

RESIDENTIAL RENTAL AGREEMENT

Clause 1. Identification of Landlord and Tenant

This Agreement is entered into between Gabrielle Reynolds ("Tenant") and PATRICIA MINES ("Landlord"). Each tenant is jointly and severally liable for the payment of rent and performance of all other items of this Agreement.

Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant and Tenant rents from Landlord, for residential purposes only, the 2nd floor rear bedroom located at 2114 East Lombard Street, Baltimore, Maryland 21231.

Premises is fully furnished with double bed, dresser, desk, bedside table, lamp, etc.

Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private resident for the tenant listed in Clause 1 of this Agreement.

Clause 4. Term of Tenancy

The term of the rental will began on December 1, 2025 and will commence on the agreed upon date. Landlord may terminate the tenancy or modify the terms of the Agreement by giving the Tenant 30 days written notice. Tenant may also terminate the tenancy by giving the Landlord 30 days written notice. Both parties may agree to an extension of the tenancy. There will be no exception to this clause.

Clause 5. Payment of Rent

Tenants will pay the landlord a monthly rental of \$ 875.00 payable on the first of each month. Rent can be paid in the following manner. Cash App or Zelle or tenant can wire the money to PNC bank.

Clause 6. Late Charges

If the tenant fails to pay the rent in full before the end of the 5th day after its due, tenant will pay Landlord a late charge of \$50.00 plus \$0 for each additional day the the rent remains paid. The total late charge for each month will not exceed \$50.00.

Clause 7. Security Deposit (security deposit of \$ 875.00 has already been paid and will be returned 30 days after tenant's vacate the room and turns in the keys. The pet deposit of \$100.00 will be paid January 1st, 2026.

Clause 8. Utilities

All utilities will be included in the rental price. Internet is also included.

Clause 9. Assignment and Subletting

Tenant will not sublet any part of the premises or assign this Agreement without the prior written consent of the Landlord. Under no circumstances can house be used for couch surfing. Furthermore, overnight guests are prohibited with the exception of visitors from other cities. Maximum number of nights is 3.

Clause 10. Tenants/Landlords Maintenance Responsibilities

Tenant will:

Observe the smoke free status of the house

Keep premises clean, sanitary and in good condition and upon termination of tenancy, return the premises to Landlord in a condition identical to that which existed when tenant took occupancy.

Immediately notify landlord of any defects or dangerous conditions in and about the premises

Landlords are responsible for the overall upkeep of the premises and must make all necessary repairs.

Clause 11. Violating Laws and Causing Disturbances

Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to violate any law or ordinance, including laws prohibiting the use, possession or sales of illegal drugs, property damage or create a nuisance by annoying, disturbing or interfering with the quiet enjoyment and peace of nearby residents.

Clause 12. Pets

No animal, bird or pet shall be kept on the premises with the exception of those occupying the 3rd floor and those who get prior consent.

Clause 13. Landord's Right to Access

In the event of an emergency, landlord may enter the premises without a prior notice, however, landlord must give tenants a 24 hour notice for routine entry into the house.

Signed and Agreed to by the Parties below:

Tenant: Gabrielle Reynolds

Date: 12/01/2025

Landlord: Patricia Mines

Date: 12/01/2025