

RESIDENTIAL LEASE AGREEMENT

I. **THE PARTIES.** This Residential Lease Agreement ("Agreement") made this December 20 25 between:

Landlord: Rosario Veras with a mailing address of 801 Providence Rd, 21286, City of Towson, State of Maryland ("Landlord"), AND

Tenant(s): Stroud Latasha Dee ("Tenant").
Latasha Stroud ("Tenant").
Leah Stroud ("Tenant").
____ ("Tenant").

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

II. **LEASE TYPE.** This Agreement shall be considered a: (check one)

☐ - Fixed Lease. The Tenant shall be allowed to occupy the Premises starting on Dec. 1st, 20 25 and end on _____, 20 ____ ("Lease Term"). At the end of the Lease Term and no renewal is made, the Tenant: (check one)

☐ - May continue to lease the Premises under the same terms of this Agreement under a month-to-month arrangement.
☐ - Must vacate the Premises.

☐ - Month-to-Month Lease. The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on Dec. 1st, 20 25 and ending upon notice of 30 days from either Party to the other Party ("Lease Term").

III. **OCCUPANT(S).** The Premises is to be occupied strictly as a residential dwelling with the following individual(s) in addition to the Tenant: (check one)

☒ - 3 ("Occupant(s)")

☐ - There are no Occupant(s).

IV. **THE PROPERTY.** The Landlord agrees to lease the described property below to the Tenant: (enter the property information)

a.) Mailing Address: 3015 Weaver City of Baltimore, State of Maryland.
R.V.

b.) Residence Type: ☐ Apartment ☒ House ☐ Condo ☐ Other: _____
c.) Bedroom(s): 3
d.) Bathroom(s): 1

The aforementioned property shall be leased wholly by the Tenant ("Premises").
V. PURPOSE. The Tenant and Occupant(s) may only use the Premises as: (check one)
☒ - A residential dwelling only.

VI. FURNISHINGS. The Premises is: (check one)

☐ - To be furnished with the following items: _____

☒ - Not furnished.

VII. APPLIANCES. The Landlord shall: (check one)

☐ - Provide the following appliances: Microwave, Refrigerator, Stove, Washer and Dryer, Dishwasher, 5 AC Windows.

☐ - Not provide any appliances.

VIII. RENT. The Tenant shall pay the Landlord, in equal monthly installments, \$ 1900.00 ("Rent"). The Rent shall be due on the _____ of every month ("Due Date") and paid under the following instructions: _____

IX. NON-SUFFICIENT FUNDS (NSF CHECKS). If the Tenant pays the Rent with a check that is not honored due to insufficient funds (NSF): (check one)

☒ - There shall be a fee of \$ 25 per incident.

☐ - There shall be no fee.

X. LATE FEE. If Rent is not paid on the Due Date: (check one)

☐ - There shall be a penalty of \$ 100.00 due as One (1) Time Payment and after each 15 days the Rent is Late a 5% will be assessed. Rent is considered late when it has not been paid within 5 day(s) after the Due Date.

☐ - There shall be No Late Fee if Rent is late.

XI. FIRST (1ST) MONTH'S RENT. The Tenant is required to pay the first (1st) month's rent: (check one)
☒ - Upon the execution of this Agreement.

☐ - Upon the first (1st) day of the Lease Term.

XII. PRE-PAYMENT. The Tenant shall: (check one)

☐ - Pre-Pay Rent in the amount of \$ 1900.00 and ending on 20 25 for the term starting on Dec. 1st execution of this Agreement.

☐ - Not be required to Pre-Pay Rent.

XIII. PRORATION PERIOD. The Tenant: (check one)

☐ - Shall take possession of the Premises before the start of the Lease Term on Dec. 1st and agrees to pay \$ 1900.00 for the prorated period. The prorated rate is calculated by the monthly Rent on a daily basis which shall be paid by the Tenant upon the execution of this Agreement.

☐ - Shall not be taking possession of the Premises before the Lease Term.

XIV. SECURITY DEPOSIT. As part of this Agreement: (check one)

☒ - The Landlord requires a payment in the amount of \$ 1900.00 ("Security Deposit") for the faithful performance of the Tenant under the terms and conditions of this Agreement. Payment of the Security Deposit shall be returned to the Tenant within 30 days after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

☐ - The Landlord does not require a Security Deposit as part of this Agreement.

XV. MOVE-IN INSPECTION. Before, at the time of the Tenant accepting possession, or shortly thereafter, the Landlord and Tenant: (check one)

☒ - Agree to inspect the Premises and write any present damages or needed repairs on a move-in checklist.

☐ - Shall not inspect the Premises or complete a move-in checklist.

XVI. PARKING. The Landlord: (check one)

☐ - Not applicable.

XVII. SALE OF PROPERTY. If the Premises is sold, the Tenant is to be notified of the new Owner, and if there is a new Manager, their contact details for repairs and maintenance shall be forwarded. If the Premises is conveyed to another party, the new owner: (check one)

☒ - Has the right to terminate this Agreement by providing 30 days' notice to the Tenant.

XLV. COVENANTS. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of this Agreement.

XLVI. PREMISES DEEMED UNINHABITABLE. If the Premises is deemed uninhabitable due to damage beyond reasonable repair the Tenant will be able to terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant, the Tenant shall be liable to the Landlord for all repairs and for the loss of income due to restoring the Premises back to a livable condition in addition to any other losses that can be proved by the Landlord.

☒ The Premises was built prior to 1978 and there is an attachment titled the 'Lead-Based Paint Disclosure' that must be initialed and signed by the Landlord and Tenant.

☐ - The Premises was not built prior to 1978.

XLVIII. GOVERNING LAW. This Agreement is to be governed under the laws located in the State where the Premises is located.

XLIX. ADDITIONAL TERMS AND CONDITIONS.

L. ENTIRE AGREEMENT. This Agreement contains all the terms agreed to by the parties relating to its subject matter including any attachments or addendums. The Landlord and Tenant agree to the terms and conditions and shall be bound until the end of the Lease Term.

Landlord's Signature: [Signature] Print Name: Latasha Stroud Date: 12/4/25
Tenant's Signature: [Signature] Print Name: Latasha Stroud Date: 12/4/25
Agent's Signature: _____ Print Name: _____ Date: _____