

RESIDENTIAL LEASE AGREEMENT

1. LANDLORD/AGENT: EVE FUNDING LLC

The Landlord(s) and or agent(s) is/are and will be referred to in this Lease agreement as "Landlord."

2. TENANT: The Tenant (s) is/are. Erica Goldman

3. RENTAL PROPERTY: The Landlord agrees to rent the Tenant the property described as a house located at **4201 Shamrock ave Baltimore MD 21206 21213** which will be referred in this Lease as the "Leased Premises."

4. TERM OF THE LEASE AGREEMENT (ONE YEAR) Lease agreement is made on **May 12, 2026**, will begin on **May 12, 2026**, and will end January **April 30, 2027**, after that time the lease is month to month.

USE & OCCUPANCY OF PROPERTY:

a. The only other person(s) living in the Leased Premises is/are:

NAME	Carter Goldman-Smith	AGE	5	
NAME		AGE		

b. Any change in the occupancy will require written consent of the Landlord.

c. Any change in occupancy may be subjected to an adjustment in the amount of rent.

d. The tenant will use the Leased premises only as a residence.

5. AMOUNT OF RENT:

The amount of Rent is **\$950.00** to be paid monthly.

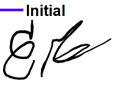
DATE RENT IS DUE:

a. The rent **is due in advance on or before the 1st day of each month**. The rent due is the date the Landlord must receive the Tenant's Payment.

b. Rental payments can be sent via:

i. **Via Zelle to EveFundingLLC@yahoo.com**

ii. **Via Cash App - [http://cash.app/\\$EveFundingLLC](http://cash.app/$EveFundingLLC)**

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6. PAYMENT OF RENT:

a. If the rent or any other charges are not received by the Landlord on or before 5 days after the rent due date, **Tenant must pay a late fee of 5%** in addition to the rent. The amount of late fees and bad checks fees shall be added to and deemed part of the rent due and shall be payable by the Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the non-payment of rent.

b. Rental payments paid late 5 times within 12 months period **creates a default** of the Lease Agreement.

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- c. Payments received by Landlord **when there are arrearages shall be credited first** to any outstanding balance and then applied to the current amount due.
- d. When a judgement is entered, all court costs are assumed by the Tenant – initial Failure to Pay \$65- Follow up Warrant of Restitution \$100.
- 7. When the lease ends, it will become a month- to -month lease.

8. RETURNED PAYMENTS:

- a. A returned payment fee of \$35 will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.
- b. If there are more than 1 instances of returned payments, Tenant agrees that the Landlord may require all future payments to be only by certified check, money order or cash.
- c. If your financial institution returns your rental payment and causes the rental payment to be late, a late charge will apply.

9. SECURITY DEPOSIT:

- a. The Tenant has paid to the Landlord a **Security Deposit of \$1,900.00.**
- b. The security deposit is intended to pay the cost of damages, cleaning, excessive wear and tear and unreturned keys once the Lease Agreement has ended and/ or for any unpaid charges or attorney fees suffered by the Landlord by reason of Tenant's default of this Lease Agreement. Refer to Repair/ Replace Addendum' that outlines average prices to repair or replace certain items. If Landlord incurs a higher cost for the repair or replacement of any item, Tenant will be held liable for the higher cost. The Repair/Replacement addendum is not an all-inclusive list; Tenant can be charged for the repair or replacement of an item that is not on the Addendum.
- c. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Landlord by reason of Tenant's default of this Lease Agreement in accordance to state laws and regulations.
- d. Under no circumstances can the Security Deposit be used as payment and/or other charges due during the term of the Lease Agreement.
- e. The Leased Premises must be left in good, clean condition with all trash, debris, and tenant's personal property removed. The Leased Premises shall be left with all appliances and equipment in working order.
- f. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.

10. UTILITIES AND SERVICE:

- a. Tenant is responsible for the following utilities and services:

Tenant is responsible for all utilities – BGE

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Tenant understands and agrees that essential services are to be maintained and operational at all times.

- b. **APPLIANCES:** Landlord will supply Refrigerator Stove. **Tenant is responsible for maintenance and upkeep of all appliances.**
- c. **Any appliances located in the Apartment on the date of this Lease are furnished solely for the convenience of the tenant and are not a part of this Lease. Tenant shall perform, at Tenant's sole expense, any maintenance required on the appliances.** Tenant agrees that the items specified above are the property of the Landlord and will remain with the Leased Premises at the end of this lease date. Tenant must have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the Tenant. Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

11. MAINTENANCE AND REPAIRS:

Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Tenant. Tenant will be responsible for any repairs caused by his/her negligence.

- a. It is the responsibility of the tenant to promptly notify the Landlord, in writing via **text (786) 529-6266** and **email evelynsan1221@yahoo.com** of the need for any such repair of which the Tenant becomes aware.
- b. If any required repair is caused by the negligence of the tenant and/ or Tenant's guests, the Tenant will be fully responsible for the cost of the repair or the replacement.
- c. In the event that any drains become clogged, it is the tenant's responsibility to have drains cleared and the Tenant Agrees to pay for any repairs related to unclogging the drains.
- d. The Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, and/or other waste in a clean, tidy and sanitary manner.
- e. Tenant must abide by all local recycling regulations.
- f. The tenant shall properly use and operate all electrical, cooking, and plumbing fixtures and keep them clean and sanitary.
- g. The tenant is not permitted to paint, make any alterations, improvements, or additions to the Leased Premises without first obtaining the written permission of the Landlord. The Landlord's permission to particular painting, alteration, improvement or addition shall not be deemed as consent of future consent to future painting, alterations, improvements or additions.
- h. The Tenant is responsible for removing snow and ice from stairs and walkways.

- i. The Tenant shall maintain the lawn and landscaping by cutting grass, removing weeds, and pruning trees.
- j. Tenant must replace and/or clean the filters for the heater and/or air conditioner on a regular basis.

12. CONDITION OF PROPERTY

- a. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior exterior of the Leases Premises, as well as all equipment and any appliances, are found to be in an acceptable condition and in good working order.
- b. The tenant agrees that neither the Landlord nor his agents have made any promises regarding the condition of the Leased Premises.
- c. The Tenant agrees to return the Leased Premises to Landlord at the end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.

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13. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS:

Smoke detectors and CO monitors are installed in the property.

Tenant agrees that the detectors are operable. In order to keep them operational, from time to time you must maintain these detectors by replacing the batteries on an as needed basis. All fresh batteries are your responsibility. Each unit should be tested on a monthly basis. If you have any questions or problems with any smoke detector after you have checked the battery, it is your responsibility to promptly notify the landlord to assure the early detection of fire or smoke offered by these devices. Your cooperation is essential. If any detector is missing at any time, they will be replaced at the Tenant's expense.

- 14. **PETS:** Pets are not allowed. If Tenant is found in violation of the pet restriction, Landlord may collect a fee of \$25 for each day the Tenant violates the pet restriction. Additionally, Tenant will be subject to charges for damages and eviction.

15. RULES AND REGULATIONS:

- a. Late fees are strictly enforced, and any unpaid fees will not be waived. Late fees will be considered part of rent.
- b. The Tenant may not interfere with the peaceful enjoyment of the neighbors.
- c. Garbage/Trash must be taken to the curb on the scheduled days of trash removal and not before.
- d. The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence. The Landlord may remove trash (at his/her discretion) at a removal fee of \$95 per load, collectible in court.
- e. The Tenant shall abide by all Federal, State, and Local Laws.
- f. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises.

- g. The Tenant agrees not to use the Leased Premises for any unlawful purpose, including, but not limited to, the sale, use or possession of illegal drugs on or around the Leased Premises.
- h. The Tenant agrees to test smoke detector/CO detector periodically as well as maintain operational batteries at all times. Tenant will be charged \$50 for smoke detector replacement and \$40 for CO detector replacement.
- i. The Tenant must report any malfunctions of smoke detectors or CO detector that are in the Leased Premises.
- j. Absolutely no hazardous materials are permitted to be in or around the Leased Premises at any time.
- k. The Tenant may not use or store kerosene or space heaters at any time in or around the Leased Premises.
- l. Under no circumstances may a stove, oven, or range be used as a heat source.
- m. Charcoal and gas grill may not be used in the Leased Premises.
- n. All windows and doors must remain closed during inclement weather.
- o. The Tenant shall notify Landlord of any pest control problems. Tenant agrees that Leased Premises is free of pests at the time of signing this lease. Landlord is not responsible for treatment of pest control, including, but not limited to roaches, insects, rodents, bedbugs, fleas, etc.
- p. The Tenant must notify Landlord of any changes in employment.
- q. The basement or attic may not be used as living quarters without permission from the Landlord.
- r. Waterbeds and liquid furniture are not permitted.
- s. The Tenant must obtain written permission to install a satellite dish on Leased Premises.
- t. The Tenant may not store or park recreational vehicles on Leased Premises.
- u. The Tenant may not hang or place any signs on or about the Leased Premises.
- v. The Tenant may not block the fire escape at any time.
- w. The Tenant may not use windows, decks, or balconies at any time to hang laundry.
- x. The Tenant will be charged \$25 for key replacement and \$40 for re-entry if locked out of leased premises between 9am and 5pm on weekdays (\$75 if between 5pm and 9am and on weekends and holidays).

16. ADDENDA

The following Addenda, attached to this Lease Agreement, shall become part of this Lease Agreement:

- a. Maryland Lead Poisoning Prevention-Notice of Tenant's Rights
- b. Lead-Based Paint Disclosure
- c. Lead Paint Pamphlet
- d. General Addendum

e. Drug-Free Housing Addendum

17. I (we) received a pamphlet entitled "Protect Your Family From Lead In Your Home" and the Notice of Tenant's Rights.

18. **DAMAGE BY FIRE OR OTHER CASUALTY:** If the premises or any part thereof shall, during said term be slightly damaged by fire or other casualty, the premises shall be promptly repaired by the Landlord, and an abatement will be made for the rent corresponding with the time during which and the extent to which said premises may have been untenable, but if the building should be so damaged that the Landlord shall decide to rebuild, the term of this lease shall cease and the rent be paid up to the time of the fire or other casualty.

19. **LIABILITY OF LANDLORD; REIMBURSEMENT BY TENANT; INSURANCE:**

If the Landlord must pay any damages for a claim arising from the fault of the Tenant, then the Tenant must reimburse the Landlord for any such sums paid. In addition, the Tenant must reimburse the Landlord for any expense of the Landlord incurred in defending against such claim, whether or not the Landlord has to pay any damages. Tenant also agrees to insure their own personal property located in the Leased Premises or on the grounds. **Neither the landlord nor his insurance is responsible for any damage caused to the Tenant's personal property for any reason at any time. Tenant agrees to be solely responsible for any damage to or loss of the Tenant's personal property. Accordingly, the Tenant is strongly encouraged to obtain personal property/ renters insurance with an insurance company properly licensed to do business in the State. This policy must become effective on or before the beginning date of this Lease Agreement.**

20. I (we) have been notified that my (our) personal belonging are not covered by the owner or his insurance and that I (we) have been advised to purchase renter's insurance to protect my (our) own personal property.

21. **SECURITY NOT PROMISED:**

The Tenant has inspected and acknowledges that all door and window locks, fire extinguishers, security alarm systems, smoke detectors and/or carbon monoxide detectors are in sound working order. Tenant further understands and acknowledges that, although the Landlord makes every effort to make the Leased Premises safe and secure, this in no way creates a promise of security.

22. **RIGHT OF ENTRY**

- a. Landlord and or his agent with 24 hours written notice to have the right during the term of the Lease Agreement to enter during reasonable hours to inspect the premises make repairs or improvements or show prospective buyers and/or Tenants the property.
- b. In event of an emergency Landlord reserves the right to enter the Leased Premises without notice. It is required that the Landlord/ Agent have a working set of keys and or security codes to gain access to the Leased Premises.

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- i. Tenant will not change or install additional locks or security systems to the Premises without the written consent of the Landlord.
- ii. Unauthorized installation or changing of any locks will be replaced at the Tenant's expense.
- iii. Tenant shall be responsible for any and all damages that may occur as a result of a forcible entry during the Lease of the Premises.

23. ENDING OR RENEWING THE LEASE AGREEMENT:

At the end of the Lease Term this Lease Agreement shall automatically continue on a month-to-month term until such time Landlord and/or Tenant provide a written notice of 60 days prior to the end of the Lease Agreement or Lease renewal period.

24. NOTICES:

- a. In the event that Tenant discovers any defects in the property that could cause injury the Tenant or any of their guests the Tenant agrees to make the landlord aware of the defect via certified mail with a return receipt request. If the Tenant fails to make the landlord aware of any such defects through these means, the Tenant agrees to take responsibility for any injuries or accidents that may occur.
- b. Any notice required by the terms of this Lease Agreement shall be in writing and can be sent via website: Ineedtenants.com
- c. **Electronic Consent:** By signing this Lease, Tenant also consents to receive notices electronically, including by email, text message, or through an electronic tenant portal. Such electronic delivery shall have the same legal effect as written notice delivered by mail, provided that Landlord retains verifiable proof of transmission (such as email read receipts, system logs, or text confirmation). Tenant may revoke this consent at any time by providing written notice to Landlord.

25. ABANDONMENT

If Tenant vacates the Leased Premises before the end of the Lease term without written permission from the Landlord, the Leased Premises is then considered to be abandoned and Tenant is in default of this Lease Agreement. Under these circumstances, Tenant may be responsible for damages and losses allowed by federal, state, and local regulations.

26. LANDLORD REMEDIES

If Tenant violates any part of this Lease agreement including non-payment of rent, the Tenant is in default of this Lease agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Leased Premises as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default.

- a. The Tenant agrees that any expense and or damages incurred as a result of a breach of the Lease Agreement including attorney's fees and costs will be paid to the Landlord or the prevailing party.
- b. The Tenant agrees that any court costs and or fees incurred as a result of a breach of this Lease Agreement will be paid to the landlord or the prevailing party.

27. SUBORDINATION

The Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangements, right to possession with regards to the building or land that the Landlord is obligated to now or in the future, including existing and future financing, and/or loans or leases on the building and land.

28. CONDEMNATION

If the whole or any part of the Leased Premises is taken by any authority having power of condemnation, this Lease Agreement will end. Tenant shall peaceably vacate the Leased Premises and remove all personal property and the lease terms will no longer apply. The Tenant is responsible for all rent and charges until such time that Tenant vacates the Leased Premises.

29. ASSIGNMENT OF LEASE

Tenant agrees not to transfer, assign or sub-lease the Leased Premises.

30. JOINT AND SEVERAL LIABILITY

The Tenant understands and agrees that if there is more than one Tenant that has signed the Lease Agreement, each Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement.

31. MISREPRESENTATION:

If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful and/or misleading, it is a breach of Lease.

32. BINDING HEIRS AND ASSIGNS:

All provisions, terms and conditions of this Lease Agreement shall be binding to Tenant, Landlord, their Heirs, Assignees and Legal Successors.

33. SEVERABILITY:

If any part of this Lease Agreement is not valid, enforceable, binding or legal, it will not cancel or void the rest of the Lease Agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Landlord, to the maximum extent of the laws and regulations set forth by local, state, and federal governments.

34. GOVERNING LAW:

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

35. ADDITIONAL CLAUSES:

- a. Landlord's acceptance of rental payments is not a waiver of any default by the Tenant.
- b. Move In/Out Inspections: The Tenant has the right to be present during the property inspection for the purpose of making a list of damages that

may exist at the beginning of the move in and end of the move out. This request must be made 15 days prior of either inspection. Landlord will notify Tenant of time and date of inspection.

36. PARAGRAPH HEADINGS:

Paragraph headings in this Lease Agreement are for convenient reference only and do not represent the rights or obligations of the Landlord or Tenant.

37. ENTIRE AGREEMENT:

- a. Landlord and Tenant agree that this Lease Agreement and any attached Addenda, Rules, and Regulations, and/or Special Terms and Conditions accurately represent all terms and agreements between and Landlord and Tenant regarding the Leased Premises.
- b. Tenant acknowledges the receipt of any disclosures required by State of Maryland, as well as any disclosures required by federal, state and local jurisdictions.
- c. **NOTICE:** This is an important LEGAL document.
 - i. You may have an attorney review the Lease Agreement prior to signing it.
 - ii. You are giving up certain important rights.
 - iii. If the landlord fails to enforce any provision of this Lease Agreement, it will not constitute a waiver of any default, future default or default of the remaining provisions.

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood and agrees to comply with all of the Terms, Conditions, Rules and Regulations of this Lease agreement including any Addenda and that he/she has received the following:

1. Copies of all Addenda, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Keys to Leased Premises.

GENERAL ADDENDUM:

1. ZERO TOLERANCE FOR CRIMINAL ACTIVITY - The Landlord has zero tolerance for criminal activity in or around the Leased Premises. This policy applies to the Tenant, residents, guests, and/or family members. The Landlord will immediately report any evidence of criminal activity to the proper authorities, and the Tenant's engagement in any criminal activity is a default of the Lease. The Tenant understands that domestic disturbances not only infringe on the neighbors' peaceful enjoyment of their property, but are also a default of the Lease. The Tenant understands it is his/her responsibility to call 911 and report and suspicious activity observed, and then notify the Landlord. In the event of any criminal activity in which the Tenant is directly or indirectly involved, the Landlord will take the legal measures

to evict the Tenants from the Lease Premises. This includes, but is not limited to, drug activity, gang involvement and domestic disturbances.

2. AGENCY ANNUAL INSPECTION (If applicable) -It is the responsibility of the Tenant to be present at all inspections performed by Agency that subsidizes the rent. Should the Tenant not be present for inspection, and the Agent terminates the rent subsidy, Tenant is fully responsible for total amount of rent due. This rent to include the subsidy amount that was terminated.

3. RENTER'S INSURANCE- By signing below, Tenant agrees that Tenant has been informed about renter's insurance and advised to obtain it. Renter's insurance will cover the Tenant's personal property during storm, flood, fire or break-in. **Owner is not responsible for any of Tenant's personal belongings. PURCHASE RENTER'S INSURANCE FOR YOUR BENEFIT'**

4. ARE YOU IN THE MILITARY? YES/NO (circle one)

5. PLUMBING ISSUES-Tenant understands house is free from all leaks and plumbing back ups. If there is a leak or plumbing back up that is the Tenant's fault, Tenant will be billed. Landlord will not pay for grease clogs, hair clogs, children's toys, etc. The plumber who comes to the property will pull out of drain line what has caused the problem and note it on the invoice. Tenant will pay for all invoices for damage that Tenant has caused.

TENANT:  DATE: 5/12/2026
Erica Goldman

TENANT: _____ DATE: _____

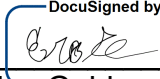
LANDLORD/ Agent :  DATE: 5/12/26

ADDENDUM:

DRUG-FREE HOUSING

In consideration of the execution or renewal of a rental agreement of the dwelling unit identified in the rental agreement, Owner (Landlord) and Tenant agree as follows:

- A. Tenant, any member of the Tenant's household, or a guest or other person under Tenant's control shall not engage in any criminal activity, including drug-related criminal activity, on or near premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use, of a controlled substance (a as defined in section 102 of the Controlled Substance Act (21 U.S.C.802)
- B. Tenant, any member of the Tenant's household, or a guest or other person under Tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or guest.
- C. Tenant or members of the household will not engage in the manufacture, sale or distribution of illegal drugs at any location whether on or near the premises or otherwise.
- D. Tenant, any member of the tenant's household or a guest or other person under Tenant's control shall not engage in acts of violence or threats of violence including, but not limited to, the unlawful possession or discharge of firearms on or near the premises.
- E. The Tenant understands and agrees that, if there are any court approved search warrants issued for the above described premises, it will cause an automatic breach of rental agreement and the landlord/owner may seek eviction based upon the occurrence. It is further understood that no arrests or convictions need to occur prior to a breach of the rental agreement pursuant to this paragraph, just the judicial determination of probable cause to believe that some form of criminal and illegal activity has occurred will be deemed sufficient for such breach.

TENANT:  DATE: 5/12/2026
Erica Goldman

TENANT: _____ DATE: _____

LANDLORD/ Agent:  DATE: 5/12/26

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre- 1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) ☐ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) ☐ Lessee has received copies of all information listed above.

(d) ☐ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) ☐ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852 and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties they have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Jamal Lee 5/12/26
Lessor DocuSigned by: Date
Erica Goldman 5/12/2026
Lessee 7DFA3E8A3C8E49F... Date

Agent Date

Lessor Date

Lessee Date

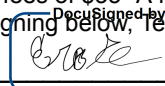
Agent Date

Repair / Replace Addendum

The following is a list of charges for items which the Landlord/Agent performs for the Tenants, which are the responsibility of the Tenants. Items not included will be quoted prior to repair. Tenants have the option to make the repairs only if the Landlord/Agent is notified prior to the repairs and gives written approval. The amounts shown cover materials and labor only and may change at any time without notice. The charges are collectible as additional rent and/or will be deducted from the Security Deposit. This list is meant to cover repairs that described in the Lease Agreement as the responsibility of the Tenants or are not due to normal wear and tear. This list is not an exclusive list of all possible tenant damage(s)/repair(s) to the Premises, which may be necessary as a result of Tenant's tenancy.

Lock out fee between 9 a.m. and 4:30 p.m.	\$75.00
After 4:30 p.m. and on weekends or holidays	\$150.00
Re-inspection due to tenant violation	\$35.00 for 1 st re-inspection and \$50 each thereafter
Discharged Fire Extinguisher	\$35.00
Replacement of broken or missing Extinguisher	\$100.00
Replace missing smoke detector	\$50.00 each
Replace missing CO detector	\$75.00 each
Replace missing smoke detector battery	\$12.00 each (includes \$10.00 fine)
Replace light bulbs	\$ 7.00 each
Replace lost key (apartment, mailbox, dumpster, or laundry room)	\$20.00 each
Parking permit	\$50.00 each
Re-key apartment (keys not returned at move-out)	\$100.00 per door
Emergency Re-key apartment	\$150.00 per door
Plugged toilet	\$ 90.00 minimum
Replace, or re-hang window blinds/shades	\$35.00 each
Broken single pane window	\$55.00
Broken double pane window	Material cost + labor @ \$30 per hour
Missing or broken screen(s)	\$55.00
Debris or trash clean-up (including abandoned possessions, broken furniture, etc.)	Truck fee \$25.00 per half hour + labor of \$50 per hour and dump fee of \$50.00 per trip.
Full Apartment Clean	\$30.00 per room minimum (i.e. 1-BR w/4 rooms = \$120.00)
Partial Clean (This is determined at the sole discretion of the Landlord).	\$15.00 per room minimum
Clean oven or refrigerator	\$50.00 each
Replace drip pans on stove	\$20.00 each
Carpet Cleaning \$60.00 plus	\$25.00 per room
Carpet Replacement	Prevailing price plus labor
Painting (due to holes in wall or other damage)	\$45.00 minimum per room
Illegal Pets	\$300.00 each for unfurnished apartment; \$500 furnished apartment
Damage Deposit	\$200.00
*Noise Violation	\$200.00 per incident
* Garbage Violation (trash on porch or premises)	\$ 50.00 per
Keg Violation (having keg or party ball, etc. on premises)	\$300.00 per incident
Repairs & Replacements	Material cost + Labor @ \$55/hour, plus 10% admin. Fee

The above costs are minimum fees. A 10% administrative fee will be added to all charges. This form should not be taken as a comprehensive list of charges. Charges subject to change without further notice should costs increase. NSF fees of \$35 "A non-sufficient funds fee of \$35 will be charge on all returned checks or direct debit transaction". By signing below, Tenants signify its agreement that this charge list is part of its Lease Agreement:


5/12/2026

 Tenants Signature – Erica Goldman Date

Note: If a price increase occurs, written notice will be given to tenant 30 days in advance of change.

*Written warning will be given at first incident of Noise and Garbish Violation and time frame for to tenant to correct the issue.

Tenant's Initials _____

Lease Addendum

Legal Assistance Resources and Tenant's Rights

TO BE PROVIDED AT LEASE SIGNING AND ATTACHED TO THE LEASE AND MADE A PART THEREOF

When you sign your Lease you agree to pay your rent on time along with other promises made in the lease. If you fail to pay your rent, your Landlord may begin legal action to evict you, known as a Complaint for Failure to Pay Rent-Summary Ejectment Notice. If that happens you have the right to know the amount of rent due, have your landlord prove that amount, bring items which are a threat to life, health or safety and have not been repaired by the landlord after being notified about them before a court and to have a Judge hear any dispute. Landlords must be licensed in order to rent property and must comply with Maryland's lead paint laws if the rental property is older than 1978.

The services and resources listed here may be able to help you at no or low cost if you are sued for late rent:

Legal Services-Advice Only

- District Court Self-Help Resource Center-410 260 1392, 501 E. Fayette St.,3d Fl., Baltimore, MD 21202 <http://mdcourts.gov/legalhelp/districtctselfhelpctr.html> Free-walk-ins welcome.

Legal Representation and Advice

- In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program-Free 443 273-5200, www.probonomd.org (same day representation at 8:30 AM Docket Tuesday-Friday)
- Public Justice Center-410 625 9409 or 410 878 8664,501 E. Fayette St., RM 203,Baltimore,MD 21202 www.publicjustice.org (Legal Representation and Advice)Free
- Maryland Legal Aid-410 951 7777, <http://www.mdlab.org>, 500 E. Lexington St. Baltimore, MD 21202 (Legal Representation and Advice-focused on subsidized housing)Free
- Homeless persons Representation Project-410 685 6589, <http://www.hprplaw.org> ,201 N. Charles St, Ste 1104, Baltimore, MD 21201(Advice, Representation,Veterans Benefits re subsidized housing)Free
- Green and Healthy Homes Initiative 410 534 6447, <http://greenandhealthyhomes.org/> (Advice and Representation regarding lead and other health hazards)
- Peoples Law Library-(Legal Information ONLY) <http://www.peoples-law.org> Mediation(A free Mediator helps people talk about issues and create solutions to meet their needs)
- In Court Mediation by Dist. Ct. of MD, Alternative Dispute Resolution Office-Ask Courtroom Clerk or Judge how to sign up for this service)more at <https://mdcourts.gov/distict/adr/home/rentcourt>
- Baltimore Community Mediation Center 410 467-9165, <http://www.communitymediation.org> (services available to resolve a variety of disputes not just court cases)

Financial Assistance-General and to Avoid Eviction

- 211-General Financial assistance
- Eviction Prevention-410-878-8650, Dist. Court, 501 E. Fayette Street, RM 207 Baltimore, MD 21201
- Need Help Paying Bills 410-269-4500 https://www.needhelppayingbills.com/html/maryland_eviction_prevention_a.html
- Homelessness Prevention <https://dhs.maryland.gov/weathering-tough-times/homelessness-prevention-program/>
- Rent assistance, 641-715-3900 x190247, <https://www.rentassistance.us/st/maryland>

DocuSigned by:



Tenant Erica Goldman

Date: 5/12/2026

Tenant

Date:

Notice to one is notice to all Approved for use by Baltimore City Department of Housing and Community Development

Tenant Contact Information

Name: Erica Goldman

Phone/Cellular: 4102419517

Email: Goldman.erical@gmail.com

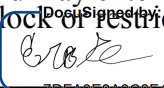
Emergency Contact: Adria Goldman

Relation: Sister

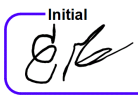
Phone/ Cellular: 4348084076

BASEMENT MECHANICAL SYSTEMS ADDENDUM

Tenant understands that the heating, water, electrical, and utility systems for the property are located within the basement unit at 4201 Shamrock Ave Basement, Baltimore, MD 21206. Landlord will provide notice when access is needed for repairs, maintenance, or inspections. In the event of an emergency, Landlord may enter the premises without prior notice. Tenant agrees not to block or restrict access to these systems.

Tenant:  Date: 5/12/2026

Landlord:  Date: May 12, 2026

Tenant's Initials 

MOVE-IN FORM

1. The tenant, Erica Goldman desire to move in on May 12, 2026 I understand and agree to the following terms:

1. I will pay the amount of **\$950.00** for May 12, 2026 rent

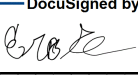
2. I agree to pay a **security deposit of \$1,900.00** .

TOTAL DUE PRIOR TO MOVE-IN: \$ 2,850.00

Payments can be made by:

- **Via Zelle to EveFundingLLC@yahoo.com**
- **Via Cash App - [http://cash.app/\\$EveFundingLLC](http://cash.app/$EveFundingLLC)**

I, Erica Goldman , choose to move in on May 12, 2026.

DocuSigned by:

7DFA3E8A3C8F49F...

Signature: _____ Date: 5/12/2026

Erica Goldman

Signature: _____ Date: _____