abatement in rent in proportion to the relationship the damaged portion of the Premises bears to the whole of the Premises. Tenants, Tenants' guests, and invitees of either Tenants or Tenants' guests will not engage in any activity or action that may cause property damage.

28. Hold Harmless. To the fullest extent permitted by applicable Maryland law, Tenants shall hold Landlord free and harmless from any and all loss, claim, or damage by reason of any accident, injury, or damage to any person or property occurring on or about the Premises, unless such accident, injury, or damage shall be caused by the negligence of the Landlord, its agents, servants, and/or employees.

29. Default / Breach By Tenants. In the event of any default or breach hereunder on the part of the Tenants, Landlord may repossess the Premises pursuant to judicial process, and Landlord shall have other rights as may be allowed by law. Tenants shall be responsible for all reasonable expenses incurred by Landlord, including attorneys' fees, as additional rent in the event of Tenants' default or breach under this

Lease.

30. Remedies - Cumulative. The remedies and rights contained in and conveyed by this Agreement are cumulative, and are not exclusive of other rights, remedies, and benefits allowed by applicable Maryland law.

31. Notice of Injuries on Premises. In the event of any significant injury or damage to Tenants, Tenants' family, or Tenants' invitees, licensees, and/or guests, or any personal property, suffered in the Premises or in any common area, written notice of same shall be provided by Tenants to Landlord at the address designated for delivery of notices (identical to address for payment of rent) as soon as possible but not later than five (5) days of said injury or damage. Failure to provide such notice shall constitute a breach of this Agreement.

32. Waiver. Any waiver of a default hereunder shall not be deemed a waiver of this Agreement or of any subsequent default. Acquiescence in a default shall not operate as a waiver of such default, even though such acquiescence continues for an extended period of time.

33. Grounds for Termination of Tenancy. The failure of Tenants, guests, and invitees of either Tenants or guests to comply with any term of this Agreement is grounds for termination of the tenancy, with appropriate notice to Tenants and procedures as required by law.

34. Court Costs and Attorneys Fees. In the event that the Landlord shall find it necessary to expend any monies in legally enforcing any provisions of this Agreement, including the collection of rent or other charges due hereunder, Tenants agree to pay a reasonable attorney's fee and all expenses and costs incurred thereby, to the greatest extent allowed by applicable Maryland law.

35. Agents and Authority to Receive Legal Papers. Any notice which either party may or is required to give, shall be in writing and may be given by mailing the same, by certified mail, and shall be deemed sufficiently served upon Tenants if and when deposited in the mail addressed to the Premises, or addressed to Tenants' last known post office address, or hand delivered, or placed in Tenants' mailbox to Tenants at the Premises. The Landlord, any person managing the Premises, and anyone designated by the Landlord as agent, are authorized to accept service of process and receive other notices and demands, which may be delivered to:

Landlord, at the following address:

**4632 Hudson St
Baltimore, Maryland 21224
Telephone: (410) 830-1307**

Tenants, at the following address:

**756 Ramsay Street
Baltimore, Maryland 21230**

36. Time. Time is of the essence of this Agreement.

37. Subordination. Tenants agree to accept the Premises subject to and subordinate to any existing or future mortgage or other lien, and Landlord reserves the right to subject the Premises to same. Tenants agrees to and hereby irrevocably grants Landlord power of attorney for Tenants for the sole purpose of executing and delivering in the name of the Tenants any documents related to the Landlord's right to subject the Premises to a mortgage or other lien.

38. Eminent Domain. If the Premises or any part thereof or any estate therein, or any other part of the building materially affecting Tenants' use of the Premises, shall be taken by eminent domain, this Agreement shall terminate on the date when title vests pursuant to such taking. The rent shall be apportioned as of the termination date, and any rent paid for the period beyond that date shall be repaid to Tenants. Tenants shall not be entitled to any part of the award for such taking or any payment in lieu thereof.

39. Paragraph Headings. The headings of particular paragraphs and sub paragraphs are inserted only for convenience and are not part of this Agreement and are not to act as a limitation on the scope of the particular paragraph to which the heading refers.

40. Binding. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, personal representatives, administrators, successors, and assigns.

41. Entire Agreement. This Agreement and any attachments constitute the final and entire agreement between the parties hereto, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenants. Neither Landlord nor Tenants shall be bound by any terms, conditions, statements, warranties, or representations, oral or written, not herein contained unless made in writing and signed by both Landlord and Tenants.

42. Governing Law. This Agreement shall be governed by the laws of the state of Maryland.

43. Severability. The use of any gender in this Agreement shall include all genders. The provisions of this Agreement are severable and in the event any provision, clause, sentence, section, or part thereof is held to be invalid, illegal, unconstitutional, inapplicable, or unenforceable to any person or circumstances, such invalidity, illegality, unconstitutionality, inapplicability, or unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, parts of the lease or their application to Tenants or other persons or circumstances. It is understood and agreed that the terms, conditions, and covenants of this Agreement would have been made by both parties if such invalid, illegal, unconstitutional, inapplicable, or unenforceable provision, sentence, clause, section, or part had not been included therein. To the extent that any portion of this Agreement found to be invalid, illegal, unconstitutional, inapplicable, or unenforceable may be valid by striking of certain words or phrases, such words or phrases shall be deemed to be stricken and the remainder of the provisions and the remainder of the other portions of this Agreement shall remain in full force and effect. It is further agreed that this Agreement may be executed in counterparts, each of which when considered together shall constitute the original contract.

44. Rules. Landlord reserves the right from time to time to adopt and promulgate reasonable rules and regulations applicable to the Premises, and Tenants agree to be bound by such rules and regulations. Landlord shall give Tenants notice of such rules and regulations. A violation of such rules and regulations shall be deemed a breach of this Agreement.

45. Lead Paint Compliance. Pursuant to the Maryland Reduction of Lead Risk in Housing Law, Landlord shall provide to Tenants: (a) the Notice of Tenants' Rights published by the Maryland Department of the Environment; (b) the brochure entitled "Protect Your Family from Lead in Your Home" published by the United States Environmental Protection Agency; and (c) a copy of the applicable lead inspection certificate for the Premises, if required by law. Tenants agree to execute any separate acknowledgments or disclosures reasonably required to confirm receipt of such documents.

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PAGE]**

Tenants acknowledge receipt of an executed copy of this Agreement.

LANDLORD:



07 / 06 / 2026

Name: Douglas Farmer
Phone: (410) 830-1307
Email: dcole2929@gmail.com

TENANTS:



07 / 05 / 2026

Name: Alexis Ande Seiden
Phone: 202-491-4288
Email: alexisaseiden@gmail.com



07 / 05 / 2026

Name: Erin Ann Kaczor
Phone: 240-701-1288
Email: eakaczor2264@gmail.com

Guarantors acknowledge receipt of an executed copy of this Agreement.

LANDLORD:



07 / 06 / 2026

Name: Douglas Farmer
Phone: (410) 830-1307
Email: dcole2929@gmail.com

GUARANTORS:



07 / 06 / 2026

Name: Steven Alva Seiden
Phone: 202-423-4487
Email: steve.seiden@acquiredata.com



07 / 05 / 2026

Name: Charles Paul Kaczor
Phone: 703-201-1864
Email: jkaczor19@aol.com

Title	Lease e-signature request
File name	Revised_Lease_-_756_Ramsay_-_2026.pdf
Document ID	9d4ea772756822fd6d36dbbc1cff7a09feb84427
Audit trail date format	MM / DD / YYYY
Status	● Signed

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SENT

07 / 05 / 2026

19:19:43 UTC

Sent for signature to Alexis Ande Seiden (alexisaseiden@gmail.com), Erin Ann Kaczor (eakaczor2264@gmail.com), Steven Alva Seiden (steve.seiden@acquiredata.com), Charles Paul Kaczor (jkaczor19@aol.com) and Douglas Farmer (dcole2929@gmail.com) by admin@avail.co acting on behalf of dcole2929@gmail.com
IP: 73.129.29.191



VIEWED

07 / 05 / 2026

22:44:11 UTC

Viewed by Alexis Ande Seiden (alexisaseiden@gmail.com)
IP: 73.134.159.113



SIGNED

07 / 05 / 2026

22:45:59 UTC

Signed by Alexis Ande Seiden (alexisaseiden@gmail.com)
IP: 73.134.159.113



VIEWED

07 / 05 / 2026

22:52:37 UTC

Viewed by Erin Ann Kaczor (eakaczor2264@gmail.com)
IP: 173.230.53.166

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Document ID	9d4ea772756822fd6d36dbbc1cff7a09feb84427
Audit trail date format	MM / DD / YYYY
Status	● Signed

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IP: 173.230.53.166



07 / 06 / 2026
01:04:44 UTC

Viewed by Charles Paul Kaczor (jkaczor19@aol.com)
IP: 108.28.27.16



07 / 06 / 2026
01:08:45 UTC

Signed by Charles Paul Kaczor (jkaczor19@aol.com)
IP: 108.28.27.16



07 / 06 / 2026
18:43:37 UTC

Viewed by Steven Alva Seiden (steve.seiden@acquiredata.com)
IP: 73.128.199.86



07 / 06 / 2026
21:27:02 UTC

Signed by Steven Alva Seiden (steve.seiden@acquiredata.com)
IP: 73.128.199.86

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Audit trail date format	MM / DD / YYYY
Status	● Signed

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07 / 06 / 2026
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IP: 73.129.29.191



07 / 06 / 2026
22:24:39 UTC

Signed by Douglas Farmer (dcole2929@gmail.com)
IP: 73.129.29.191



07 / 06 / 2026
22:24:39 UTC

The document has been completed.