

1. DATE: 07/15/2026

3. TENANT: Russell Turner & Ja-Nae Haywood

5. INITIAL LEASE TERM: The lease term is **12 months** from **08/01/2026** to **07/31/2027** at **\$1,800/month** (\$21,600 total). Tenant must vacate by the end date; Landlord will provide **60 days' notice to vacate** prior to the end of the initial term.

Dyllon Turner (son)

6. PAYMENT OF RENT: Rent is due on the **1st of the month**; late payments are subject to a **5% late fee (\$ 9 0)** after **5 days** and returned payments incur a **\$175 fee**. Payments are applied first to fees and charges, then attorney fees, then rent.

Cashier's Check or Money Order made out to Urban Luxe Property Management LLC and mailed to 3109 Martin Luther King Jr Ave SE Washington, DC 20032
Zelle Yolanda Brown (443)762-8422

8. SECURITY DEPOSIT: The Security Deposit is **\$1,800**, handled by Maryland law; Tenant may not apply it to rent.

REPAIR OF UTILITY OR SERVICE: If Landlord provides any utility/service, Landlord may temporarily interrupt it to repair or replace equipment without liability and will work diligently to restore service.

- Tenant must transfer **BGE** service into Tenant's name effectively on the lease start date and provide the account number for the management file.
- The **water bill** will be sent at the end of the month once the reading has been billed. This is due upon the date and should not exceed one month behind.

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11. LANDLORD LEGAL RIGHTS: If Tenant fails to pay rent or breaches the Lease, may pursue eviction and all legal remedies; termination does not waive Landlord's right to Landlord recover rent or damage

12. DELIVERY OF NOTICES: All rent and notices must be delivered to Urban Luxe Property Management LLC, 3109 Martin Luther King Jr Ave SE, Washington, DC 20032, with contact details provided; management is available 9AM–7PM, emergencies anytime. Contact information: Cell 443-762-8422 Email: urbanluxepropertymanagement@gmail.com

13 PETS/SERVICE ANIMALS: Pets are not permitted without written approval and may require professional cleaning at move-out if authorized. Service animals are permitted per law, and Tenant remains responsible for animal-related damages.

14. TENANT'S RIGHT TO OCCUPY: Landlord will provide possession at the start of the term, and the Property will be available in a condition permitting reasonably safe habitation.

15. NO ASSIGNMENT OR SUBLETTING: Tenant may not assign, sublet, or allow unauthorized occupants; short-term rentals (Airbnb/VRBO) are prohibited. Guests who stay beyond the allowed time require written consent and may constitute a lease violation.

16. SMOKE ALARMS: Smoke alarms are installed and must not be tampered with; Tenant must test regularly and report malfunctions in writing, and Tenant may be charged for damage due to misuse.

17. CARBON MONOXIDE DETECTORS: CO detectors are installed and must not be tampered with; Tenant must test and report issues and may be responsible for damage caused by misuse or negligence.

18. KEYS & LOCKS: Tenant may not change locks or add security devices without written approval, must return all keys at move-out, and is responsible for replacement/rekeying costs of \$50 due to loss or damage.

19. INCLUDED ITEMS: Included personal property/fixtures are listed (washer/dryer, dishwasher, microwave, refrigerator, stove, blinds, hardwood floors, alarm system).

20. TENANT USE & CONDUCT: Tenant must keep the Property clean, comply with laws, and avoid disturbing neighbors; illegal activity, including drugs, is prohibited and Tenant is responsible for conduct of guests and invitees.

21. MAINTENANCE & REPAIRS: Landlord maintains major systems and exterior; Tenant is responsible for Tenant-caused damage and routine items, with a **\$250 deductible** for repairs attributable to Tenant beyond ordinary wear and tear. Tenant must promptly report repair issues and may be charged if Landlord must complete Tenant-responsible repairs.

22. LANDLORD RIGHT TO ENTER: Landlord may enter with reasonable notice for repairs, inspections, and showings, and may enter without notice in emergencies; Tenant may not block access or install unapproved devices.

23. REGULATORY OR INSURANCE TERMINATION: If laws or insurance requirements materially impact legality/insurability, Landlord may terminate with proper notice and Tenant owes obligations only through the termination date.

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24. SAFETY & INSURANCE COMPLIANCE: Tenant may not engage in conduct that increases risk, violates insurance terms, or violates health/fire/government rules. The tenant must purchase renter's insurance and provide the property management team with a copy of the policy within 15 days of the signed lease.

25. SHOWINGS DURING FINAL 60 DAYS: Tenant must allow reasonable showings and signage during the final 60 days with notice and keep the Property reasonably presentable during showings.

27. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are Included below.

- a. Clothes Dryer & Clothes Washer
- b. Hardwood Floors
- c. Refrigerator
- d. Shades/Blinds
- e. Stove

28. SHOWING OF PROPERTY FOR RENT OR SALE: During the last 60 days of this Lease, or any renewal thereof, Tenant shall permit the posting of a "For Rent" or "For Sale" sign and shall allow the Property to be shown to prospective Tenants and Purchasers during the hours of 12pm to 6pm daily. Landlord shall give Tenant reasonable notice of such showings. If Tenant is not home, the Property may be shown utilizing the key retained by Landlord or by use of a key lockbox, as authorized by Landlord. Tenant agrees to keep Property reasonably clean and orderly and that any pets permitted on the Property shall not be allowed to obstruct nor interfere with any showing of the Property for rent or sale. Tenants agree to make reasonable accommodations to comply.

29. INSPECTIONS: Tenant acknowledges that Landlord has the right to be present at all inspections in and about the Property and agrees to notify Landlord prior to any inspection.

30. TENANT'S RESTRICTIONS REGARDING PROPERTY:

- A. **CHANGES TO THE PROPERTY:** Tenant shall not install, attach, remove or exchange appliances or equipment, such as air conditioning, heating, refrigerator or cooking units, nor make any alterations, additions, or improvements, including painting or electrical work, to the Property without first obtaining Landlord's written consent.
- B. **PARKING:** Parking is limited to public street parking only.
- C. **NO SMOKING OR ILLEGAL SUBSTANCES:** Smoking, vaping, or the use of tobacco, marijuana (see marijuana use lease clauses), or any other controlled substance is strictly prohibited anywhere on or within the Property, including the Premises, common areas, yard, and adjacent areas. Tenants, occupants, and guests shall not possess, use, manufacture, distribute, or engage in any activity involving illegal controlled substances, as defined by federal and Maryland law. Any violation of this provision shall constitute a material breach of this Lease and may result in enforcement actions as permitted by law. **MARIJUANA USE-** The smoking or vaping of marijuana is strictly prohibited anywhere on or within the Property, including the Premises, common areas, yard, and surrounding areas. Non- smoking medical use of marijuana may be permitted inside the Premises only, provided such use is lawful under Maryland law, does not create odors, smoke, or nuisances detectable outside the Premises, and does not interfere with the health, safety, or quiet enjoyment of others. Recreational marijuana use on the property remains prohibited. Any violation of this provision shall constitute a material breach of this Lease
- D. **GUESTS & OVERNIGHT STAYS:** Tenant may have occasional guests; however, no guest shall stay overnight at the Premises for more than seven (7) consecutive nights without the prior written consent of Landlord. **No more than fourteen (14) nights total in a month.** Any guest

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staying beyond this limit shall be considered an unauthorized occupant and a violation of this Lease unless approved in writing. Temporary absences of less than twenty-four (24) hours shall not interrupt consecutive overnight stays. Tenants always remain fully responsible for the conduct and actions of all guests.

- E. **TRASH, RECYCLING, AND GARBAGE DISPOSAL:** Tenant shall be responsible for the proper disposal of all trash, garbage, and recyclable materials generated on the Premises in accordance with all Baltimore City Department of Public Works regulations and collection schedules. Trash and recyclables shall be placed only in approved containers and set out for collection at designated times. Tenant shall not allow trash or debris to accumulate inside or outside the Premises and shall be responsible for any trash, penalties, or violations resulting from improper disposal, missed collection, or failure to comply with county rules. Bulk trash, special pickups, and disposal of prohibited items shall be arranged and paid for by Tenant unless otherwise stated in this Lease. **TRASH DAY IS FRIDAYS AND RECYCLE DAY IS WEDNESDAYS... THE TENANT IS RESPONSIBLE FOR TAKING THE TRASH OUT THE NIGHT BEFORE PICK UP.**
- F. **SPACE HEATERS:** Tenant acknowledges that space heaters are not permitted on or about the Property.
- G. **WATERBEDS:** Tenant acknowledges that waterbeds are not permitted on or about the Property.
- H. **PROHIBITED CONDUCT:** The tenant will not display, possess, use, discharge, or store illegal or dangerous weapons in the Apartment/ or Community, including but not limited to those likely to produce death or serious bodily injury, such as unregistered or unsecured firearms.

31. WATER/MOISTURE/MOLD: Tenant shall promptly notify Landlord in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets), flooding and/or water damage to the Property. In the event of water moisture, water leaks, water spillage, flooding and/or water damage, Tenant shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant shall notify Landlord promptly in the event mold of any type is observed within the leased Property. Upon notification from Tenant, Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage or flooding and remove in. According with industry standards, any mold within the Property occurs through no fault of Tenant. In the event water damage or mold occurs within the Property through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold.

32. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition, unless otherwise agreed in writing.

33. CRIMINAL ACTIVITY AND SEXUAL OFFENDERS: Tenant may contact the state, county or municipal police departments in which the Property is located or check the "Sex Offender Registry" at the Maryland Department of Public Safety and Correctional Services website in order to ascertain criminal activity in the vicinity of the Property or the presence of registered sexual offenders who live or work within the vicinity of the Property. Tenant acknowledges that Tenant is solely responsible to inquire of such matters before signing this Lease. Tenants shall have no right to cancel this Lease based upon criminal activity or the presence of registered sexual offenders in the vicinity of the Property.

34. TENANT INDEMNIFIES LANDLORD: Tenant shall indemnify and hold Landlord harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of Tenant.

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_____ Landlord Initials

35. TENANT'S RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to Landlord at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear excepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition.

36. FAILURE TO VACATE AT TERMINATION: If Tenant does not vacate the Property on or before the last day of the applicable Term, Landlord may in accordance with Maryland law (a) eject Tenant and take possession of the Property; (b) hold Tenant liable as a tenant holding over at the same rent; and/or (c) exercise any other remedy granted to a landlord under Maryland law.

37. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS DAMAGED: If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Landlord, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rent payable under this Lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Landlord elects to repair the damage to the Property, then Landlord shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this Lease shall not be abated and this Lease shall remain in full force and effect.

38. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT: If the Property or any part thereof is taken or condemned for public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemner. Tenant waives all claims against Landlord and condemner by reason of the complete or partial taking of the Property, and all damages awarded as a result of any condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Landlord, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.

39. LANDLORD'S RIGHT TO RE-RENT THE PROPERTY: If the Property becomes vacant because of the exercise by Landlord of Landlord's remedies under this Lease, or should Tenant abandon the Property, Landlord may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Landlord shall reasonably determine. Abandonment of leased Property means there is an absolute relinquishment of Property by Tenant consisting of act and intention. Tenant, upon demand by Landlord, shall pay to Landlord all costs and expenses incurred by Landlord in such re-letting and may be liable to Landlord for the difference between the rent payable under this Lease and the amount of the rent received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Landlord any obligation to show or lease the Property in preference to any other rental property(ies) owned by Landlord.

40. CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural, and the plural shall include the singular, and the use of any genders shall be applicable to all genders. It is understood and agreed by the parties hereto that if any part, term, or provision of this Lease is by the Courts held to be illegal or in conflict with any law of the state or county where made, the validity of the remaining portions or provisions are not affected, and the rights and obligations of the parties will be construed and enforced as if the contract did not contain the particular part, term, or provision held to be invalid.

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41. The Tenant is responsible for maintaining the exterior of the Premises in a clean, safe, and well-kept condition throughout the term of the lease. This responsibility includes, but is not limited to:

1. **Lawn Maintenance:** The Tenant shall mow the grass, trim vegetation, remove weeds, and maintain the yard as needed to keep the property neat and in compliance with any applicable local ordinances. At a minimum, the lawn must be mowed once per month during the growing season, or more frequently as necessary.
2. **Snow and Ice Removal:** The Tenant is responsible for promptly removing snow and ice from all sidewalks, walkways, driveways, steps, and other areas serving the Premises after each snowfall or ice event to maintain safe access and comply with all applicable local laws and ordinances.

If the Tenant fails to perform the required lawn maintenance or snow and ice removal, the Landlord may, at the Landlord's sole discretion and without further notice, arrange for the required services to be completed. The Tenant will be charged the actual cost of the service, which shall be deemed additional rent and will be due with the Tenant's next rental payment.

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. LANDLORD AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE.

Landlord or Authorized Representative of Landlord

Date

Tenant

Date

____ Tenant Initials

____ Landlord Initials