

Maryland Residential Lease Agreement

This Lease Agreement (this "Agreement") is made **May 29, 2026**, by and between **Katherine Hu** ("Landlord") and **Brianna Cummings** ("Tenant"). Each landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

1. Premises. The premises leased is an apartment located at **4510 Fairfax Rd, Fl 2, Baltimore, MD 21216** (the "Premises"). The entire property wherein the Premises is located shall be referred to as the "Premises", inclusive of other residential units, parking areas and common areas. Parking is not included with the Premises.

2. Agreement to Lease. Landlord agrees to lease to Tenant, and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the Premises.

3. Term. This Agreement will be for a **two year** term beginning on **June 26, 2026** (the "Term") and ending on **June 30, 2028**.

4. Rent. Tenant will pay Landlord a rent for the Term in equal monthly installments of **\$1000** ("Rent"). Rent will be payable in advance and due on the 1st day of each month during the Term. Rent will be paid to Landlord at Landlord's address provided herein (or to such other places as directed by Landlord) by mail or in person by one of the following methods: **Venmo, CashApp, or Zelle**, and will be payable in U.S. Dollars.

4a. Initial Payments. Upon execution of this Agreement by Tenant and as a condition of consideration for acceptance by Landlord, Tenant shall pay to Landlord the following:

- I. Security deposit: **\$1000** due upon lease signing
- II. First month's rent: **\$1000** due upon lease signing
- III. Pro-rated 2nd month: **\$167** due on July 1

5. Late Fee. Rent paid after the 1st day of each month will be deemed as late; and if rent is not paid within **ten (10) day(s)** after such due date, Tenant agrees to pay a late charge of **\$50.00**.

6. Utilities. Landlord will pay for or provide the following utilities/services: **Lawn care, snow removal, pest control**. Any utilities outside of the aforementioned will be the responsibility of the tenant.

- I. In addition to Base Rent, Tenant shall pay a monthly water utility fee of Fifty Dollars (**\$50.00**) per month. The fee shall be due and payable together with Tenant's monthly rent payment. Water bill available to Tenant upon request.

7. Security Deposit. Upon signing this Agreement, Tenant will pay a security deposit in the amount of **\$1000** to Landlord. The security deposit will be retained by Landlord as security for Tenant's performance of its obligations under this Agreement. The security deposit may not be used or deducted by Tenant as the last month's rent of the Term. Tenant will be entitled to a full refund of the security deposit if Tenant returns possession of the Premises to Landlord in the same condition as accepted, ordinary wear and tear excepted. Within thirty (30) days after the

termination of this Agreement, Landlord will return the security deposit to Tenant (minus any amount applied by landlord in accordance with this section). Any reason for retaining a portion of the security deposit will be explained in writing. The security deposit will not bear interest while held by Landlord in accordance with applicable state laws and/or local ordinances.

8. Landlord's Failure to Give Possession. In the event the landlord is unable to give possession of the Premises to Tenant on the start date of the Term, the landlord will not be subject to any liability for such failure, the validity of this Agreement will not be affected, and the Term will not be extended. Tenant will not be liable for rent until Landlord gives possession of the Premises to Tenant. Notwithstanding anything to the contrary, if landlord does not deliver possession of the Premises within 30 days of the Start Date, Tenant may cancel this Agreement upon notice to landlord and landlord shall, within 30 business days, return all monies paid by Tenant to landlord.

9. Month-to-Month Renewal. If the landlord accepts a rent payment from Tenant, other than past due rent or additional rent, after the Term expires, both Parties understand that a month-to-month holdover tenancy will be created at the agreed upon monthly rent, unless proper notice has been served as required by applicable laws. If either Tenant or Landlord wishes to end the month-to-month tenancy, such Party must provide at least forty five (45) days written notice before the desired termination date.

10. Use of Premises. The Premises will be occupied only by Tenant and authorized guests, and used only for residential purposes. Tenant will not engage in any objectionable conduct, including behavior which will make the Premises less fit to live in, will cause dangerous, hazardous or unsanitary conditions or will interfere with the rights of others to enjoy their property. Tenant will be liable for any damage occurring to the Premises and any damage to or loss of the contents thereof which is done by Tenant or Tenant's guests or invitees.

11. Occupants. The only persons who may live on the Property during the term of this Agreement are:

- I. Brianna Cummings
- II. Paige McBride

Tenant agrees that no person other than the Tenant shall reside in the leased premises for more than 5 consecutive days without the prior written consent of the Landlord. Any guest staying beyond this period without written consent shall be considered a breach of this Lease.

12. Condition of the Premises. Tenant has examined the Premises, including the appliances and fixtures, and acknowledges that they are in good condition and repair, normal wear excepted and tear, and accepts them in its current condition.

13. Maintenance and Repairs. Tenant will maintain the Premises, including the grounds and all appliances and fixtures, in clean, sanitary and good condition and repair. Tenant will not remove landlord's appliances and fixtures from the Premises for any purpose. If repairs other than general maintenance are required, Tenant will notify Landlord for such repairs. In the event of default by Tenant, Tenant will reimburse landlord for the cost of any repairs or replacement.

14. Reasonable Accommodations. Landlord agrees to comply with all applicable laws providing equal housing opportunities, including making reasonable accommodations for known

physical or mental limitations of qualified individuals with a disability, unless undue hardship would result. Tenant is responsible for making landlord aware of any such required accommodations that are reasonable and will not impose an undue hardship. If Tenant discloses a disability and requests an accommodation, Landlord has the right to have a qualified healthcare provider verify the disability if the disability is not readily apparent, and Landlord has the right to use the qualified healthcare provider verifying the disability as a resource for providing the reasonable accommodation.

15. Sex Offender Registry. Pursuant to law, information about specified registered sex offenders is made available to the public. Tenant understands and agrees that Tenant is solely responsible for obtaining any and all information contained in the state or national sex offender registry for the area surrounding the Premises, which can be obtained online or from the local sheriff's department or other appropriate law enforcement officials. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and zip code in which he or she resides.

16. Compliance. Tenant agrees to comply with all applicable laws, ordinances, requirements and regulations of any federal, state, county, municipal or other authority.

17. Mechanics' Lien. Tenant understands and agrees that Tenant and anyone acting on Tenant's behalf does not have the right to file for mechanic's liens or any other kind of liens on the Premises. Tenant agrees to give actual advance notice to any contractors, subcontractors or suppliers of goods, labor or services that such liens are invalid. Tenant further agrees to take the additional steps necessary to keep the Premises free of any and all liens that may result from construction complete by or for Tenant.

18. Subordination. With respect to the Premises, this Agreement is subordinate to any mortgage that now exists or may be given later by Landlord.

19. Alterations. Tenant will not make any alteration, addition, or improvement to the Premises without first obtaining Landlord's written consent. All alterations, additions or improvements to the Premises are without payment to Tenant and will become Landlord's property immediately on completion and remain on the Premises unless Landlord requests or permits removal, in which case Tenant will return that part of the Premises to the same condition as existed prior to the alteration, addition or improvement. Tenant will not change any existing locks or install any additional locks on the Premises without first obtaining Landlord's written consent and without providing Landlord a copy of all keys.

20. Smoking. Smoking of any kind is strictly prohibited on any part of the Premises. This prohibition applies to Tenant and any visitors, guests, or other occupants on the Premises.

21. Pets. Tenant is not allowed to have or keep any pets, even temporarily, on any part of the Premises. The unauthorized presence of any pet will subject Tenant to penalties, damages, deductions and/or termination of this Agreement. Properly trained service animals that provide assistance to individuals with disabilities may be permitted on the Premises with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant will be responsible for the costs of defleaing, deodorizing and/or shampooing all or any portion of the Premises if a pet has been on the Premises at any time during the Term (whether with or without written consent of Landlord).

22. Fire and Casualty. If the Premises are damaged by fire or other serious disaster or

accident and the Premises becomes uninhabitable as a result, Tenant may immediately vacate the Premises and terminate this Agreement upon notice to Landlord. Tenant will be responsible for any unpaid rent or will receive any prepaid rent up to the day of such fire, disaster or accident. If the Premises are only partially damaged and inhabitable, Landlord may make full repairs and will do so within a prompt and reasonable amount of time. At the discretion of Landlord, the rent may be reduced while the repairs are being made.

23. Liability. Landlord is not responsible or liable for any loss, claim, damage or expense as a result of any accident, injury or damage to any person or property occurring anywhere on the Premises, unless resulting from the negligence or willful misconduct of landlord.

24. Assignment and Subletting. Tenant will not assign this Agreement as to any portion or all of the Premises or make or permit any total or partial sublease or other transfer of any portion or all of the Premises.

25. Insurance Requirements. Tenant will not do or permit to be done any act or thing that will increase the insurance risk under any policy of insurance covering the Premises. If the premium for such policy of insurance increases due to a breach of Tenant's obligations under this Agreement, Tenant will pay the additional amount of premium as additional rent under this Agreement.

26. Right of Entry. Landlord or its agents may enter the Premises at reasonable times to inspect the Premises to make any alterations, improvements, or repairs or to show the Premises to a prospective tenant, buyer or lender. In the event of an emergency, Landlord may enter the Premises at any time.

27. Surrender. Tenant will deliver and surrender to Landlord possession of the Premises immediately upon the expiration of the Term or the termination of this Agreement, clean and in as good condition and repair as the Premises was at the commencement of the Term, reasonable wear and tear excepted.

28. Default. In the event of any default under this Agreement, Landlord may provide Tenant a notice of default and an opportunity to correct such default. If Tenant fails to correct the default, other than a failure to pay rent or additional rent, Landlord may terminate this Agreement by giving a thirty (30) day written notice. If the default is Tenant's failure to timely pay rent or additional rent as specified in this Agreement, Landlord may terminate this Agreement by giving a thirty (30) day written notice to Tenant. After termination of this Agreement, Tenant remains liable for any *rent*, additional late, costs, including costs to remedy any defaults, and damages under this Agreement.

29. Remedies. If this Agreement is terminated due to Tenant's default, Landlord may, in addition to any rights and remedies available under this Agreement and applicable law, use any dispossession, eviction or other similar legal proceeding available in law or equity.

30. Condemnation. If all or substantially all of the Premises are covered by a condemnation including the exercise of any power of eminent domain by a governmental authority, this Agreement shall terminate on the date possession of the Premises is taken by the condemning authority, and all rent under this Agreement shall be prorated and paid to such date. Landlord is entitled to collect from the condemning authority the entire amount of any award made in any proceeding. Tenant waives any right, title or interest which Tenant may have to any such award and agrees to not make any claim for the Term of this Agreement.

31. Hazardous Materials. Tenant shall not keep on the Premises any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

32. Lead Disclosure. 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, Landlord must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

33. Notices. All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be delivered in person, sent via certified or registered mail to the following addresses (or to another address that either Party may designate upon reasonable notice to the other Party):

Notices shall be sent to the Landlord at the following address:

7300 Needwood Rd, Derwood, MD 20855

Email: joe@hccgroupdc.com, katherine@hccgroupdc.com

Notices shall be sent to the Tenant at the following address:

4510 Fairfax Rd Fl2, Baltimore, MD 21216

Email: briannacummings03@gmail.com

33. Quiet Enjoyment. If Tenant pays the rent and performs all other obligations under this Agreement, Tenant may peaceably and quietly hold and enjoy the Premises during the Term.

34. No Waiver. No Party shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

35. Severability. If any provision of this Agreement is held to be invalid, illegal, or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal and enforceable as though the invalid, illegal or unenforceable part had not been included in this Agreement.

36. Hazardous Weather Provisions. Plumbing & Pipes may be affected by freezing conditions. Lessee is responsible for damages as a result of frozen pipes if Lessee fails to take precautions and "drip" interior & exterior faucets when advised of freezing weather conditions by local weather reports as applicable. Only biodegradable paper products and no feminine hygiene products should be flushed in toilets.

37. Governing law. The terms of this Agreement and the rights and obligations of the Parties hereto shall be governed by and construed in accordance with the laws of the Maryland, without

regard to its conflicts of laws provisions.

38. Disputes. Any dispute arising from this Agreement shall be resolved through mediation. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.

39. Amendments. This Agreement may be amended or modified only by a written agreement signed by the Parties.

40. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which together shall constitute one and the same document.

41. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes and cancels all prior agreements of the Parties, whether written or oral, with respect to the subject matter.

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives, have executed this Agreement as of the Effective Date.

Katherine Hu
Landlord Signature

Katherine Hu
Landlord Name

6/1/2026
Date

Brianna Cummings
Tenant Signature

Brianna Cummings
Tenant Name

6/2/2026
Date

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. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord'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 hazard are present in the housing (explain):

(ii) X 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 the lead based paint and/or lead-based paint hazards in the housing (list documents below):

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

Tenant's Acknowledgment

(c) Tenant(s) who sign below acknowledge that they have received copies of all information listed above.

(d) Tenant(s) who sign below acknowledge that they have received the pamphlet *Protect Your Family from lead in Your Home*.

Certification of Accuracy

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

Katherine Hu

Landlord Signature

6/1/2026

Date

Katherine Hu

Landlord Name

Brianna Cummings

Tenant Signature

6/2/2026

Date

Brianna Cummings

Tenant Name