

HOMESERVICES PROPERTY MANAGEMENT, LLC
3975 Fair Ridge Drive, Suite 300 S, Fairfax, VA 22033
855-869-1107

RESIDENTIAL DEED OF LEASE FOR MARYLAND

(This Lease is a legally binding contract: if not understood, seek competent legal advice before signing.)

This RESIDENTIAL DEED OF LEASE FOR MARYLAND ("Lease") is made on July 23, 2026, between Scott Brown ("Landlord") and Dajjah Clemmons & Nakisha Puryear ("Tenant"), who hereby acknowledge by their initials and signatures below that in this real estate leasing transaction, HomeServices Property Management, LLC ("Agent") represents the Landlord, and N/A represents the Tenant. (If the brokerage firm is acting as a dual representative for both Landlord and Tenant, with or without designated representatives, then the appropriate disclosure form is attached to and made a part of this Lease). This Landlord-Tenant relationship is in accordance with Maryland law.

Terms and Conditions of the Lease

1. ADDRESS OF PREMISES, TERM, AND RENT. THAT IN CONSIDERATION of the premises, rents and covenants herein expressed, Landlord hereby leases to Tenant and Tenant rents from Landlord upon the terms and conditions herein set forth, the certain unfurnished premises known as 2735 Chesterfield Ave, Baltimore, MD 21213 ("Premises").

1928 YEAR BUILT. If applicable, Unit# N/A, Storage # N/A, Mailbox # N/A, Parking Space # N/A.

The Premises are subject to the following Homeowners' Condominium or Co-Op Association: N/A ("Association"). The term of the Lease shall commence at 8:00 AM on 08/15/2026, and end at 11:59 PM on 08/31/2027 ("Lease Term"), for the total sum during the Lease Term of \$ 27,629.59 payable as follows: the first installment of \$ 2200.00 covering the period of 08/15/2026 through 09/13/2026, due before occupying the Premises and acknowledged as received. Pro-rata rent from 09/14/2026 through 09/30/2026 is \$ 1229.59 due on the first day of September, 2026. Tenant shall be required to pay rent for the entire Lease Term or will be considered in default of this Lease unless otherwise permitted under applicable law. Subsequent installments of \$ 2200.00 are due on the first day of each calendar month without notice, demand or deduction. Any early termination of the Lease may subject Tenant to an early termination fee and reimbursement of associated costs.

2. PAYMENTS. Rent shall be payable to Agent through the online tenant portal at homeservicesPM.com (a payment processing fee may be imposed by the third-party tenant portal). As an alternative, rent payments may be mailed to HomeServices Property Management, LLC P.O. Box 2230, Stafford, VA 22555. *Payment must be made by at least one of the signors of the Lease. Agent will accept online payment, personal check, cashier's check or money order as payment for rent. Cash will not be accepted.*

3. LATE FEE COST AND RETURNED CHECKS. If any installment of rent is not received by Agent before 5pm within 5 days after the rent due date (or 10 days if the Premises is in Montgomery County or Baltimore City), Tenant agrees to pay as additional rent a late fee of 5% of the total monthly rent payment. In Prince George's County the late fee shall be 1% of the total monthly rent payment per day for each day the rent payment is late, not to exceed a total of 5% of the total monthly rent payment. As permitted by law, any rental payment received after legal action has been initiated by Landlord will be accepted with reservation and will be applied to delinquent rent due. Tenant further agrees to pay a handling charge of \$25.00 for each check returned by the bank for insufficient funds or any other reason. *Returned checks will not be redeposited.* Agent may require any and all future payments to be made by money order or certified funds. Tenant acknowledges that Landlord or Agent may provide information about Tenant's unpaid amounts to collections or a credit reporting agency.

4. OCCUPANT'S USE. Tenant will use the Premises as a single-family residence for 2 persons, as stated in the application, and for no other purpose or additional number of persons (except legal dependents and temporary guests), without the prior written consent of Landlord. Temporary guests are those persons who occupy the Premises for no more than 7 calendar days consecutively or 14 calendar days during any 12-month period. If at any time more than one person is named as a Tenant on this Lease the obligations of each Tenant shall be joint and several (meaning each tenant is fully responsible equally and fully for any liability). Tenant must notify Agent of any changes in the household composition during the term of the Lease within 15 days of such change. The preceding sentence shall not be construed to allow any exceptions to Tenants and the occupants named in the Lease.

5. SUBLET/ASSIGNMENT. Tenant shall not assign this Lease or sublet the Premises or any portion thereof or permit possession or occupancy thereof by any other person or persons without prior written consent of the Landlord which will be determined in Landlord's sole and absolute discretion. In the event of a Tenant change request before the end of the Lease Term, vacating Tenant must provide Agent prior written notice. Any replacement Tenant must be qualified through an application process with Agent and must be approved by Landlord before the vacating Tenant will be released from the terms and conditions of this Lease. A new lease or an addendum to the Lease must be executed by all parties to constitute any change in tenancy.

An administrative fee of \$250.00 per occurrence will be charged and paid to Agent upon execution of the addendum or lease for any changes in tenancy. All Tenants agree that neither Landlord nor Agent will be responsible for returning any portion of the vacating Tenant's Security Deposit to the vacating tenant. Tenants remaining on the Lease at the end of the Lease Term will be fully responsible for all damages and agree that all Tenants are jointly and severally responsible for all terms and conditions of this Lease. Failure to adhere to this provision will constitute a default of this Lease.

6. PETS/SERVICE ANIMALS

A. Pets: Tenant is not allowed to keep pets on the Property except with the written permission of Landlord. Landlord may revoke permission to allow pets for reasonable cause. Tenants who are authorized to have pets agree to pay the cost of having the Property de-fleaed and de-ticked by a professional exterminator, and if carpeted, the carpeting shampooed and deodorized by a professional cleaner, at the termination of occupancy. Tenant further agrees to assume all liability for pet's behavior and actions, and will be responsible for compliance with all laws, regulations and ordinances regarding pets and for any damage caused by said pet including, but not limited to, odor and property damage. Additionally, Tenant agrees to pay for any and all damages caused by pets to the Property.

Tenant Initials: MP DC Landlord Initials: STB

Tenant is authorized to have pets: ☐ Yes ☒ No

ALLOWED N/A TYPE OF PET(S) N/A WEIGHT N/A

Pet Deposit: An additional deposit may be added to the security deposit in consideration of Landlord allowing Tenant to keep pet on property. **NOTICE: Total security deposit, including pet deposit, may not exceed one month's rent.**

B. Service Animals: If Tenant or Tenant's minor child has a disability, Tenant may keep and maintain a service animal trained to do work or perform tasks for the benefit of the individual with a disability. Such service animal may be kept within the Property, and shall have access to the rental facility and all other related structures in accordance with applicable laws. If Tenant has a service dog, Tenant agrees to pay the cost of having the Property de-fleaed and de-ticked by a professional exterminator, and if carpeted, having the carpeting shampooed and deodorized by a professional cleaner, at the termination of occupancy.

Tenant agrees to assume all liability for the service animal's behavior and actions, and agrees to comply with all laws, regulations and ordinances regarding such service animal. Tenant shall be liable for any damages to the Property or facilities caused by the service animal, including, but not limited to, odor and property damage. **NOTICE:** A Landlord shall not require a Tenant with a disability accompanied by a service animal to pay a pet deposit for the service animal.

Tenant has service animal: ☐ Yes ☒ No

ALLOWED N/A TYPE OF SERVICE ANIMAL(S) N/A

Tenant shall provide documentation for service animal from licensed medical professional meeting applicable federal, state and local guidelines prior to tenancy.

C. Pet Protection During Eviction/Loss of Possession of Property: If Tenant is evicted or loses possession of the Premises pursuant to a court order, Tenant should visit <https://mda.maryland.gov/SiteAssets/Pages/Pets-and-eviction/HB102%20-%20Pet%20Protections%20During%20Eviction%20Flyer.pdf> on the Maryland Department of Agriculture website for information on how to provide housing for the pet during Tenant's temporary or permanent housing relocation.

7. DIPLOMATIC CLAUSE, MILITARY CLAUSE. If Tenant is the head of a diplomatic mission or a member of the diplomatic staff of a mission, or a family member of a diplomatic staff of a mission, or administrative and technical staff or their family, Tenant may be entitled to the diplomatic immunity accorded to such persons under the Vienna Convention on Diplomatic Relations, unless the diplomatic immunity accorded by law has been waived in writing by an authorized representative of the sending government. If Tenant is entitled to diplomatic immunity, the Lease may be unenforceable. Tenant represents to Landlord that he/she ☐ is OR ☒ is not such a person entitled to diplomatic immunity.

If Landlord or spouse is, or hereafter becomes a member of the United States Armed Forces, U.S. State Department, or USAID on active duty and is transferred under PCS/Transfer orders, transferred to temporary duty of ninety (90) days or more duration, or is released or retired from active duty and is returning to occupy the Premises during the Lease Term, Landlord may terminate this Lease by giving the Tenant sixty (60) days written notice to that effect. The notice will become effective on the last day of the month following Landlord's written request to terminate the Lease and occupy the Premises.

Under the Servicemembers Civil Relief Act (SCRA), as amended, a tenant who is a member of the United States armed forces or of the National Guard serving full-time duty, or a Civil Service technician with a National Guard Unit ("Military Tenant") has the right to terminate the Lease if such Military Tenant: (i) receives orders to depart from Premises either for a permanent change of station or for temporary duty for more than 3 months; (ii) is discharged or released from active duty with the Armed Forces of the United States or from full-time duty or technician status with the National Guard; (iii) is ordered to report to government-supplied quarters resulting in the forfeiture of basic allowance for quarters; or (iv) after entry into military service.

A Military Tenant may terminate the Lease by serving Agent with written notice of termination stating the date when termination will be effective. Termination will be effective 30 days after the first date on which the next rental payment is due and payable after the date on which the notice is delivered in the case of a month-to-month tenancy. For any other tenancy, termination is effective on the last day of the month following the month in which the notice is delivered. The Tenant must pay rent through the effective date of termination, on a prorated basis. Tenant is also responsible for the cost of repairing damage to the Premises caused by the Tenant, if any. The Landlord/Agent will refund the security deposit less deductions for unpaid rent and damages, if any, within 30 days of the date of termination. Military Tenant shall attach to the notice official notification of orders, or a signed letter from the commanding officer confirming the orders.

8. SECURITY DEPOSIT. At the time of execution of this Lease or prior to occupancy, Tenant paid to Landlord a security deposit in the amount of \$ 2200.00, which amount does not exceed one (1) month's rent ("Security Deposit") and Landlord hereby acknowledges receipt of the same as security for the full and faithful performance by Tenant of the Lease obligations. The Security Deposit is payable to and will be held in accordance with Maryland law by the Agent. Tenant acknowledges that Landlord may impose a Security Deposit equivalent to two (2) months' rent if (a) Tenant is eligible and has qualified for utility assistance through the Department of Human Services; (b) the Lease requires that Tenant make payments for utility services directly to Landlord; and (c) Tenant and Landlord agree in writing to the amount of the Security Deposit. In accordance with Section 8-203.1 of the Maryland Code, this Lease shall serve as a receipt for the Security Deposit. Landlord and Tenant acknowledge Tenant's right to have the Premises inspected by the Landlord (or Agent) in Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if Tenant so requests by certified mail within 15 days of Tenant's occupancy. Tenant shall, if in disagreement with the list, serve on the Agent a statement of Tenant's variations within 15 days of receipt of the list from Agent. Such list is for information only and Landlord shall not be obligated to make any repairs, except as required by law.

It is understood that interest shall not compound, and that interest shall be payable only on security deposits of \$50 or more. It is understood and agreed that the Security Deposit or any portion thereof, may be withheld in accordance with Maryland law for unpaid rent, damage due to breach of this Lease, lost future rents, unpaid water bills, damage to the Premises, common areas surrounding the Premises, major appliances or damage to furnishings that are caused by Tenant, Tenant's family, agents, employees or invitees in excess of ordinary wear and tear. Tenant may not utilize the Security Deposit as rent and may not apply the same as the last month's rent. The Security Deposit is not liquidated damages and may not be forfeited to Landlord for breach of the Lease, except in the amount that Landlord is actually damaged by the breach.

Pursuant to Section 8-203(f) of the Maryland Code, Tenant is hereby notified of the right to be present upon termination of the tenancy when Landlord or Agent surveys the Premises in order to determine if any damage was done to the Premises, if Tenant notifies Landlord by certified mail at least 15 days prior to the date of the Tenant's intended move, of Tenant's intention to move, the date of moving and Tenant's new address. Landlord shall be obligated to conduct the inspection within 5 days before or after Tenant's stated date of intended moving and Landlord shall notify Tenant in writing of the time and date of the inspection. Tenant has the right to receive, by first-class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within 45 days after the termination of the tenancy. Landlord is obligated to return any unused portion of the Security Deposit by first-class mail, addressed to the Tenant's last known address within 45 days after the termination of the tenancy. Repairs required may be so substantial or of such a nature that work will not be completed within the 45 days' period following the termination of the tenancy. In such event, Landlord reserves the right to pursue Tenant for reimbursement for costs incurred to repair damages to the Premises. Any failure of Landlord to comply with the Security Deposit law may result in Landlord being liable to Tenant for a penalty of up to 3 times the security deposit withheld pursuant to Section 8-203.1(a)(7) of the Maryland Code. Tenant shall pay the costs of repairs, replacements, or other damages that exceed the Security Deposit.

PROVIDED HOWEVER, that notwithstanding the provisions above, in the event Tenant has been evicted or ejected for non-payment of rent or breach of a condition or covenant of the Lease prior to termination of the tenancy, or in the event Tenant has abandoned the Premises prior to termination of the tenancy, Tenant and Landlord have the following duties with respect to the Security Deposit:

- A. Tenant must first demand return of the Security Deposit by giving to Landlord written notice by first class mail within 45 days of being evicted or ejected or of abandoning the Premises. The notice shall specify Tenant's new address.
- B. Within 45 days of receipt of the notice from Tenant to Landlord, Landlord shall send written notice to Tenant by first class mail which contains a written list of damages claimed by Landlord, as allowed by law, together with a statement of the costs actually incurred and Landlord shall return the Security Deposit to Tenant together with simple interest in the amount specified by statute, less any damages rightfully withheld.

In the event of a sale, transfer or assignment of Landlord's interest in the Premises or Lease, Landlord shall provide notification to Tenant of the name, address and telephone number of the new agent or new landlord. Landlord or Agent shall transfer the Security Deposit and be released from all liability in connection with the Lease. Tenant shall request the return of the Security Deposit from the new agent or landlord. If Landlord, his heirs or assignees, assumes management of the Premises, or management is transferred to another company; Tenant consents to the transfer of the Security Deposit, plus interest, if any, to such party or company, if allowed by law.

9. POSSESSION OF PREMISES. Tenant shall be permitted to peaceably and quietly enter the Premises at the beginning of the Lease Term and if Landlord fails to provide Tenant with possession of the Premises on such date, the rent payable hereunder shall abate until possession is delivered. Tenant may provide written notice to Landlord before possession is delivered to terminate, cancel and rescind this Lease in the event Landlord fails to deliver possession at the commencement of the Lease Term.

10. CONDITION OF PREMISES AT MOVE IN. In addition to the terms contained in Paragraph 8, after Tenant's occupancy of the Premises, Agent shall submit a written report to Tenant itemizing the damages to the Premises existing at occupancy. This report is for information only and does not constitute an agreement to decorate, alter, repair or improve the Premises. Any request for repairs must be submitted separately in writing to Agent. This report shall be deemed correct unless Tenant submits additional items in writing to Agent within 15 days after receipt of the report. If Tenant does not object to any item on the move-in inspection report, then Tenant hereby agrees that the move-in inspection report is deemed to be correct.

11. LEAD-BASED PAINT LAW. Title X, Section 10108, The Residential Lead-Based Paint Hazard Reduction Act of 1992 ("Federal Program") requires disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to Tenant, based upon such owner's actual knowledge, all known lead-based paint or lead-based paint hazards applicable to the Premises. In the event the Federal Program is applicable, the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards is attached and hereby made a part of this Lease. If the Premises was built prior to 1978, the Premises is also subject to the Maryland Lead Paint Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801, et. seq. Detailed information regarding compliance may be obtained at:

<http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx>

In accordance with the Lead Renovation, Repair and Painting Rule ("RRP") as adopted by the EPA, if the improvements on the Premises were built before 1978, contractors engaged by Tenant to renovate, repair or paint the Premises must be certified by the EPA to perform such renovation, repair or painting projects that may disturb paint. Tenant shall not personally perform any renovation, repair or painting project which might disturb paint in pre-1978 housing. All work to be done to the Premises must be approved by Landlord and such contractors must be in compliance with applicable law.

12. DEFAULT.

- A. In the event of any default, except the failure to pay rent and late charges, or if the Landlord/Agent deems the tenancy of the Tenant undesirable by reason of objectionable or improper conduct by the Tenant or Tenant's family, guests, or employees that causes annoyance to neighbors or should the Tenant occupy the Premises in violation of any rule, regulation, or ordinances of the Landlord/Agent, any common ownership community, any governmental rental authority, or any federal, state or local law, then, the Landlord/Agent has the right to terminate this Lease by giving the Tenant personally or by sending via first class mail to the Tenant a thirty (30) day written notice to quit and vacate the Premises that includes the basis for said termination (thirty (30) days written notice from the rent due date for Takoma Park).
- B. Failure to pay rent and late charges as specified herein will constitute a default. In the event of such default, the Landlord/Agent may use any remedy available under this Lease and/or applicable law, including filing a written Complaint in the District Court of Maryland for Failure to Pay Rent - Landlord's Complaint for Repossession of Rented Property.
- C. Tenant action to prevent entry after duly authorized notice shall constitute a default.

- D. In the event the breach of lease involves behavior by the Tenant or any person on the Premises with the Tenant's consent, that demonstrates a clear and imminent danger that Tenant or said person will cause serious harm to themselves, other tenants, the Landlord, the Landlord's property or representatives, or any other person on the Premises, the Landlord/Agent has the right to terminate this Lease if the Landlord/Agent gives to the Tenant (or person in possession) personally or via first class mail a fourteen (14) day written notice to quit and vacate the Premises containing in said notice the basis for the termination. The Landlord/Agent at the expiration of said notice or any shorter period conferred under or by operation of law may use any remedy provided by law for the restitution of possession and the recovery of delinquent rent.
- E. If the Premises has been suspected to be deserted or abandoned, Landlord may proceed to recover possession of the Premises in accordance with the law.

13. ENFORCEMENT/LITIGATION. Tenant agrees that in the event of default in any installment of rent, or in the event of a breach by Tenant of any covenant or condition hereof, Landlord and/or Agent may seek from Tenant any money expended by Landlord and/or Agent for utility or other bills, damages, leasing costs, as well as other costs which may be incurred to enforce this Lease as permitted by law or awarded by a court. Landlord may be responsible for Tenant's attorney's fees if and only if Tenant is the prevailing party in the legal action and such fees are specifically awarded by a court. In an action by Landlord to recover possession of the leased Premises, including a nonpayment of rent action, Tenant is obligated to pay actual court costs awarded by the court, and to pay any other legal costs or attorney fees awarded by a court. If reasonable attorney's fees are awarded by the court in a Failure to Pay Rent action, the attorney's fees are not part of the Tenant's rent and need not be paid to redeem the Premises. If Tenant is the prevailing party, Landlord is obligated to pay Tenant's attorney's fees and costs as awarded by the court. Furthermore, no retaliatory action will be taken by the Landlord/Agent for any complaints made by the Tenant to any public agency, or for any lawsuit filed by Tenant against the Landlord/Agent or any other attempts by Tenant to enforce the terms of this Lease, or applicable laws, including membership in a tenants' association. The Landlord must not actually or constructively evict or attempt to evict Tenant from, or deny Tenant access to, the dwelling unit occupied by the Tenant without following the judicial process authorized in state law to obtain possession of the dwelling unit

14. RENEWAL/RENT INCREASES. Renewal decisions shall be determined after review of various items including but not limited to Tenant's ledger and an inspection of the Premises is completed. In Montgomery County, rent may not be increased more than once per twelve (12) month period. Agent shall advise Tenant of any Landlord instructions concerning renewal of the Lease. In absence of this notification, this Lease shall be deemed renewable on a month-to-month basis under the same provisions, covenants and conditions until either party notifies the other IN WRITING. Extension of this Lease on a monthly basis does not terminate the relationship of Landlord, Tenant, or Agent as specified herein. Written notice of a rent increase will be mailed to Tenant at the Premises at least 3 months prior to the expiration of the Lease (60 days for month-to-month leases in all jurisdictions except Montgomery County) and said notice will expressly serve as a notice to quit and vacate the Premises in the event Tenant does not agree to pay the rent increase. The rent increase notice shall follow the applicable county guidelines (Section 29-53 and Section 29-54 of the Montgomery County Code) if the Premises is located in Montgomery County. In the event Tenant remains in possession on the date the rent increase is to be effective and fails to pay such increased rent and holds over beyond the period specified in the notice, Landlord may file suit for eviction in accordance with applicable law. The amount of rent due during this hold over period will be the increased rent amount. Tenant shall indicate acceptance of Landlord's offer to increase rent by timely payment in full of the new rent amount, in which event the notice to quit and vacate is null and void and the tenancy shall continue on a month-to-month basis. If Tenant does not accept the new rental amount and therefore intends to vacate the Premises at the end of the Lease Term, Tenant must give written notice to Landlord as set forth below.

Tenant Initials: MP DC _____

15. TERMINATION/HOLD OVER. In order to terminate this Lease at the expiration of the Lease Term, either party must provide 90 days written Notice of Termination (60 days in Montgomery County or for month-to-month leases) ("Notice of Termination"). The written Notice of Termination must be received no later than the 1st day of the month 90 (or 60 if applicable) days preceding the Lease end date and the tenancy shall terminate on the last day of the Lease Term. Month-to-month leases may be terminated with a 60-day prior written Notice of Termination provided by Landlord, or a 60-day prior written Notice of Termination provided by Tenant. IT IS FURTHER UNDERSTOOD THAT TENANT COVENANTS FULL RENTAL LIABILITY FOR THE ENTIRE LAST MONTH OF INTENDED OCCUPANCY, WHETHER SAID TENANT HOLDS THE PREMISES FOR THE MONTH'S ENTIRETY OR ANY PORTION THEREOF.

For Montgomery County premises: Tenant may terminate the lease with 30 days' written notice to the landlord due to: (i) an involuntary change of employment from the Washington Metropolitan area; (ii) death of a major wage earner; (iii) unemployment; (iv) tenant or tenant's child being a victim of domestic violence; (v) Landlord harassing the tenant or violating the tenant's privacy rights; (vi) the tenant or tenant's spouse being 62 or older, no longer able to live independently, and needing to move to a nursing home or other senior housing; (vii) tenant being incarcerated or declared mentally incompetent; (viii) or for any other reasonable cause beyond the tenant's control. Any charge to the tenant in such cases must not exceed one month's rent or actual costs incurred by the landlord, whichever is less. For Premises located in the City of Takoma Park, Tenant may terminate the Lease either at the end of a one-year lease

term or a month-to-month lease, by giving Landlord at least a one calendar month written notice to vacate.

If Tenant shall hold over after the expiration of the Lease Term, Tenant shall, in the absence of any written agreement to the contrary, be a Tenant from month to month at the monthly rate in effect during the last month of the expiring term or at the Landlord's discretion any increase as stated in any provided renewal notice. All other terms and provisions of this Lease shall remain in full force and effect. Failure to vacate the Premises after proper notice from Landlord may result in Tenant being responsible for rent for the period of the holdover and for consequential damages incurred. This Lease shall serve as notice of a rent increase of 10 % of the last rent charged if Tenant holds over after proper written notice is given, unless there was an increase in rent in the last 12 months of the Lease Term.

16. ACCESS TO PREMISES BY LANDLORD, AGENT AND THEIR DULY DESIGNATED REPRESENTATIVES.

Upon reasonable notice to Tenant and at reasonable times (24 hours or for Takoma Park in Montgomery County 48 hours), Landlord, Agent, and/or their duly designated representative or vendor, may enter the Premises in order to (a) inspect, (b) make necessary repairs, decorations, alterations or improvements, (c) supply necessary or agreed services, (d) exhibit the Premises to prospective or actual purchasers or tenants, mortgagees, appraisers, workmen or contractors or (e) in Condo/Co-op unit Agent may enter to investigate reports of leaks into adjoining units. Landlord/Agent may also enter the Premises after due notice to the Tenant (24 hours or for Takoma Park 48 hours) when the Landlord has good cause to believe that the Tenant may have breached the Lease or may be in violation of County, State, or Federal law, or with respect to premises located with the City of Gaithersburg, (a violation of Chapter 13 of the Gaithersburg City Code. For Premises in the City of Gaithersburg, the Landlord/Agent must leave a copy of the work order or notice with the Tenant or inside the Tenant's unit. In addition, 90 days preceding the expiration or termination of the Lease Term, Tenant will allow a "For Sale" sign to be placed on the Premises, along with a lockbox containing a key to the main entrance for Agents' access. Tenant will allow a "For Rent" sign to be placed on the Premises along with a lockbox containing a key to the main entrance for Agents' access 60 days preceding the expiration or termination of the Lease Term. Tenant will remove or secure any pet(s) on the Premises when it is on the market or when access is granted. Refusal of Tenant to allow access is a breach of the Lease and all default provisions will apply. Landlord may obtain injunctive relief to compel access or may terminate this Lease. If Tenant fails to vacate the Premises, Landlord may bring an action for possession and damages sustained, including leasing costs and damages, as permitted by law or awarded by courts.

Landlord or Agent may enter the Premises at any time without notification or consent of Tenant in cases of an emergency to protect the Premises and Landlord's/Tenant's possessions if it is suspected that severe weather conditions, acts of nature, utility interruptions, illegal activities, public disruptions or similar occurrences have taken place in the neighborhood or if Landlord or Agent believes the Premises has been vacated or abandoned.

17. TENANT NEGLECT AND COSTS. If at any time during the term of this Lease, or any renewal or extension, Landlord should be required to make repairs, alterations or additions to the Premises or its equipment, caused by Tenant misuse or neglect, Tenant hereby agrees that repairs, alterations or additions shall be made at Tenant's expense. Landlord shall have the option of terminating this Lease, or cause such repairs, alterations, or additions to be made. The costs of such shall be considered as additional rent for the Premises and payable forthwith by Tenant. The provisions of this paragraph shall be in addition to and shall not prevent the enforcement of, any claim Landlord may have against Tenant for any other breach or damages under this Lease.

18. DEATH OF TENANT. If a Tenant should die during the Lease Term, surviving co-tenants or the heirs or executors of a deceased sole tenant may terminate this Lease by giving 30 days written notice to Agent. If a Tenant who is the sole occupant of the Premises dies, and there is no person authorized by order of a circuit court to handle probate matters for the deceased Tenant, Landlord may proceed under the provisions of Section 8-328 of the Maryland Code.

19. NOTICES. Any written notice regarding any of the provisions of this Lease may be given by Agent to any Tenant. All Tenants agree that such notices given or received shall affect and apply, with equal force, to all Tenants, authorized occupants and, if applicable, cosigners, guarantors and subtenants. All notices required or permitted herein shall be in writing and effective as of the date on which such notice is emailed, mailed in any United States Post Office by first class mail, postage prepaid, or hand-delivered to the Tenant at the Premises address unless otherwise stipulated within this Lease. It is the intention of Agent to serve most written notices via email or U.S. mail and by signature below, Tenant authorizes service via electronic delivery including but not limited to services for notice of rent increase and a 10-day notice of intent to file suit for failure to pay rent.

Tenant Initials: NP DC

20. OTHER AGREED UPON TERMS.

Landlord Responsibilities

21. FIXTURES AND APPLIANCES. Landlord shall provide as part of the Premises all existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, existing floor coverings and smoke detectors, and if so indicated below, the following checked fixtures and appliances:

☐ Stove/Range	☒ Exhaust Fan(s)	☐ Window Fan(s)	☐ Alarm System
☐ Cooktop	☐ Trash Compactor	☐ Window A/C Unit(s)	☐ Intercom
☐ Wall Oven(s) # _____	☐ Central Vacuum	☐ Ceiling Fan(s) # _____	☐ Electronic Access Pad
☒ Refrigerator(s) #1 _____	☒ Washer	☐ Remote(s) # _____	☐ Garage Opener # _____
☐ Ice Maker	☒ Dryer	☐ Hot Tub & Equipment	☐ Fireplace Screen/Door
☒ Microwave	☐ Humidifier	☐ Pool & Equipment	☐ Wood Stove
☒ Dishwasher	☐ Dehumidifier	☐ Internal Sprinkler Systems	☐ Other: <u>N/A</u>
☒ Disposal	☐ Electronic Air Filter	☐ External Irrigation	☐ Other: <u>N/A</u>
☐ Freezer	☐ Water Treatment System		

22. HOMEOWNERS ASSOCIATION, CONDOMINIUM ASSOCIATION, OR CO-OP. Landlord is to pay Association dues unless otherwise agreed in writing. Landlord agrees to complete the necessary forms for Tenant to obtain or use Association recreation facilities and services.

23. LANDLORD OBLIGATIONS. Except as otherwise provided herein, Landlord will maintain the Premises in good repair and habitable condition, will be responsible for all major repairs not due to the fault or negligence of the Tenant during the Lease Term and shall comply with the duties imposed under Maryland law. Landlord may only be liable to Tenant for damages proximately caused by Landlord's breach of said statute or a specific provision of this Lease.

24. DISCRIMINATION. Landlord and Agent shall not discriminate against Tenant in the provision of services or in any other manner on the basis of race, color, creed, religion, sex, national origin, familial status, elderliness, handicap, or any other legally protected status. Landlord and Agent shall abide by all applicable Fair Housing Laws and ADA Regulations.

Tenant Responsibilities

25. FIXTURES AND APPLIANCES. Tenant shall not remove or relocate major appliances or equipment provided by Landlord in the Premises without prior written permission of Agent. Tenant shall not install or use any other major appliances or equipment other than those provided by Landlord in the Premises without prior written permission of Agent. The following equipment, if now or hereafter installed, is for the Tenant's use and convenience and is not warranted by the Landlord, condition is unknown: venetian blinds, shades, curtains, drapes, valances, rods, alarm systems, N/A, and any other portable equipment. Tenant agrees to maintain aforementioned equipment at Tenant's expense. Should the cost of repair exceed the value of the equipment, Tenant may, however only with written consent from Agent, elect not to repair and shall have it removed and replaced.

26. PLUMBING FIXTURES AND APPLIANCES. Tenant shall keep the Premises, including all plumbing fixtures, facilities and appliances clean and safe. Tenant agrees that at the termination of the Lease all appliances, fixtures and

equipment will be in good working order and shall be operative unless previously reported to Agent. Tenant is responsible for loss or damage from freezing of water pipes or plumbing fixtures due to Tenant not maintaining sufficient heat or not properly winterizing the Premises. Tenant is responsible to maintain heat and report faulty heating equipment to Agent. Stopped-up/clogged drains/pipes, washer connect hoses, dishwasher air gap and impellers, as well as jammed disposals are a Tenant responsibility.

27. UTILITY CHARGES, DUES AND FEES. Tenant shall keep in service and pay all applicable utility charges. Costs for utilities which are to be furnished at the expense of Tenant are listed below, and Tenant agrees to pay such amounts when due. If Tenant fails to pay any utility costs within 15 days of receipt of the bill, such failure shall constitute a default under this Lease and Landlord may elect to pay such costs, in which event, the amount thereof shall be added to and deemed part of the charges due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this Lease. Said utility charges will commence on the effective date of this Lease. All utility services shall be transferred, and all final bills paid by Tenant, with proof of payment, before any part of the security deposit can be returned. Landlord shall not be liable in any manner for failure, interruption, or stoppage of gas, electricity and/or water at any time.

The obligations of Landlord and Tenant with respect to the provision of utilities shall be as follows:

UTILITY	FURNISHED AT COST OF	UTILITY	FURNISHED AT COST OF
a. Heating Fuel	Owner ☐ / Tenant ☒	e. Cold Water/Sewer	Owner ☐ / Tenant ☒
b. Cooking Fuel	Owner ☐ / Tenant ☒	f. Cable TV	Owner ☐ / Tenant ☒
c. Electricity	Owner ☐ / Tenant ☒	g. Other: Internet	Owner ☐ / Tenant ☒
d. Heating of Water	Owner ☐ / Tenant ☒	h. Other: Phone	Owner ☐ / Tenant ☒

Tenant shall pay all swimming pool fees, recreational fees, parking fees, move-in fees, security alarm monitoring fees, cable/access fees and all telephone service, wires and equipment where applicable, unless otherwise agreed upon in writing.

28. HEATING OIL/PROPANE. Fuel tank will be filled prior to Tenant occupancy; it will then become Tenant's responsibility to leave fuel tank full upon termination of the Lease. Tenant agrees to purchase fuel from N/A ("Company") at N/A (Telephone) as Landlord requires the service contract remain in effect with the Company.

29. FIREPLACES, CHIMNEYS, WOOD BURNING STOVES, HEAT-O-LATORS. Tenant agrees to have these units professionally cleaned and serviced periodically as use dictates and provide receipts to Agent. Under no circumstances should firewood be stored inside the Premises, against exterior walls, on the driveway, on the patio/deck or in the garage.

30. TENANT MAINTENANCE OBLIGATIONS. The Tenant shall not destroy, deface, damage, impair, or remove any part of the Premises or common areas nor permit any person to do so. The Tenant shall pay for any repairs or replacements made necessary due to deliberate, accidental or negligent acts or omissions of the Tenant, Tenant's family, guests, invitees, agents, employees or pet(s). The Tenant is responsible for:

- A. Maintaining the Premises in a clean and sanitary condition and disposing of all trash, garbage and waste in sealed containers. Any fines incurred for failure to comply with said laws/rules will be promptly paid by Tenant and Tenant will furnish a receipt of payment to Agent.
- B. Using and operating all appliances, equipment and systems in a safe and reasonable manner (including replacement of water filters) and to not overload any system. Tenant must winterize sprinklers, drain outside water spigots each fall. In the event the plumbing at the Premises is frozen or obstructed due to the negligence of the Tenant, Tenant's family, invitees or guests, the Tenant shall be responsible for the cost of repairing frozen pipes or clearing such obstruction and any additional costs associated with the repair (i.e. drywall, carpets, etc.).
- C. Replacing refrigerator water filters, furnishing and replacing all light bulbs and fuses as needed and changing furnace and air conditioner filters at least every two (2) months.
- D. Replacing all thermostat batteries.
- E. Clearing of all drains and toilets, maintaining caulking around tubs and showers, maintaining all carpeting and flooring in a clean and good condition, replacing broken or damaged glass, screens, flooring and drywall.
- F. Maintaining the Premises in such a manner as to prevent the accumulation of moisture and the growth of mold. Tenant shall promptly notify Landlord in writing of any moisture accumulation or visible evidence of mold. Tenant does hereby release Landlord and Agent from any and all claims or liability attributed to Tenant, Tenant's authorized occupants, or guests or invitees, and does hereby agree to indemnify and holds

Landlord and Agent harmless from and against any and all loss, damage, claim, suit, costs or other liability whatsoever resulting from Tenant's failure to comply with the provisions of this subsection or any other provisions of law.

The U.S. Environmental Protection Agency has published *A Brief Guide to Mold, Moisture, and Your Home*, which provides information on the causes and prevention of mold growth, potential health effects, and recommended maintenance practices. This guide is available at: <https://www.epa.gov/mold/brief-guide-mold-moisture-and-your-home>. Tenant acknowledges that they have been provided time, prior to signing either this acknowledgement or the Lease, to review this publication and understand their responsibilities for preventing moisture accumulation and mold growth within the Premises.

Tenant Initials: MP DC

- G. Cutting, watering and maintaining the lawn, weeding and pruning the shrubbery and mulching; promptly removing ice and snow from all walks, steps and drives; maintaining drains and grounds free of leaves and other debris.
- H. Making any repairs, alterations, or additions required by any governmental authority, Homeowner's Association, insurance company or Agent due to Tenant's use, damage or neglect.
- I. The control and elimination of household pests including but not limited to fleas, ticks, roaches, silverfish, ants, crickets, bedbugs, and rodents during occupancy.

If the Premises is part of a multi-unit building, Tenant shall also be liable to Landlord for the cost of any repairs or replacements to the building if the need for such repairs or replacements results from the negligence or misuse of the building by Tenant, other residents of the Premises, or Tenant's agents, servants, employees, invitees or family members. The cost of such repairs or replacements shall be added to and deemed a part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for collection of such costs as Landlord has for the non-payment of rent under this Lease.

31. LANDLORD CONSENT REQUIRED. Tenant shall not make any repairs, alterations and/or additions without first obtaining Landlord's written consent. Repairs, alterations and/or additions include but are not limited to: a) remodeling, making any structural change, alteration, addition or decoration, including wallpapering and painting of the Premises; b) installing, attaching, removing or exchanging appliances or equipment, such as air conditioning, heating, refrigeration, TV antenna or satellite dish, wood burning stoves, fireplace inserts or kerosene heaters; c) driving nails or other devices into walls, ceilings or woodwork (other than a reasonable number of picture hanging nails which are permitted); d) affixing any object containing an adhesive backing to any surface in the Premises; e) attaching plant hooks to the ceiling; and f) installing iron safes, waterbeds, pianos, aquariums or any other extra- heavy objects. In the event any repairs, alterations and/or additions are performed by Tenant with Landlord's prior written authorization or made by Tenant in violation hereof, Tenant hereby warrants that such activity will be undertaken only in the event they are qualified to perform it, assuring that the work done is safe and meets the requirements of all applicable codes and laws. Tenant warrants that they will be accountable for any mishaps or accidents resulting from such work performed or causes to be performed by others, and that Tenant will hold Landlord and Agent free of harm, litigation or claims of other persons. Under no circumstances is the cost of said repairs to be deducted from an installment or rent payment. Tenant agrees that such repairs, alterations and/or additions shall remain with the Premises with Landlord approval or the Premises must be returned to original condition at the expense of Tenant.

32. TENANT'S USE OF KEYS AND LOCKS. Keys and/or electronic access will be furnished to Tenant by Agent. No additional locks shall be installed by Tenant and no existing locks shall be changed by Tenant without Landlord's prior written consent. If Tenant requires duplicate keys said keys will be fully at Tenant expense. Tenant shall reimburse the Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. If Tenant is locked out, Tenant agrees to call a licensed locksmith (or Agent if the Premises is secured by electronic access) to provide access to the Premises. Tenant agrees to pay any charges incurred at the time access is given. If the lock(s) must be re-keyed, Tenant agrees to provide the new keys and/or security codes to Agent within 24 hours. In addition, in the event a Tenant is granted possession of the Premises by a court of competent jurisdiction to the exclusion of any other Tenant or occupant, Tenant shall provide a copy of the court order to Agent along with a key to any locks that are changed and/or security codes to any devices installed on Premises within 24 hours.

33. NOTICE OF DEFECTS, MAINTENANCE OR MALFUNCTION. Tenant will give Agent immediate notice of any known defect, maintenance request, breakage, malfunction or damage to or in the structure, equipment or fixtures in or on the Premises. Tenant shall bear any expense and liability for failure to do so. Agent will notify Landlord and use commercially reasonable efforts to have the request remedied. This covenant, however, does not obligate, and is not to be understood, interpreted, construed, or in any way meant to imply that Landlord is obligated or expected to repair or correct such defect, breakage, malfunction, or damage except as provided for in the Landlord Responsibilities section of this Lease. Moreover, it is understood that any notice by Tenant for any repairs or services shall be deemed permission for Landlord or its employees/agents/vendors to enter the Premises at a reasonable time without further notice to perform such repairs or services. If Tenant breaks any scheduled maintenance appointment or fails to allow

access during regular business hours for the purpose of accomplishing any required repairs, Tenant shall bear any additional expense for rescheduling of broken appointment, trip charges and/or over-time charges imposed by vendor. Routine or Emergency Maintenance requests can be made through the online tenant portal or by calling the Customer Service Center at 1-855-869-1107.

34. NON-SMOKING PREMISES. The Premises shall be maintained by Tenant as a non-smoking residence. Smoking or the use of electronic cigarettes/vaping at the Premises is prohibited and shall be considered a default of this Lease. Tenant assumes all liability for any and all smoke related damages to the Premises including but not limited to carpet deodorizing and/or replacement, painting and treatment of the Premises for the removal of all existence of smoke related damage.

35. TENANT CONDUCT. Tenant shall conduct themselves and require other persons and/or pets on the Premises, whether known by the Tenant or not, to conduct themselves in a manner that will not disturb their neighbors' peaceful enjoyment of their premises, and always in accordance with the rules and regulations of the applicable homeowners association or condo association, which are, considered a part of this Lease. Tenant further covenants and agrees not to use or permit the Premises to be used for any improper, illegal or immoral purposes and will comply with all applicable Federal, State, County and local laws and ordinances. Tenant shall not permit any person on the Premises with the Tenant's permission to willfully or wantonly destroy, deface, damage, impair or remove any part of the structure or dwelling unit or the facilities, equipment, or appurtenances. Tenant expressly agrees not to allow or permit controlled dangerous substances of any type or paraphernalia used, possessed and distributed in connection with controlled dangerous substances within the leased Premises or in the common area. It is expressly stipulated and agreed by the Tenant that it will not be a defense to any action for possession resulting from Tenant's breach of this paragraph that the Tenant did not consent to or have knowledge of the presence of the controlled dangerous substances or paraphernalia upon the leased Premises or common areas by Tenant's family members or guests. This paragraph does not limit any rights Landlord/Agent might have to seek termination of this Lease without a showing of controlled dangerous substances actually being on the Premises. In the event the heretofore specifics have been breached, Tenant shall be considered in default of this Lease and Landlord shall have all legally available remedies including the right to terminate this Lease by giving, delivering or posting proper written notice to quit the Premises. Landlord or Agent shall have the right to terminate this Lease if evidence indicates an immediate threat, which materially affects the health or safety of either the Landlord, Agent or other Tenants or occupants and neighbors with close proximity to the Premises pursuant to Maryland law.

36. HEALTH AND SAFETY. The Premises are made available to Tenant in a condition permitting habitation with reasonable safety. Tenant shall comply with all obligations imposed upon tenants by applicable provisions of building and housing codes affecting health and safety. The Premises are warranted as free from pest infestation and Tenant is required to report any signs of rodents or vermin within 30 days of occupancy. After this time, Tenant is required to control any infestation of any insect, animal or other vermin and related costs are the Tenant's expense. The Tenant will not use or keep in the dwelling any explosives, including recreational fireworks, flammable or combustible materials.

37. EQUIPMENT THAT OVERLOADS A SYSTEM. Tenant will not install any equipment of any kind that will require any alteration or additions to, or could create an overload on, any gas, water, heating, electrical, sewerage, drainage, or air conditioning systems of the Premises, without prior written consent of the Landlord, and any required governmental agency or public utility company consent, to comply with applicable public law.

38. VEHICLES. Only passenger vehicles with current license plates, permits and in operating condition shall be parked at the Premises, and in areas designated for this purpose. No commercial vehicles, personal watercraft, snowmobiles, ATVs, RVs or boats are allowed to be parked at the Premises without the express prior written approval of Agent. Violation will cause removal at Tenant's expense. Further, repairing vehicles on the Premises is not authorized.

39. NOTICE OF ABSENCE. Tenant shall advise Agent in writing of an anticipated absence from the Premises in excess of 7 days. During any such absence, Landlord or Agent may enter at any time necessary to protect the Premises from damages resulting from severe weather conditions, acts of nature, utility interruptions, public disruptions or similar occurrences. This does not obligate Landlord or Agent, nor does Landlord or Agent assume liability for such occurrences. If Tenant fails to give such notice, Landlord may recover from Tenant any actual damages sustained, and shall have all other rights provided by applicable law. If Landlord cannot determine whether Tenant has abandoned the Premises, Agent may serve written notice on Tenant requiring Tenant to give Agent written notice within 7 days that Tenant intends to remain in occupancy of the Premises. If by the end of such 7-day period Agent has not received such notice or otherwise determined that Tenant has abandoned the Premises, Landlord shall have all available remedies under Maryland law.

40. NOTICES. Throughout the Lease Term, Tenant must keep Agent informed of Tenant's telephone numbers and email addresses. Tenant is required to make any changes to their email address through the online tenant portal.

41. HOMEOWNERS ASSOCIATION, CONDOMINIUM ASSOCIATION, OR CO-OP. Tenant must obey the rules and regulations of the Association which have been provided to Tenant. Tenant acknowledges receipt of a copy of the rules and regulations. In addition, the Declaration, Covenants and Bylaws, where applicable, may be on file in the Depository of the Clerk of the county Circuit Court where the Premises is located. Tenant's failure to comply with the requirements and/or rules and regulations of the Association shall constitute a breach of Lease. Tenant shall pay all costs incurred to cure such a breach. Tenant agrees to complete and sign any forms required by the Association. Tenant agrees to pay all applicable move-in and move-out fees, use fees and elevator fees. Tenant will comply with all maintenance requirements of the Association and provide access for contractor inspections. Tenant agrees to register cars, bicycles, and pets with the Association as required.

42. HOME WARRANTY. The Premises may be covered under a home warranty policy that requires a deductible up to \$200 for all warranty-covered applicable maintenance or repairs. Except in Montgomery County, Tenant agrees to pay the deductible at the time of services and will submit the receipt to Agent for reimbursement by Landlord if determined by the home warranty service contractor or company that it is not due to Tenant neglect or fault. Agent shall not be held liable for any delays in repair by home warranty vendors.

43. PRIOR TO VACATING. Prior to the vacating the Premises, Tenant shall:

- A. Remove all furniture and have carpets cleaned by a **licensed and insured professional** company acceptable to the Agent and provide a paid receipt;
- B. Perform grounds maintenance (weeding/mulching/mowing/trimming);
- C. Have wood burning fireplaces/chimney/wood stove/flue **professionally** cleaned (if used) or inspected (if unused) and provide a paid receipt;
- D. Have the Premises **professionally** deodorized and treated for fleas and ticks if pets have been present and provide a paid receipt;
- E. Eliminate all household pests and vermin from the interior of the Premises;
- F. Change all filters including furnace, humidifier/dehumidifier and air conditioning units, provide evidence from the Company selected by the Landlord that the fuel tank(s) are refilled;
- G. Ensure that the Premises, including kitchen, baths and all appliances, floors, woodwork, walls and windows, are cleaned by a **licensed and insured professional** cleaning company acceptable to the Agent and provide a paid receipt;
- H. Have all trash and personal property removed from the Premises and curb;
- I. Have all light bulbs, smoke alarms and carbon monoxide alarms in working order; and
- J. Return all keys, garage door openers/remotes and passes provided at move in and during the Lease Term to Agent.

Tenant shall provide evidence of payment of final utility bills and any receipts required above prior to disbursement of Security Deposit. Tenant shall provide their forwarding address to Agent in writing.

44. CONDITION OF PREMISES AT MOVE OUT. Tenant hereby agrees to surrender possession of the Premises to Landlord in as good condition as it was at the commencement date of this Lease, less reasonable wear and tear. Tenant agrees to reimburse Landlord for the actual costs of any damages, repairs/materials, cleaning or maintenance that may be necessary. The chart below is a guide of such costs that may be incurred but is a non- inclusive list and any additional damages will be charged accordingly:

Cleaning	
Kitchen	Minimum Charge
Full Kitchen Clean- Normal Cleaning	\$150
Full Kitchen Clean- Deep Clean	\$300
Oven/Stove (Inside/Outside/Underneath)	\$75
Drip Pan Replacement	\$25
Refrigerator (Inside/Outside/Behind)	\$75
Dishwasher (Inside/Outside)	\$75
Microwave (Inside/Outside/Underneath)	\$25
Cabinets (Inside/Outside)	\$200
Countertops	\$25
Sweep and Mop Floors	\$25
Dust and Wash Trim, Walls and Fixtures	\$25

Bathroom	
Full Bathroom Clean- Normal Cleaning	\$100
Full Bathroom Clean- Deep Cleaning	\$200
Bathtub/Shower Cleaning and Re-caulking	\$150
Sink	\$25
Cabinet (Inside/Outside)	\$25
Toilet	\$25
Sweep and Mop Floors	\$25
Dust and Wash Trim, Walls and Fixtures	\$25
Living Room/Dining Room/Recreation Room/Bedroom	
Normal Cleaning	\$100
Deep Cleaning	\$100
Sweep, Vacuum, Mop	\$25
Dust and Wash Trim, Walls and Fixtures	\$25
Carpet Cleaning (Normal)	\$150
Carpet Cleaning (Deep Clean)	\$200
Carpet Spot Treatment (each)	\$25
General Damages and Repairs	
Repair Drywall- Small (less than 6"x6")	\$50
Repair Drywall- Medium (6"x6"-12"x12")	\$75
Repair Drywall- Large (greater than 12"x12")	\$150
Fill Excessive Nail Holes (per room)	\$25
Repaint One Room (12'x12')	\$300
Wash Window or Glass Door (including tracks)	\$25
Replace Interior Door	\$100
Replace Exterior Door	\$250
Replace Light Bulb	\$5
Replace Smoke or Carbon Monoxide Alarm Batteries	\$25
Replace Smoke or Carbon Monoxide Alarm	\$75
Replace Window Blind	\$75
Replace Glass Door Blind	\$100
Replace Filter	\$25
Replace Carpet	Actual cost
Replace Wood, Vinyl, Linoleum Type Flooring	Actual cost
Repair Kitchen Cabinet or Drawer	\$150
Replace Interior Doorknob	\$25
Replace Exterior Door Lock	\$75
Pest of Rodent Extermination	Actual cost
Trash/Furniture Removal	Actual cost
Mow Lawn	\$75
Weed/Mulch Landscaping Beds	\$100
Fireplace/Chimney Cleaning and Inspection	\$175

In addition to the fees herein, labor charges will be assessed in the minimum amount of \$40/hr for general labor (cleaning, painting, carpet treatment, etc.) and \$60/hr for specialty labor (electrician, drywall repair, plumber, etc.).

45. ABANDONED PROPERTY. Any items of personal property left in or about the Premises after Tenant vacates will be considered abandoned property and may be disposed of by Landlord or Agent pursuant to applicable law.

Other Terms

46. SMOKE AND CARBON MONOXIDE DETECTORS. Tenant acknowledges that in accordance with §9-101, et. seq. of the Public Safety Article of the Code of Maryland that smoke detectors have been installed and are in proper working condition as of the date of this Lease and that in accordance with §12-1104 all required carbon monoxide detectors have been installed. NOTE: Local jurisdictions may have additional requirements. Tenant agrees not to obstruct or tamper with any such detector or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test such detectors periodically and to report in writing to Landlord any malfunction. Written notification of any malfunction shall be delivered by certified mail, return receipt requested to Agent or by hand delivery to Agent at the address used for the payment of rent. If delivery of the notification is made by hand, Agent shall provide to Tenant a written receipt for the delivery. Agent shall provide written acknowledgement of the notification and shall repair or replace the detector within 5 calendar days after the notification. Tenant assumes sole responsibility to test the detectors and shall indemnify, defend and hold Landlord and Agent harmless from any and all

liability for injury, death, property damage or other loss resulting from any defect or malfunction of such detector which Tenant has not specifically reported in writing to Agent as required. If any detector becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Premises or any agent or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Agent and Agent shall have such detector repaired or replaced at the cost of Tenant, which amount shall be paid upon demand. Landlord and Agent shall have the same remedies for the collection of such costs as they would for nonpayment of rent. Tenant will do nothing and permit nothing to be done on or about the Premises, which will contravene any fire insurance policy covering the same. There may be legal penalties for intentionally disabling or otherwise tampering with smoke and/or carbon monoxide detectors.

47. AUTOMATIC SPRINKLER SYSTEMS. The Premises ☐ does or ☒ does not have automatic sprinkler systems.

48. COMMISSION. In consideration of the negotiation of this Lease by Agent, Landlord agrees to pay a commission based on the sale or exchange price of the Premises as outlined in the management agreement, if during the entire term of the tenancy or within 120 days after tenant vacates, Landlord shall sell the Premises to Tenant or exchange it with Tenant for property of any kind and wherever located.

49. SUBORDINATION AND ASSIGNMENT OF LEASE. This Lease shall be subordinate to the lien of existing and future mortgages placed on the Premises, and Tenant agrees to execute whatever additional agreements are required to so subordinate this Lease. Landlord shall have the right to assign any of his rights under this Lease at any time. Although the subordination provision of this section shall be deemed automatic, Tenant shall, within 5 days after the request, execute any documents requested by Landlord to confirm such subordination. If Tenant fails to do so, Tenant irrevocably appoints Landlord as Tenant's attorney –in-fact to execute the documents on behalf of Tenant.

50. RIGHTS OF LANDLORD UPON BREACH OF LEASE OR BANKRUPTCY BY TENANT. If Tenant violates any of the provisions of this Lease or any of the rules and regulations imposed by Landlord, or if any bankruptcy or insolvency proceedings are filed by or against Tenant (or a receiver or trustee is appointed for the Premises), or if the Premises are vacated or abandoned, Landlord shall be entitled to avail itself of all rights and remedies to which Landlord may be entitled, either by law or in equity (including but not limited to, the right to terminate this Lease and recover possession). Landlord and Agent shall also be entitled to recover reasonable costs incurred as allowed by law. Tenant waives the benefit of any exemption under the homestead, bankruptcy, and any other insolvency law, as to his obligations in this Lease as permitted by law. In the event Tenant is adjudicated bankrupt, (or makes an assignment for the benefit of creditors), this Lease may (at the option of Landlord and in accordance with Maryland law) terminate upon 30 days written notice and the Premises shall be surrendered to Landlord who reserves the right to repossess the Premises. This provision of this paragraph shall survive the termination of this Lease. Agent shall have the right to assign any of its rights and obligations under this Lease at any time.

51. DESTRUCTION BY CASUALTY. If the improvements on the Premises become untenable by reason of fire or unavoidable accident, the tenancy shall terminate and all liability for rent ceases on payment proportionately to the day of fire or unavoidable accident. If the Premises is partially damaged by fire, severe weather conditions or other cause without the fault and neglect of Tenant, the damage shall be repaired within a reasonable time by and at the expense of the Landlord and the rent, according to the extent the Premises is rendered uninhabitable as determined by Agent/Landlord, shall be adjusted or suspended until such repairs are completed.

52. PREMISES UNFIT FOR HABITATION. If the whole, or any part, of the Premises should be declared, posted, or be the subject of formal notice, by any government authority or law, that it is unfit, unsafe, uninhabitable, unsuitable or not lawfully usable for the purpose of persons under this Lease, Landlord shall have the option of eliminating or correcting the problem, if such can be done, or terminating this Lease on the date Landlord gives notice to Tenant of such termination or from the date Landlord is compelled by law to terminate further occupancy or use of the Premises, whichever date is earlier, and the remaining rent shall be proportionally adjusted to the effective date of termination

53. CONDEMNATION. If the whole or any part of the Premises shall be taken or condemned pursuant to any governmental authority for any public or quasi-public use or purpose, the term of this Lease shall cease and terminate from the date when possession of the part so taken or condemned shall be required for such use or purpose, and the remaining rent shall be proportionately adjusted to the effective date of termination. Tenant waives all claims against Landlord or any condemning authority due to the complete or partial taking of the Premises and shall not be entitled to receive any part of any award that Landlord may receive.

54. LANDLORD WITHOUT LIABILITY. As permitted under applicable law, in no event shall Landlord or Agent be liable for damages or compensation to Tenant or Tenant's assigns, household, agents, or licensees, or other persons or entity, because of events, conditions, actions, or terminations described in or arising from or connected with the provisions of Paragraphs 51, 52 or 53 or otherwise. Tenant shall exercise whatever due diligence Tenant deems necessary with respect to information concerning registered sex offenders. Such information may be obtained by contacting the local police department.

55. LIENS UPON PREMISES. Tenant has no authority to incur any debt or to make any charge against Landlord or create any lien upon the Premises for any work, utilities or materials furnished to same.

56. SEVERABILITY. If any term, covenant, condition, or provision of this Lease, or the construction thereof to any person or circumstance, shall to any extent be deemed invalid or unenforceable, the remainder of this Lease, or the construction of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition and provision of this Lease shall be valid and enforced to the fullest extent permitted by law.

57. WAIVER OF BREACH. No waiver or oversight of any breach of any covenant, condition or agreement contained, or compromise or settlement relating to such a breach shall operate as a waiver of the covenant, condition or agreement itself, or any subsequent breach.

58. LIABILITY FOR PERSONAL INJURY OR PROPERTY DAMAGE. Throughout the Lease Term, Tenant shall maintain an insurance policy which protects Tenant's personal property and provides coverage for Bodily Injury and/or Property Damage Liability with a minimum combined single limit of \$300,000 per occurrence, and shall provide proof of coverage at the commencement of this Lease, to include HomeServices Property Management, LLC as an additional interest and/or certificate holder, to Agent. Failure to do so shall be considered a breach of this Lease and Landlord shall have the option to terminate the Lease or impose additional rent until proof of such policy is provided. If Tenant fails to provide and maintain proof of the required renter's insurance coverage, Tenant may be automatically enrolled in a landlord-offered Liability to Landlord Insurance (LLI) program. Such program provides limited liability coverage only and does not insure Tenant's personal property. If enrolled, Tenant will be charged the monthly insurance premium plus a \$4.50 administrative fee. Enrollment in the LLI program does not satisfy the requirement to maintain renter's insurance covering Tenant's personal property. All persons or personal property in or on the Premises shall be at the sole responsibility of the Tenant. Tenant does hereby release Landlord and/or Agent for any and all claims by or liability to the Tenant, Tenant's authorized occupants, or guests or invitees, and Tenant hereby agrees to defend, indemnify, and hold Landlord and Agent harmless from and against any and all loss, injury, damage, claim, suit, costs or other liability whatsoever arising from any water intrusion and all negligent acts or omissions of the Tenant, Landlord and/or Agent unless such injury, damage or costs arise from the willful misconduct of Landlord or Agent. Tenant further agrees to waive and release any and all rights of recovery including rights of subrogation for any damage to property or liability for injury or death insured under any insurance policy maintained by Tenant or which was required to be maintained pursuant to this Lease. Tenant shall request an endorsement to such policy acknowledging this waiver of the insurers' rights of subrogation.

Tenant Initials: NP DC _____

59. TRUTHFULNESS OF APPLICATION. The rental application submitted by Tenant has been an inducement for Landlord to rent the Premises to Tenant and hereby becomes a part of this Lease. If any material facts in the rental application are untrue or if the Premises is occupied by anyone other than applicants or occupants as stated in the rental application, Landlord shall have the right to terminate this Lease, to hold Tenant liable for all rent until reoccupied, any damages and to avail himself of all rights and remedies to which he may be entitled by law or equity, and to recover reasonable costs as allowed by law.

60. LANDLORD DISCLOSURE. The Landlord is not a licensed Real Estate Agent/Broker unless checked here.
☐

N/A _____ is active ☐ or inactive ☐ in the state(s) of N/A.

61. ELECTRONIC SIGNATURES. In accordance with the Uniform Electronic Transactions Act (UETA) and the Electronic Signatures in Global and National Commerce Act, or E-Sign, regarding electronic signatures and transactions, the parties do hereby expressly authorize and agree to the use of electronic signatures as an additional method of signing and/or initialing this Lease and any addenda or amendments. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.

62. FLOOD PLAIN NOTICE. In the event any part of the Premises is located within a designated flood hazard area, Tenant is advised of the following:

The rental unit you are to occupy or the motor vehicle parking area or separate storage facility you are to use (as the case may be) is situated in an area prone to flooding during unusually heavy or prolonged steady periods of rain. Such flooding may damage personal belongings and motor vehicles. Because of this possible loss, you may be eligible for U.S. Government subsidized flood insurance therefore, you may also wish to determine whether or not you have sufficient motor vehicle insurance to cover loss due to damage to your motor vehicle resulting from flooding in this area. The local zoning authority can provide information pertaining to the susceptibility of this area to flooding. You may wish to contact the appropriate department before signing either this acknowledgement or Lease for the Premises. Detailed information regarding flood insurance coverage, the premiums that are likely to be required to purchase such insurance

and any available information about how those premiums may increase in the future may be obtained at: <https://www.fema.gov/national-flood-insurance-program>. Detailed information regarding flood insurance rate maps may be obtained at: <http://www.mdfloodmaps.net/home.html>. I acknowledge reading and understanding the foregoing warning concerning flooding. I have been provided time, prior to signing either this acknowledgement or the Lease to contact the appropriate governmental agency concerning the susceptibility of the area around my rental unit to flooding.

Tenant Initials: NP DC

63. ADDENDA AND ENTIRE AGREEMENT. Addendum attached: YES ☒ NO ☐

Total Number of Pages: 56

The addenda attached hereto and executed by the parties shall be a part of this Lease. THIS LEASE AND THE ATTACHMENTS HERETO CONTAIN THE FINAL AND ENTIRE AGREEMENT BETWEEN THE PARTIES HERETO AND SHALL NOT BE MODIFIED OR AMENDED EXCEPT BY WRITTEN INSTRUMENT EXECUTED BY LANDLORD AND TENANT. NO PARTY TO THE LEASE SHALL BE BOUND BY ANY TERM, CONDITION, COVENANT, WARRANTY, REPRESENTATION, STATEMENT ASSURANCE, OR AGREEMENT, ORAL OR WRITTEN, NOT SET FORTH HEREIN.

64. ACKNOWLEDGEMENT. The covenants, conditions and agreements contained are binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns. Tenants signing this Lease shall be jointly and severally liable. Whenever the context so requires, the singular member shall include the plural, the plural the singular, and the use of any gender shall include all other genders. This Lease and the attachments hereto have been executed and Tenant acknowledges that an executed copy thereof and the attachments were delivered at the time the Lease was fully executed.

65. PARAGRAPH HEADINGS. The Paragraph headings in this Lease are for reference and convenience only, and do not define or limit the intent, rights or obligations of the parties.

66. WIRE FRAUD ALERT. Criminals are hacking email accounts of real estate agents, settlement attorneys and others resulting in fraudulent wire instructions being used to divert funds to the account of the criminal. Tenant is advised to not wire any funds without personally speaking with the intended recipient of the wire to confirm the routing and account numbers. Do not send personal information such as social security numbers, bank account numbers and credit card numbers except through secured email or personal delivery to the intended recipient.

Witness the following signatures:

7/23/2026 Nakisha Puryear
Date: _____ Tenant

7/23/2026 Scott Touray Brown
Date: _____ Landlord

7/23/2026 Daijah Clemmons
Date: _____ Tenant

Date: _____ Landlord

Date: _____ Tenant

Date: _____ Tenant

Security Deposit Received: \$ 2200.00 From: Daijah Clemmons & Nakisha Puryear Date: 08/15/2026



MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it annually. The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed at the end of this document. The Maryland Department of Housing and Community Development's Office of Tenant and Landlord Affairs drafted this document, not your landlord.

Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research through Maryland Court Help Centers and The Peoples' Law Library of Maryland
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland unless specifically noted otherwise.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this Bill of Rights.

1. RENTAL APPLICATIONS

Application fees:

- Landlords who rent five or more units can only keep a maximum of \$25 for an application fee, unless their actual application related costs (such as credit checks) are more than \$25.
- If a landlord charges more than \$25 but their costs were less than the amount charged, they must refund the portion of the application fee that was not used for application-related costs.
- The refund must be made within 15 days of one of the following:

- The tenant moved into the unit, or
- The landlord or the applicant gives written notice that the applicant will not rent the unit.

Application expenses:

- Applicants may ask the Landlord for a list of the application expenses.
- The list must include monetary amounts and descriptions of each expense.

Tenant screening report:

- Some landlords may choose to accept a tenant screening report that was:
 - Prepared by a consumer reporting agency within the 30 days before application is submitted,
 - Prepared by a consumer reporting agency, and
 - Obtained and paid for by the tenant.
- If a landlord accepts such a report, they may not charge you an application fee.

Pet policy:

- Landlords must include a written copy or a summary of their pet policy in their rental application form.
- The pet policy must include:
 - Any breed or weight restrictions.
 - Any limit on the number of pets allowed.
 - Any required fees, including:
 - Up front non-refundable pet fees,
 - Refundable pet deposits, and
 - Monthly pet fees.
 - Any vaccination requirements.
 - Any liability insurance requirements.
 - Any additional requirements

Assistance Animals:

- Assistance animals are not pets and are always allowed, regardless of your landlord's pet policy. An assistance animal is an animal that:
 - works, provides assistance, or performs tasks for the benefit of a person with a disability, or
 - provides emotional support that reduces one or more identified effects of a person's disability,
- If you have an assistance animal, your landlord can't charge an additional application fee or additional security deposit for your assistance animal. Your landlord can charge you repair fees if your assistance animal causes damage to your unit or common areas.
- Landlords may ask for information that allows them to evaluate a request for an assistance animal if:
 - Your disability is not obvious, and/or
 - Your need for an assistance animal is not obvious.

(Real Property Article of the Maryland Code, Sections 8-210, 8-213, and 8-218, 42 U.S.C. 3604)

2. LEASES & TENANCIES

Written lease requirements:

- A landlord who rents five or more units in Maryland is required to use a written lease.
- A landlord who rents four or fewer units in the state is not required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.
- If your landlord gives you a written lease, it must include:
 - A statement of the condition of the property
 - An explanation of who is required to pay for heat, gas, electricity, water utilities and make repairs of the premises
 - A receipt for your security deposit
 - A copy of the most recent version of the Maryland Tenants' Bill of Rights
 - Contact information for the landlord or the agent authorized to receive notices and service of process on the landlord's behalf (unless posted in a noticeable place on the property).
- Local jurisdictions may require additional information in leases.

A lease may not include:

- Anything that requires you to allow the landlord to "confess judgment" (agree in advance to let the landlord win a claim) on a claim arising out of the lease.
- Anything that says you give up your legal rights under the law or your right to a jury trial.
- Any provision that shortens any notice period required by law.
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law.

An automatic renewal term in a lease must:

- Be separate from other parts of the lease.
- Be signed or acknowledged separately by you.

Ending tenancy:

- For the landlord to end your tenancy:
 - For a written lease with a stated term, the landlord must give you at least 60 days written notice before terminating the tenancy.
 - For month-to-month periodic tenancies, the landlord must give you at least 60 days written notice before terminating the tenancy.
 - For year-to-year periodic tenancies, the landlord must give at least 90 days written notice before the tenancy ends.
- For you to end your tenancy:
 - For leases with a stated term, month-to-month tenancies, and all other tenancies except year-to-year tenancy, you must give at least 30 days written notice before terminating the tenancy, unless the lease requires more time.
 - For year-to-year tenancies you must give at least 90 days written notice before terminating the tenancy. (This requirement does not apply in Baltimore City where tenants are only required to provide 30 days notice to end all tenancies.)

Ending your lease early due to abuse:

- If you have experienced abuse, you can end your lease early by giving notice to your landlord. The notice must include
 - A copy of a final protective order or peace order issued by the courts, or
 - A copy of a report from a qualified third party like a doctor, psychologist, social worker, or an advocate from a domestic violence organization.
- After providing notice, you have up to 30 days to move out.
 - You are only responsible for the rent from the notice date until you move out, which may be less than 30 days.

- If you move out in fewer than 30 days, you must give your landlord a signed, notarized, and written notification that you have moved out. The notification must be hand delivered or sent by first class mail.
- If you do not give your landlord this notice, you will be responsible for the rent for the full 30 days.

If the lease ends and no one gives notice:

- If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease.
- Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.

(Real Property Article of the Maryland Code, Sections 8-5A-01, 8-5A-02, 8-5A-03, 8-208, 8-210, and 8-402; Baltimore City Public Local Law Section 9-16)

3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee, but it cannot be more than 5% of the late rent amount. You cannot be charged a late fee on partial rent payments paid on time.
- Your landlord must give you a receipt for your rent payment if you pay rent in cash or if you ask for a receipt.
- Rent Increases:
 - Your landlord may only increase your rent when your lease is renewed.
 - In most cases, they must tell you in writing 90 days in advance of any rent increase.
 - Some local jurisdictions may limit how much rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
 - Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, 8-208, and 8-209)

4. UTILITIES

Your unit must offer heat, light, electricity, hot and cold water, and proper sewage disposal. However, your landlord is not responsible if these utilities are not available because you have not paid bills that are your responsibility.

If your lease requires you to pay utilities directly to your landlord, your landlord must

- Give you copies of the monthly utility bills or,
- At the beginning of each lease term, give you in writing the total utility costs billed to the landlord for the previous year. Annual costs for water, sewer, gas, and electricity bills for the previous year must be provided separately.

Some landlords in larger buildings use a Ratio Utility Building System (RUBS) where tenants are charged a portion of the building's total utility costs. If your landlord uses RUBS, they must:

- Tell you before you sign your lease that they use RUBS,
- Provide copies of the last two utilities bills, and
- Describe how they calculate your share of the total utility costs.

(Real Property Article of the Maryland Code, Sections 8-208, 8-211, 8-212)

5. SECURITY DEPOSITS

Maximum deposit:

- In most cases, a landlord may not require you to pay a security deposit higher than one month's rent.
- You may offer a larger security deposit if your rental application would be denied based on credit or rental history.
- Your security deposit may be up to two months' rent If:
 - You signed your lease before October 1, 2024 or
 - If you qualify for utility assistance from the Department of Human Services and lease agreement requires you to pay utilities directly to the landlord.

What is a security deposit:

- A "security deposit" is any payment you give to the landlord, including pet deposits, to protect the landlord against
 - Unpaid rent
 - Property damage to the unit, common areas, major appliances, and furnishings
 - Damage due to lease violations

Payment rules:

- Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.

- The landlord must keep your security deposit in an interest-paying bank account.
- The landlord must give you a written receipt, which must be included with the written lease.
- The landlord must inform you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

Move-out inspection at end of tenancy:

- In the move-out inspection, the landlord inspects the unit for damage that may reduce your security damage.
- If you plan to move out and want the right to be present during the inspection, you must send your landlord a certified letter at least 15 days before leaving. The letter should:
 - Say that you plan to move,
 - Share your move-out date, and
 - Include your new address
- At the end of your tenancy, your landlord must give you a written list of any charges deducted from the security deposit and documents supporting the charges.
- They must return the rest of your deposit with interest within 45 days.

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

- Damage to the property beyond normal wear and tear
- Unpaid rent or utility bills
- Costs or fees from an eviction case judgment

If the deposit is not returned on time:

- If the landlord does not return your deposit or give you a written list of charges within 45 days after your lease ends, they may lose the right to keep any of the deposit.
- You may sue the landlord for up to three times the amount the landlord did not return.

(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

6. CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it must be safe and suitable for people to live in. It must be free from serious defects or conditions that could cause a fire or are a serious and substantial threat to your life, health or safety.

Reporting a problem:

- Notify your landlord in writing right away if you find a problem.
- You can also reach out to your local code enforcement agency and request an inspection.
- A citation or violation notice is considered written notice to the landlord.

Mold-specific requirements:

- Landlords must test for a mold within 15 days of receiving written notice of possible mold in your unit.
- If mold is found, the landlord must remove it and fix the cause within 45 days if possible.
- If the mold can't be fixed within 45 days, it must be fixed within a reasonable time frame after the mold is found.
- Landlords must keep you informed during the mold testing and repair process.

Repair and Access:

- Landlords must provide at least 24 hours of advance notice before entering your apartment, except in an emergency.
- You must provide your landlord with access to your property to make repairs.

If problems are not fixed:

If your landlord doesn't fix the problem within a reasonable time after you provide notice, and the problem threatens life, health, or safety you have options:

- File a lawsuit in District Court for damages and a decrease in rent.
- Refuse to pay rent and use the issues as a defense if the landlord sues you for rent.
- File a rent escrow case, which allows you pay rent to the court instead of the landlord until the problems are fixed.

Lead paint:

If lead paint is present in the unit, you may, in certain circumstances, have the right to:

- Receive money from your landlord for a temporary relocation
- Take legal action if your landlord does not assist with safe relocation

Living in your unit:

- You have the right to quiet enjoyment of your rental unit for the duration of your tenancy.

- You have the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, 8-212, 8-215, and 8-220)

7. EVICTIONS

Your landlord may start the eviction process by filing a case in the District Court if you:

- Violate your lease
- Don't pay rent on time
- Don't move out when your lease ends

Court process required:

- Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution).
- Efforts to evict you like changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit are not allowed.

Your rights in court:

- You have the right to attend any court hearing in an eviction case brought against you by a landlord.
- You may qualify for a free attorney through Maryland's Access to Counsel in Evictions program if your income is 50% of the Area Median Income or less. Call 211 or visit legalhelpmd.org to find out if you qualify.
- You can access legal counsel as soon as you receive notice that your landlord is seeking to end the lease or to start the eviction process.

Notice before eviction:

- If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court.
- In a "Failure to Pay Rent" eviction case, rent only includes the base rent. It may not include utility charges, maintenance charges or other penalties.
- A longer notice period may be required if you receive a housing subsidy funded by the state or federal government.
- Other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease may also require more notice.

Eviction requirements and stopping the eviction:

- If the court rules against you, you have seven days to move out or the landlord can ask the court to issue a warrant of restitution to evict you by removing all of your property from the unit.
- In most cases, you can stop the eviction by paying all past-due rent and any court costs the court orders you to pay before the eviction is carried out. This is called the “right of redemption.”
- Redemption may not be an option if:
 - you have had three (four in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case, and
 - your landlord asks the court not to allow you to redeem.
- Your landlord must give you written notice before the initial scheduled eviction. Six days is required under state law. Your local jurisdictions can the number of days required but it must be between four and 14 days of notice before the initial scheduled eviction.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, 8-407, and 8-902)

8. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when your landlord doesn’t fix a major issue that stops your use and enjoyment of your rental unit and you move out instead.

When it applies:

You may not be responsible for the rent if you can prove all of the following:

- Your landlord’s actions or neglect cause the major issue that disrupted your use and enjoyment of your unit.
- You told your landlord about the issue.
- You gave the landlord a reasonable amount of time to fix it before you moved out.
- You moved out within a reasonable time after your landlord failed to fix a major issue.

Before moving out, you should consult with an attorney. If you can prove construction eviction,

- Your lease will be considered ended (terminated).
- You will not be responsible for paying rent after you move out.
- You may be able to sue your landlord for your losses-- including moving costs, rent differences, attorney fees, and other related expenses.

What landlords must do to avoid constructive eviction:

- Landlords must avoid substantial interference with the tenant's enjoyment of their rental property,
- Ensure the rental property is safe and livable.
- Generally respond to tenant complaints promptly to avoid legal and financial consequences.

9. TENANT RIGHT OF FIRST REFUSAL

The “right of first refusal” (a legal term) means you get the first chance to buy the property you rent before the landlord sells it to someone else.

When it applies:

- You are a named tenant on the lease.
- You have lived in a rental property with 1, 2, or 3 units for at least six months.
- Your landlord plans to sell the property or receives an offer to buy it from a third party.

However, this rule does not apply in certain situations, such as when the landlord transfers the property without selling it, including transfers:

- To a family member
- To a business owned by the landlord
- Under court order

Notice process:

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it.

- You have 30 days from the date of the notice to make an offer to buy the property or decline.
- If you make an offer with the same or better terms than those in the notice, your landlord must accept it.
- If you decline to make an offer, your landlord may sell the property to a third party.

Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law.

(Real Property Article of the Maryland Code, Section 8-119)

10. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of:

- Race
- Color
- Religion
- Sex
- Disability
- Marital status
- Familial status
- Sexual orientation
- Gender identity
- National origin
- Source of income
- Military Status.

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

A landlord may not retaliate, or threaten to retaliate, against you for:

- Making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property.
- Filing or participating in a lawsuit involving the landlord.
- Participating in a tenants' organization.
- Requesting police or emergency services at the property.
- Providing information to the landlord relating to lead paint issues.

Retaliation may include actions such as:

- Filing or threatening to file a lawsuit against you.
- Threatening to notify law enforcement about your immigration status.
- Increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities).
- Failing to make necessary repairs, or terminating your tenancy, among other things.



It is a crime for anyone, including landlords, to attempt to take money, property, labor, services, or anything of value by threatening to notify law enforcement about your immigration status.

Notice requirements before your landlord can enter your unit:

Unless your lease says otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters.

- Your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs
- They can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency.
- You can give your landlord written permission to enter your home with less than 24 hours notice.

Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(42 U.S.C. Sections 3601, et seq.; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2; Criminal Law Article of the Maryland Code, Section 3-701)

Exceptions to the protections of these laws exist in certain circumstances.

11. RESOURCES

Office of Tenant and Landlord Affairs Maryland Department of Housing and Community Development

Website: [Office of Tenant and Landlord Affairs](http://dhcd.maryland.gov/Tenant-Landlord-Affairs) (dhcd.maryland.gov/Tenant-Landlord-Affairs)

Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords



- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

Contact Information: Call 211 or go to [Legal Help Maryland](http://LegalHelpMaryland.org) (LegalHelpMD.org)

ACE provides free legal representation to income eligible renters at risk of eviction, has lost or is at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

Website: [District Court Help Centers](http://www.courts.state.md.us/helpcenter/inperson/dc) (www.courts.state.md.us/helpcenter/inperson/dc)

If you are unable to go in person, call 410-260-1392 for assistance.

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

The People's Law Library of Maryland

Website: [The People's Law Library of Maryland](http://www.peoples-law.org) (www.peoples-law.org)

The People's Law Library is a legal information and self-help website maintained by a court-related agency of the Maryland Judiciary. It's also supported by Maryland's nonprofit legal service providers, pro bono attorneys, and law schools.

Services provided:

- The website provides general information about the law to people representing themselves in court.
- They offer a directory of legal service organizations who may be able to assist you in resolving your civil legal problems.

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards RENTALS

For the lease of Property at: 2735 Chesterfield Ave, Baltimore, MD 21213

N/A

Property Address

Unit #

I. LESSOR REPRESENTS AND WARRANTS TO HOMESERVICES PROPERTY MANAGEMENT, LLC, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Lessor initial ONE of the following and state Year Constructed):

STB Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.) Year Constructed: 1928
STB Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
 _____ Lessor is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

LESSOR AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

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.

II. Lessor's Disclosure (each Lessor complete items a and b below)

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

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

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

III. Lessee's Acknowledgment (each Lessee initial and complete items c, d and e below)

c. NP DC Lessee has read the Lead Warning Statement above.

d. NP DC Lessee has received copies of all information listed above. (If none listed, check here.) ☐

e. NP DC Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

IV. Agent's Acknowledgment (initial item f below)

f. KT Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

V. 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.

Scott Touray Brown 7/23/2026
 Lessor Date

Nakisha Puryear 7/23/2026
 Lessee Date

 Lessor Date
Kataya Thompson 7/29/2026
 Agent Date

Daijah Clemmons 7/23/2026
 Lessee Date

 Agent Date



**Maryland Lead Poisoning Prevention Act
Tenant Acknowledgement Addendum to Lease**

For Lease dated _____ between Scott Brown (Landlord)
and Nakisha Puryear, Daijah Clemmons (Tenant) for the property located at
2735 Chesterfield Ave, Baltimore, MD 21213 (Address).

The Maryland Lead Poisoning Prevention Act requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential property.

Landlord represents and warrants to Tenant, Brokers, Brokers' Agents and Subagents of Brokers, intending that they rely upon such warranty and representation that:

(Landlord must select one appropriate box)

STB The age of the property is **UNKNOWN**, or the property was constructed **PRIOR TO 1978** and has been registered with The Maryland Department of Environment (MDE). As required, the Lead Test has been completed, and Landlord warrants that the property is available for tenancy. Landlord shall provide copy of Lead Test and Inspection Certificate for Brokers and Subagents of Brokers use in marketing property

_____ The property was constructed **IN** or **AFTER** 1978. No provisions of Federal or Maryland Lead-Based Paint Laws apply.

ALL PARTIES – PLEASE NOTE: If the property was constructed **BEFORE 1978**, this Lease will not be complete nor enforceable unless Landlord provided each Tenant with the following **prior to signing this lease:**

(ALL Tenants must INITIAL above each item to acknowledge receipt)

NP DC

A Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards form

NP DC

The EPA pamphlet "Protect Your Family From Lead In Your Home"

NP DC

"Notice of Tenant's Rights"

NP DC

When applicable, copy of current Lead Test and verified Inspection Certificate from MDE

All other terms and conditions of this Lease remain in full force and effect.

Scott Touray Brown 7/23/2026
Landlord Date

Nakisha Puryear 7/23/2026
Tenant Date

Landlord Date

Daijah Clemmons 7/23/2026
Tenant Date

Landlord Date

Tenant Date



Lead Poisoning Prevention Program

Notice of Tenants' Rights

INTRODUCTION

This Notice of Tenants' Rights explains your legal rights pursuant to the Maryland Reduction of Lead Risk in Housing Law, which went into effect on February 24, 1996. Under this law, property owners are required to address all potential lead-based paint hazards in rental properties constructed prior to 1978, register and annually renew registration of their properties with Maryland Department of the Environment's (MDE) Lead Poisoning Prevention Program, and provide tenants with lead educational materials. This Notice of Tenant's Rights also provides a detailed explanation of what property owners are required to do to comply with the law, how to inform your landlord that repairs need to be performed in your home, and steps you can take to enforce your legal rights if your landlord refuses to respond to your request.

Please read this material carefully and call the Lead Hotline at 410-537-4199 or 800-776-2706 if you have any questions. (TTY Users 800-735-2258)

I HAVE JUST MOVED INTO A RENTAL DWELLING THAT WAS BUILT BEFORE 1978, WHAT DO I NEED TO KNOW?

In order to be fully compliant with the law, your landlord is required to:

- 1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home," and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
- 2) Ensure that the property is currently registered with the Maryland Department of the Environment (MDE) and is required to pay a \$30.00 per property/unit registration fee.
- 3) Obtain a passing Full Risk Reduction certificate prior to you moving into the property.



DOES MY RENTAL DWELLING UNIT HAVE TO BE INSPECTED BEFORE I MOVE IN?

Yes. The property owner must have the unit inspected at the owner's expense. All inspections are required to be performed by an inspector accredited by MDE. If the house passes the inspection, the property owner will be given a Lead Paint Risk Reduction Inspection Certificate. This certificate will be on file at MDE. The owner is required to give you a copy of the inspection certificate when you

move in. If you wish to know the results of the inspection, ask your landlord or call the Lead Hotline at 410-537-4199, 1-800-776-2706, or TTY 800-735-2258.

ARE THERE OTHER TIMES THAT THE PROPERTY OWNER MUST COMPLY WITH SPECIAL STANDARDS WHILE I LIVE HERE?

Yes. When a child under six or a pregnant woman has an elevated blood lead level (EBL) 10 µg/dl or more, the local health department will inform the property owner of the obligation to meet the **Modified Risk Reduction Standard**.



The Modified Risk Reduction Standard must also be met when the property owner receives a written Notice of Defect that there are structural defects and/or chipping, peeling, and flaking paint in your home. Chipping, peeling and flaking paint in pre-1978 constructed rental properties is presumed to contain lead, which can be dangerous to you and your children.

The property owner will have 30 days to satisfy the Modified Reduction Standard after receipt of a written Notice of Elevated Blood Lead Level or Notice of Defect.

HOW DO I TELL THE PROPERTY OWNER ABOUT STRUCTURAL DEFECTS and/or THAT THERE IS CHIPPING, PEELING, AND FLAKING PAINT IN MY HOME?

You must send a notice to the property owner in writing. You may either write a letter or use a “Notice of Defect Form.” A sample copy of the form is attached on page 5. When sending a notice, it is suggested to send it **Certified Mail, Return Receipt Requested** or **Hand Deliver** it to the property owner and obtain a signature evidencing receipt. This documentation is also useful when making a referral to MDE or your local housing department.



Once the property owner receives the notice, your property must satisfy the Modified Risk Reduction Standard within 30 days.

HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect, the property owner provides for the temporary relocation of tenants to a lead free dwelling unit or another dwelling unit that has meet the full risk reduction standard;

OR

Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect, the property owner ensures that the property passes a test for lead contaminated dust and by performing certain lead hazard reduction treatments. The property owner must pay for those repairs and must use a contractors accredited by MDE to perform lead abatement work.

SHOULD MY FAMILY STAY IN THE HOME WHILE REPAIRS ARE BEING MADE?

Nobody is permitted in the work area. Pregnant women and children under 6 years old are prohibited from being in the house while the lead hazard reduction treatments are being performed. If you are required to leave your house for more than 24 hours while treatments are performed, the property owner must pay for all your reasonable expenses directly related to your required relocation to temporary lead safe housing.

The property owner is also responsible for expenses related to the moving, storing, or cleaning of furniture, and possibly food costs for the family while work is being done in the home.

You must allow the property owner to enter your home to do the treatments.

The property owner is required to have the home inspected to verify the Modified Risk Reduction standard has been met. After all work is completed, an MDE accredited inspector must inspect the property to verify compliance with the Modified Risk Reduction standard.

WHAT IF MY LANDLORD HAS NOT COMPLIED WITH THE LAW, OR HAS FAILED TO RESPOND TO MY NOTICE?



1. Make a Referral

If you have given your landlord a written Notice of Defect or Notice of EBL and no repairs have been completed, you can make a referral to Maryland Department of the Environment's Lead Poisoning Prevention Program by calling 1-800-776-2706 or 410-537-3825. When making a referral, please provide copies of the Notice of Defect or Notice of EBL, along with any verification of receipt you may have.



2. Rent Escrow

Rent Escrow is a legal process that requires you to file a Complaint for Rent Escrow in the District Court in the county in which you live. If the District Court grants your request for an escrow account, you will be required to pay your rent into the District Court's escrow account instead of to your landlord. This provides an incentive for your landlord to complete repairs in your home that threaten the life, health, or safety of you and your family. In order to have an escrow account established based on lead hazards, you only need to prove that your landlord is not in compliance with Maryland's Lead Laws.

An escrow account is only established after all facts have been presented to a judge in a judicial proceeding. Therefore, it is suggested that you seek the advice and representation of an attorney

3. Rent Protection

In 2004, the Maryland General Assembly enacted legislation requiring landlords to confirm their compliance with Maryland's Lead Risk Reduction in Housing Law when filing for repossession of property based on a tenant's failure to pay rent. If the property to be repossessed was constructed prior to 1978, the landlord must state that they are currently registered with Maryland Department of the Environment and provide the certificate number for the inspection conducted for the current tenancy. Failure to provide this information may result in the dismissal of the landlord's complaint.

4. Retaliatory Eviction

It is unlawful for your landlord to evict you for complaining about dangerous conditions present in your home, including the presence of peeling, chipping, and flaking paint. The law protects tenants against eviction and illegal rent increases initiated after notification. It is presumed that any attempt to evict a tenant or to raise the rent, except for nonpayment of rent, within two months after compliance with the applicable risk reduction standard, is in retaliation for the tenant's notification of dangerous conditions, and shall be void. It is also against the law for the property owner to evict you because there is someone in your home found to have a high blood lead level.



If you have any questions about the Maryland Lead Law, visit:
www.mde.maryland.gov/lead or call the Lead Hotline at 410-537-4199 or
toll-free at 1-800-776-2706, or TTY 1-800-735-2258.



Notice of Defect/Notice of Elevated Blood Level

Send this notice by certified mail, return receipt requested or hand-deliver this notice and get a signature from the property owner or the property owner's agent or manager.

To: _____ Name of Property Owner _____ Property Owner Address _____ City, State, Zip	From: _____ Your Name _____ Your Address _____ City, State, Zip _____ Phone
--	---

Property Subject To This Notice: _____

THIS IS TO NOTIFY YOU TO MEET THE MODIFIED RISK REDUCTION STANDARD AS REQUIRED BY § 6-819 OF THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND BECAUSE:

___ A child under the age of six years, or a pregnant woman, residing at the above address has been diagnosed with a blood lead level of 10 µg/dl or more on; **and/or**

___ The following defects require your attention:

The following areas contain peeling, chipping, flaking paint that is accessible to a child:

___ Living Room	___ Bathroom	___ Hallway	___ Door Frame
___ Dining Room	___ Front Porch	___ Stairway	___ Windows
___ Kitchen	___ Bedroom	___ Exterior Walls	___ Other _____

The following areas contain structural defects:

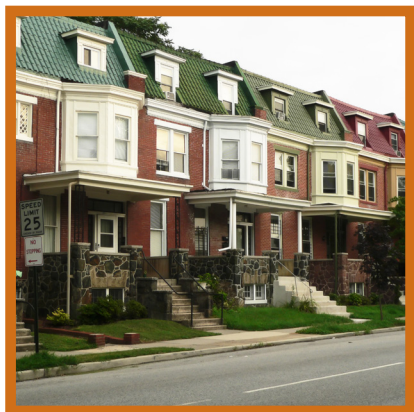
___ Living Room	___ Bathroom	___ Hallway	___ Door Frame
___ Dining Room	___ Front Porch	___ Stairway	___ Windows
___ Kitchen	___ Bedroom	___ Exterior Walls	___ Other _____

Other Hazardous Conditions:

PROPERTY OWNER / MANAGER SIGNATURE

I, _____ owner / manager of the above-noted property (circle one) hereby acknowledge receiving this Notice of Defect / EBL.

Signature _____ Date _____



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires sellers, landlords, agents and rental property managers to:

- Disclose known information about the presence of lead-based paint or lead-based paint hazards (or state there is none)
- Provide all available records and reports on lead-based paint and lead-based paint hazards (or state there are none)
- Include a specific warning statement about lead-based paint
- Give buyers up to 10 days to have a certified inspector or risk assessor check for lead.

If undertaking renovation, repair or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home ([see page 12](#)).



Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified risk assessor at cdxapps.epa.gov/leadpro.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills and other surfaces using wet methods.
- Take precautions to avoid exposure to lead dust when remodeling.
- Hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms when renovating, repairing or painting. Find an EPA-certified firm using cdxapps.epa.gov/leadpro.
- Have your home checked for lead-based paint by a certified inspector or risk assessor before buying, renting or renovating your home.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers and toys often.
- Make sure children eat a well-balanced diet with foods high in iron, calcium and vitamin C as these nutrients may help prevent the absorption of lead.
- Remove shoes or wipe soil and other dirt off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs or painting that disturb painted surfaces)
- Swallow lead dust that has settled on food, food preparation surfaces and other places
- Eat paint chips or soil that contains lead

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have dust that may contain lead on them.



Lead is dangerous to a developing fetus.

- Lead can build up in the body over time, settling in the bones. This stored lead can be transferred during pregnancy to a fetus or after birth to an infant through breast milk.

Please [see pages 13 and 14](#) for more information on sources of lead exposure.

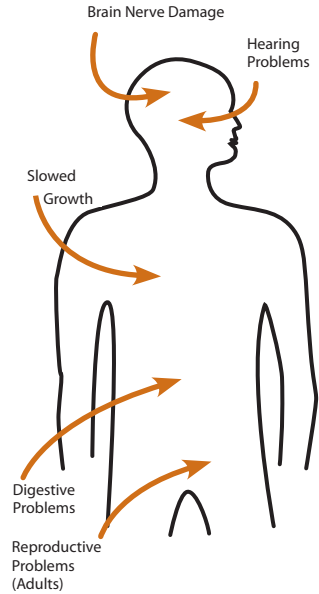
Health Effects of Lead

Lead affects the body in many ways. It is important to know that no safe blood lead level has been identified and even exposure to low levels of lead can harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder and decreased intelligence
- Speech, language and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness and in some cases, death.



In adults, exposure to lead can cause an increased risk of:

- Miscarriage during pregnancy
- The baby being born too early or too small
- Harm to a developing fetus' brain, kidneys and nervous system
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels (BLLs) tend to increase rapidly from 6 to 12 months of age, and BLLs tend to peak at 18 to 24 months of age.

A simple blood test is the best way to find out if a child has been exposed to lead. A child who has been exposed to lead may not have visible signs or symptoms and may look and act healthy. Consult your doctor for advice on getting your children tested.

Blood lead tests are required for the following groups:

- Children at 12 and 24 months enrolled in Medicaid
- Children between 24 and 72 months enrolled in Medicaid with no record of a previous blood lead test
- Children who should be tested under your Tribal, state or local health testing plan

Blood lead tests are recommended for the following groups:

- Children at 12 and 24 months living in areas that are at higher risk* or who belong to populations that are at higher risk*
- Children or other family members who have been exposed to lead

Your doctor can explain what the test results mean and if more testing will be needed.

* Some children are more likely to be exposed to lead than others. These include children who live or spend time in a house or building built before 1978, are from low-income households, live or spend time with someone who works with lead or are immigrants, refugees or recently adopted from less developed countries.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes and childcare facilities built before 1978 may have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country or suburbs
- In private and public single-family homes and apartments
- On surfaces inside and outside of the house
- In soil around a home (soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters and porches

Lead-based paint is usually not a hazard if it is in good (intact) condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines any reportable level of lead dust measured by an EPA-recognized lead laboratory as hazardous.

If you suspect your home has lead-based paint, you should clean regularly to minimize dust using the information on [pages 9 and 11](#), especially when young children live in the home. EPA does not recommend lead abatements based on lead dust unless the lead dust is at or above the action levels listed on [page 11](#).

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead in dust or soil—which you may not be able to see—can both be hazards.

The only way to find out if paint, dust or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

Hire a certified lead professional to get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards or how to deal with them. A trained and certified lead-based paint inspector will inspect the paint using:
 - A portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples collected by the inspector to be tested in an EPA-recognized lead laboratory
- A **risk assessment** tells you if your home currently has any lead hazards from paint, dust or soil, and what actions to take to address any hazards. A trained and certified lead-based paint risk assessor will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust and soil samples
- A **combination inspection and risk assessment** tells you if your home has any lead-based paint, if it has any lead hazards and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed and ask questions about anything you do not understand. Closely monitor areas that are known to have lead-based paint.

Checking Your Home for Lead, continued

In preparing for renovation, repair or painting work in a pre-1978 home, Lead-Safe Certified renovators ([see page 12](#)) may do any of the following:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis
- Use EPA-recognized tests kits to determine if lead-based paint is absent
- Presume that lead-based paint is present and use lead-safe work practices

There are state, Tribal and federal programs in place to ensure that testing is done safely, reliably and effectively. Contact your state, Tribal or local agency for more information, visit epa.gov/lead, or call toll-free **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling 711.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bedtime.
- Keep play areas clean. Wash bottles, pacifiers, toys and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing or painting, hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms ([see page 12](#)).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat a well-balanced diet of fruits, vegetables, grains, dairy and protein-rich foods. Foods that are higher in iron, calcium and vitamin C may help reduce the body's absorption of lead. Children with empty stomachs absorb more lead than children with food in their stomachs.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing or painting by hiring an EPA-, Tribal- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards, you should hire a certified lead abatement contractor. Abatement methods (which are designed to permanently address lead-based paint hazards) include removing, sealing or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint will not permanently address the lead-based paint hazards.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm ([see page 12](#)) to perform renovation, repair or painting (RRP) projects that disturb painted surfaces.
- Hire a certified lead abatement contractor to permanently address lead hazards. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.
- Certified contractors will employ qualified workers and follow strict safety rules set by their state or Tribe or by the federal government.

Reducing Lead Hazards, continued

If your home has had a lead abatement, dust cleanup activities must be conducted once the work is completed. Dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following action levels:

- 5 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 40 $\mu\text{g}/\text{ft}^2$ for interior window sills
- 100 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatement is designed to permanently address lead-based paint hazards. However, when an abatement is complete, lead dust may still remain above reportable levels ([see page 6](#)) and can also be reintroduced into an abated area. Steps to keep lead dust low after an abatement include:

- Using a HEPA vacuum on all furniture and other items returned to the area
- Regularly cleaning floors, window sills, troughs and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner

Please [see page 9](#) for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state, Tribal or local agency ([see pages 15 and 16](#)), visit cdxapps.epa.gov/leadpro, or call toll-free 1-800-424-LEAD [5323].

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state or Tribal program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. These prohibited methods are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods and then checked to confirm adequate cleanup.
- **Dispose of waste properly.** Collect and seal waste in a heavy-duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water in homes are lead pipes, fixtures, brass or chrome-plated brass faucets and plumbing with lead solder.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested (See below).

Remember that older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please use EPA's Safe Drinking Water online form at [epa.gov/safewaterhotline](https://www.epa.gov/safewaterhotline).

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** Working in certain jobs may increase adults' potential exposure to lead, such as: renovation or repair of older homes and buildings, painting, construction, refinishing furniture, smelting, mining, auto repair, handling firearms and working at hazardous waste sites. If you work with lead, lead dust or soil could get onto your skin, in your hair and clothes, which can be transferred to the inside of your car or home. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, fishing, shooting at a gun range or refinishing furniture that has lead-containing paint or varnish. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint or varnish. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Items made in other countries and imported into the United States may have lead including toys, painted furniture, metal or plastic jewelry, health remedies, foods, spices, candies, cosmetics, powders, make-up used in religious and cultural practices and folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.
- **Older playground equipment** can contain old lead-based paint, and **artificial turf and playground surfaces** made from shredded rubber can contain lead. Take precautions to ensure young children do not eat shredded rubber or put their hands in their mouth before washing them.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead above 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call toll-free **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water visit epa.gov/safewater or use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call toll-free **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

Food and Drug Administration

For information on lead in food and foodwares visit www.fda.gov/food/environmental-contaminants-food/lead-food-and-foodwares.

Centers for Disease Control and Prevention

For information on childhood lead poisoning prevention visit: www.cdc.gov/lead

State and Local Health and Environmental Agencies

Some states, Tribes, counties and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state, Tribal or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center toll-free at **1-800-424-LEAD [5323]**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling **711**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs: epa.gov/lead/contacts.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont and 10 federally recognized Tribes)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands and 8 Tribes)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia and 7 Tribes)

Regional Lead Contact
U.S. EPA Region 3
Four Penn Center
1600 JFK Blvd
Philadelphia, PA 19103-2029

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and 6 Tribes)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 37 Tribes)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1201 Elm Street, Suite 500
Dallas, TX 75270
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska and 9 Tribes)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
LCRD/TTPB
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 Tribes)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6169

Region 9 (Arizona, California, Hawaii, Nevada, Guam, American Samoa, Northern Marianas, Palau, Micronesia, Marshall Islands and 148 Tribes)

Regional Lead Contact
U.S. EPA Region 9 (LNC-2-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8000

Region 10 (Alaska, Idaho, Oregon, Washington and 271 Tribes)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East-West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Its Office of Lead Hazard Control and Healthy Homes' (OLHCHH's) lead hazard reduction grants, healthy homes grants, and guidance and enforcement of the Lead Disclosure Rule and Lead Safe Housing Rule, protect families from lead and other housing hazards.

HUD OLHCHH

lead.regulations@hud.gov
hud.gov/lead

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IMPORTANT!

Lead From Paint, Dust and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools and childcare facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard ([see page 10](#)).

MD Residential Deed of Lease

Audit Log

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