



RESIDENTIAL DWELLING LEASE

OWNER/AGENT/LANDLORD: hereafter referred to as "Landlord"
Furnished Flats Mgmt LLC

TENANT(S): Jaclyn Angelus & Arjun Patel

LEASED PROPERTY ADDRESS: 415 South Madeira Street, Baltimore MD 21231

DATE OF LEASE:

MOVE IN DATE:

9/16/2025

11/2/2025

INITIAL TERM OF LEASE: Landlord leases to Tenant and Tenant leases from Landlord the Property for the term of 1 year beginning on 11/2/2025 and ending on 10/31/2026

RENT AMOUNT: The monthly rent is \$2150 / Month, payable in advance, on or before the first day of each month without demand from the Landlord.

PRORATED RENT: N/A

ADVANCE RENT: TENANT agrees to pay the sum of N/A as advance rent representing payment for the last month of the lease term or any renewal term due upon lease signing in cleared funds.

CLEANING FEE: TENANT agrees to pay the sum of \$ N/A as a non-refundable one-time cleaning fee. (Not part of the security deposit)

Rent should be made payable to: Mike Rubin Venmo @ Mike-Rubin, direct ACH or cash with receipt.

PAYMENT OF RENT: Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment is received more than FIVE (5) days after the date it is due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of the delinquent tenant portion of the rent. If a check is accepted by the Landlord from the Tenant for rent, it is purely as an accommodation to the Tenant. If the

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check is dishonored, Tenant agrees to pay a \$35 charge to Landlord as additional rent, and personal checks will no longer be accepted. The amount of the late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the nonpayment of rent. Tenant shall be liable for reasonable court costs and attorney's fees only if awarded by a court of competent jurisdiction.

SECURITY DEPOSIT: *Tenant shall pay a security deposit of \$ 2150, which shall not exceed two months' rent. The deposit will be held in a federally insured financial institution in an escrow account as required by Maryland law. Tenant will receive a written receipt for the deposit. The deposit will accrue interest at the rate set by the Maryland Department of Housing and Community Development (currently 1.5% per year or the U.S. Treasury daily yield, whichever is greater). The Landlord will return the deposit plus interest, less any allowable deductions for damages beyond normal wear and tear, within 45 days after the end of the tenancy. Security deposit will be held in escrow per MD law and returned within 45 days with interest.*

1. **RENEWAL OF LEASE TERM:** (Yearly) This lease shall continue in force year to year after the expiration of the Initial term. Either party may terminate this lease at the end of the Initial term, or any renewal term, by giving written notice to the other party at least sixty (60) days prior to the end of the Initial term. **NOTICE:** Any written notice given pursuant to renewal terms become effective upon the first day of the month following delivery of notice.

OFFICE HOURS: The Landlord can be reached by email (FurnishedFlatsMgmt@gmail.com). Office hours are Monday to Friday, 9:00AM to 3:00PM. For any emergencies, landlord can be reached at 443-847-9419.

NOTICES: All notices can be mailed to Furnished Flats Mgmt, 6450 Gulfport Blvd S, South Pasadena FL 33707. **ATTN:** Michael Rubin

EMERGENCIES: In case of emergency, please call 911 immediately! An emergency is any situation that seriously endangers the life of a person or the condition of the property. The tenant should also immediately call police, ambulance and/or fire officials, if appropriate. All non-emergency calls should be made to the office hours phone number given above.

2. **LANDLORD LEGAL RIGHTS:** If the Tenant shall fail to pay the rent or any additional rent as herein provided, within ten (10) days of date when due, or if Tenant shall breach any other term, covenant, or condition of this lease, including but not limited to, any misrepresentation in Tenant's application, Landlord may (A) re-enter property and terminate the Lease in accordance with the applicable provisions of law; (B) bring summary eviction proceedings to evict Tenant; or (C) pursue any and all remedies available to Landlord at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by the Landlord of any available action by Landlord against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of the Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to or subsequent to such termination and/or recovery of possession.

3. **PERSONS WHO WILL OCCUPY THE PROPERTY:** Tenant covenants and agrees that the Property shall be occupied only by the following person(s) and by no other person(s). Tenant agrees to

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pay \$100.00 each month for each additional person who shall occupy the premises in any capacity that has not been approved by landlord. All adult occupants are required to sign as Tenants of this lease.

NAME	Birth Date	Signature	Monthly Rent
Jaclyn Angelus	05/07/2001	<i>Jaclyn Angelus</i>	2150
Arjun Patel	10/24/2000		

4. TENANT'S RIGHT TO OCCUPY THE PROPERTY: Landlord agrees that the Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation.

5. SMOKE DETECTORS and CARBON MONOXIDE DETECTORS: Tenant acknowledges that the house is equipped with a WORKING smoke detector on each level of the house and a WORKING carbon monoxide detector(s) as required by law. THE TENANT IS RESPONSIBLE TO TEST THE BATTERIES ONCE A MONTH AND REPLACE THEM, AS NEEDED, AT THE TENANT'S EXPENSE. If a smoke detector or carbon monoxide detector isn't working for any reason other than the battery, tenant is to notify the landlord immediately in writing by certified mail AND phone call. They will be fixed/replaced within 24 hours. Tenant further acknowledges Tenant's responsibility to maintain said detector, and tenant assumes all liability therefore. Tenant shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of all smoke and carbon monoxide detectors.

6. KEYS AND LOCKS: No additional locks shall be installed by the Tenant and no existing locks shall be changed by the Tenant without Landlord's prior written consent. One (1) key will be furnished to the Tenant. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever occurs first Tenant shall reimburse Landlord, as additional rent for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Should tenant lose the keys, there will be a \$35.00 charge for a replacement key. If the locks need to be replaced the fee is \$75.00.

7. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalk or permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any governmental authority.

8. LANDLORD/TENANT LIABILITY: Tenant agrees with respect to those portions of the Property within the exclusive control of Tenant, Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property nor for any personal injury to Tenant or any agent, employee, invitee, or family member of the Tenant. Landlord shall not be deemed a Bailee as to any goods, or chattels, placed on, in, or about the Property. It is responsibility of Tenant to obtain and pay the costs of any insurance to protect tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance.

9. TENANT INDEMNIFIES LANDLORD: Tenant shall indemnify and hold Landlord harmless against and from any liability arising from injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of

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Tenant, or occasioned by any negligence, misconduct or any act of omission of Tenant, any resident of the Property, or of any agent, employee, invitee or family member of the Tenant.

10. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Landlord and Landlord's agent and employee's shall have the right to enter upon the property at all reasonable times for the purpose of inspection or making any repairs which Landlord is required to make under the terms of this Lease or which Landlord otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the Initial Term, or any renewal thereof, Landlord and Landlord's agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereof, as may be permitted by law. At least 24 hours notice will be given for non-emergencies.

11. TENANTS RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to the Landlord at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear accepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition. Appliances are to be cleaned.

16. i At 60 day notification, Property will have walk through. Any damage will be noted and pictures taken. Notification to Subsidy Agency will include any noted damage as money owed to Landlord.

16.2 Estimated water bills will be noted as money owed to Landlord.

12. FAILURE TO VACATE AT TERMINATION: If a Tenant does not vacate the Property on or before the last day of the applicable Term, Landlord may (a) evict Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Landlord, (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (c) exercise any other remedy granted to a landlord under Maryland Law.

13. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS DAMAGED: If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Landlord, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rents payable under this lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Landlord elects to repair the damage to the Property, the Landlord shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this lease shall not be abated and this Lease shall remain in full force and effect.

14. TENANT'S RESTRICTIONS CONCERNING TRASH: All garbage and trash must be placed in a trash receptacle with a lid as stated by Baltimore City Health Department. Trash cannot be left out any earlier than the evening before the scheduled pickup. All trash must be placed in a suitable covered container. Tenant is responsible for all Environmental fines for illegal trash disposal.

15. TENANT AND LANDLORD AGREEMENT IF UTILITIES ARE INTERRUPTED: In the event Landlord or Tenant is prevented or is unable, for reasons beyond Landlord's or Tenant's control, to obtain fuel, electricity, water or sewer or the service, Landlord is hereby released and discharged from any liability, loss, cost, or damage or expense, direct or indirect, which might be suffered by Tenant, and

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this Lease shall continue in full force and effect for the full rent without abatement. A utility being turned off in the Property is a lease violation and may be grounds for legal eviction proceedings in accordance with Maryland law. Tenants may not add extra heat units in the unit without the written permission of the Landlord. If Tenant is caught using illegal devices or a stove to heat the home, Tenant becomes in direct violation of the lease and may be evicted. Landlord will maintain the premises in a habitable condition per Maryland law, and tenants may pursue rent escrow remedies as allowed if landlord fails to make repairs affecting habitability.

16. **TENANT AND LANDLORD AGREEMENT FOR REPAIRS:** If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

17. **ABANDONMENT:** Any property left after legal possession is retaken shall be considered abandoned and may be disposed of by Landlord at Tenant's expense.

18. **LANDLORD'S RIGHT TO RE-RENT THE PROPERTY:** If the Property becomes vacant because of the exercise of the Landlord's remedies under this Lease, or should Tenant abandon the Property, Landlord may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Landlord shall reasonably determine. Tenant, upon demand by Landlord, shall pay to Landlord all costs and expenses incurred by Landlord in such re-letting and shall thereafter pay monthly to Landlord, in advance, the difference between the rent payable under this Lease and the amount of the rent received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Landlord any obligation to show or lease the Property in preference to any other rental property(ies) owned by Landlord.

19. **TENANT RESPONSIBLE FOR ADDITIONAL RENT:** Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms and conditions of the Lease by Tenant; (b) any and all damages, costs and expenses which the Landlord may suffer or incur by reason of any default under this Lease by Tenant; (c) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or tenant agents, employees, invitees, or family members. In the event the Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of rent due, and Landlord shall have the same remedies for the collection of such payments as Landlord has for non — payment of rent under this Lease.

20. **ATTORNEY'S FEES AND COURT COSTS:** Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall be reimbursed by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.

21. **LANDLORD DOES NOT WAIVE LEGAL RIGHTS:** The failure of the Landlord to insist upon the strict performance of any of the terms of this Lease, in any one or more instances, or to exercise any

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election as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition or an election in future instances.

22. HEIRS AND ASSIGNS ARE BOUND BY LEASE: The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns (if permitted) of Landlord and Tenant

23. CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.

24. TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than a private single-family residence; promptly remove snow, ice and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to the Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of the neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, and agrees that no drugs or other illegal substances will be manufactured, sold, or distributed within, on or from property. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage, or expense arising out of any violation by Tenant such laws, codes, ordinances, rules, or regulations; (b) any violation or nonperformance by the Tenant of any of the covenants contained herein; or (c) any other act or omission of the Tenant/ other residents of the Property, or Tenant's agent, employees invitees, or family members. All electrical, heating, cooking, air conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only. The stove can be used for cooking only.

25. TENANT'S RESTRICTIONS ON CHANGES TO THE PROPERTY: The Tenant shall not make any alterations, additions, or improvements to the Property without obtaining Landlord's written consent.

26. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors and carbon monoxide detectors. Certain other now existing items may be considered personal property, whether installed or stored upon the property.

27. UTILITIES AGREEMENT: The obligations of Landlord and Tenant with respect to the provisions of utilities shall be as follows: All Items listed below will be the cost of the Tenant:

- | | | | |
|------------------|----------|------------------------|----------|
| a) Gas, Electric | (TENANT) | c) Water/Sewer | (TENANT) |
| b) WIFI | (TENANT) | d) Environmental Fines | (TENANT) |

Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within fifteen (15) days of receipt of bill, such failure constitutes a default under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which event, the amount thereof shall be added and deemed part of the rent 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.

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28. MAINTENANCE AND REPAIRS (a) Landlord shall maintain, and/or repair/replace (if necessary, in Landlord's sole discretion) the plumbing, heating, cooling, electrical systems, exterior walls, and the roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repair, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agent, servants, employee's, invitees, or family members. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace. If Tenant does not notify Landlord it is a direct violation of this Lease. (b) Except as provided in (a) above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, windows treatments, light fixtures, appliances, or other improvements to the property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by the Tenant, at Tenant's sole expense, so as to restore the Property to the same condition existing at the commencement of the Term. If the Tenant shall fail to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such cost as Landlord has for non-payment of rent under this Lease. Tenant shall furnish the HVAC filters, light bulbs, smoke detector and carbon monoxide detector batteries at Tenant's expense.

29. PETS: NO PETS may be kept on the Property without the prior written permission of the Landlord. If pets are allowed, an addendum containing PET provision must be attached to this Lease and pet rent is to be included. Under no circumstances are Pit Bulls or partial breed Pit Bulls allowed in the unit.

30. SUBLETTING/ASSIGNMENT: Tenant shall not assign this Lease or sublet any portion of the Premises without the prior written consent of Landlord. Any unauthorized subletting or assignment shall constitute a material breach of this Lease and grounds for termination.

31. HABITABILITY: Landlord shall maintain the Premises in a condition that is safe, sanitary, and fit for human habitation, and shall promptly make all repairs necessary to comply with applicable housing and building codes. If Landlord fails to do so, Tenant may exercise rights under Md. Code Real Prop. § 8-211, including placing rent into escrow, after providing proper written notice and opportunity to cure.

32. DELIVERY OF NOTICES: All notices required to be given by Landlord to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Landlord of any portion of the security deposit shall be mailed by Landlord to Tenant at Tenant's last known address, within (45) days after the termination of this Lease.

33. LEAD PAINT-APPLICABLE LAW: Title X Section 10108, The Residential Lead- Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead based paint and lead —based paint hazards in connection with the rental of residential real property. Any Landlord of pre1978 housing is required to disclose to the tenant, based upon the Landlord's actual knowledge, all known lead based paint hazards in the Property and provide the tenant with any available reports in the Landlord's possession relating to lead —based paint or lead — based paint hazards applicable to the Property. If the Property was built prior to 1979, the property is subject to the Maryland Lead Paint Poisoning Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed between 1950 and 1978, the provisions of the Maryland Program will also apply to the Property except that the Landlord will have the option to participate in the liability limitation portion of the Maryland Program.

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AGE CLASSIFICATION OF THE PROPERTY: Landlord represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that THE PROPERTY WAS BUILT BEFORE 1978; The Federal Program applies THE PROPERTY WAS BUILT PRIOR TO 1950; The Maryland Program applies fully. AGE CLASSIFICATION:

The Landlord is uncertain of the age classification; therefore, Landlord acknowledges that, for the purpose of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead — based paint and/or lead — based paint hazards.

NOTICE TO TENANT - LEAD PAINT AND LEAD-BASED PAINT HAZARDS: Tenant acknowledges that Property may be subject to Federal and Maryland law to the presence of lead —based paint and/or lead-based . paint hazards. Tenant acknowledges the receipt of the following required brochures:

a, The EPA booklet "Protect Your Family Form Lead in Your Home".

b. The "Notice of Tenants Rights", Lead Poisoning Prevention as published by MDE.

Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of the Landlord and that the Tenant agrees to read and become familiar with the requirements of the Federal and Maryland law as contained in the above brochure and notice.

LEAD CERTIFICATION: Tenants understands that the Property has passed the lead swipe inspection, is limited lead free or is lead free and was given a copy of the MDE Lead Certificate.

34. RENTERS INSURANCE: Tenant has been informed about renter's insurance and is advised to obtain it. Landlord is not responsible for the loss of any of Tenant's personal belongings from fire, water, theft, etc.

35. WATER BILLS & ENVIRONMENTAL FINES: Water bills and environmental fines become rent after 15 days past due. Nonpayment of water bills or environmental fines is a direct violation of your lease. After they become past due they will be considered part of tenant's rent.

36. MOLD WAIVER: Mold contaminants may exist in the property of which the Landlord is unaware. Landlord is not an expert in the field of mold contaminants, and Tenant agrees to hold Landlord harmless in the event that mold contaminants are discovered on the property. If mold contamination is suspected or discovered, the Tenant agrees to notify the landlord IMMEDIATELY in writing and a phone call and the appropriate action will be taken by landlord to remedy the situation.

37. PEST CONTROL: The Tenant understands they are accepting the unit free from all mice, roaches, rats, bed bugs, pests, etc. The tenant is responsible for all pest control for the entire tenancy. Landlord will not pay for any pest control. BED BUGS ARE ALSO THE TENANT'S RESPONSIBILITY.

38. PLUMBING PROBLEMS: Tenant understands house is free from all leaks and plumbing backups. If there is a leak or plumbing backup that is Tenant's fault, Tenant will be billed. Landlord will not pay for grease clogs, hair clogs, baby wipe clogs, feminine hygiene product clogs and clogs from any items that should not be in drains or toilets, etc. The plumber who comes to the property will pull out of

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drain line what has caused the problem and note it on invoice. Tenant will pay for all invoices for damage that Tenant has caused.

39. **APPLIANCES:** All appliances: refrigerator, stove and clothes washer/dryer (where applicable) are supplied by the landlord and in good, working order.

40. **LAWN & WALKWAYS:** Tenant understands it is their responsibility to maintain the lawn by mowing, weeding, etc. and promptly remove snow and ice from stairs and walkways.

41. **TENANT ACCEPTS PROPERTY:** Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its Present condition, unless otherwise agreed in writing below. Tenant also accepts all provisions of the lease written, read, and explained above.

42. **PROPERTY CLEANING – TENANT RESPONSIBILITY:** Tenant agrees to keep the property in a clean and sanitary condition during the entire term of occupancy and to return the property to Landlord in the same condition, including general cleanliness, as it was at the beginning of the term of occupancy.

Tenant shall maintain all interior and exterior areas, including lawn/grounds, of the leased premises in a clean and sanitary condition, free from debris, garbage and physical hazards. Tenant agrees to perform routine cleaning throughout the leased premises on a regular basis. Routine cleaning includes, but is not limited to vacuuming any carpeting, sweeping and washing floors, scrubbing the tub/shower, scrubbing the toilet and sinks, dusting, washing dishes, discarding and removing trash, and cleaning the interior and exterior of all appliances and fixtures. If the tenant fails to keep the property clean when the agreement ends, any cleaning costs may result in a deduction from the security deposit or charging an additional rent payment. Tenant shall pay to Landlord the cost of removal of any of Tenant's refuse and rubbish from the Premises and the Building.

43. **AIR FILTER REPLACEMENT AND/OR MAINTENANCE RESPONSIBILITY:** The premises is supplied with a replaceable air filter as part of the HVAC system. It is imperative for the longevity and operation of the system that the air filter be regularly checked and replaced if necessary. Accordingly, at the Tenant's sole cost, risk, and expense, the Tenant herewith agrees to be responsible for replacement of the air filter (or, cleaning if the filter is a "reusable" or "washable" type of air filter) not less than every three months from the commencement date of the tenancy. The Landlord reserves the right to regularly inspect the air filter to determine whether the air filter needs replacement or cleaning for periods or times that are less than three months.

44. **CHANGES IN TERMS OF TENANCY:** As written, this Agreement constitutes the entire agreement between the tenants and Landlord. They have made no further promises of any kind to one another, nor have they reached any other understandings either verbal, written, express, or implied. Any modifications, amendments, or changes to this Agreement must be in writing and executed by all Landlords and all Tenants in order to be enforceable except as otherwise described in this Agreement.

45. **MISCELLANEOUS:** Any portion of this Agreement found to be invalid shall be considered null and void, just as if it had never appeared in the Agreement and it shall NOT affect the validity of any other item in this Agreement. Landlord and Tenants shall use good faith in performing their obligations under this Agreement. Plural references made to the parties in this Agreement may also be singular, and singular references may be plural. Any references to any particular gender shall apply to all genders. All terms of this Agreement also apply to Landlord's heirs, personal representatives, successors, or assigns, as the case may be. All riders and addenda shall be subject to the terms of this Agreement. Any references to this Agreement shall also include any Riders or addenda attached hereto. Riders, addenda,

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and/or handwritten terms will control if there is a conflict with the preprinted typewritten terms of this Agreement.

46. **WAIVER:** The failure of the Landlord to insist upon strict compliance with any of the covenants, rules, or regulations of this Lease, or exercise any option herein contained, shall not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other tenant

47. **INSURANCE:** Landlord has obtained insurance to cover fire damage to the building itself and liability insurance to cover certain personal injuries occurring as a result of property defects or negligence. Tenant is required to obtain a Tenants insurance policy to cover damage or loss of personal possessions, as well as losses resulting from their negligence.

The tenant is required to have AND Maintain renter's insurance for the duration of this lease. Tenant shall list the landlord as additional interest on the policy and inform the landlord of any changes to the policy during lease execution.

48. **MULTIPLE TENANTS OR OCCUPANTS:** Each Tenant(s) is jointly and individually liable for all Lease Agreement obligations, including but not limited to rent monies. If any Tenant(s), guests, or occupant violates the Lease Agreement, all Tenant(s) are considered to have violated the Lease Agreement. Landlord's requests and notices to any one Tenant(s) constitute notice to all Tenant(s) and occupants. Notices and requests from any one Tenant(s) or occupant (including repair requests and entry permissions) constitute notice from all Tenant(s). In eviction suits, each Tenant(s) is considered the agent of all other Tenants in the Premise for service of process.

49. **EARLY TERMINATION CLAUSE:** The Tenant may terminate this Lease Agreement before the expiration date by providing the Landlord with at least 60 days' written notice and paying an early termination fee equivalent to two months' rent. Additionally, the Tenant agrees to cooperate with the Landlord in the re-renting process, which includes but is not limited to:

- Allowing reasonable access to the property for showings to prospective tenants, with at least 24 hours' notice.
- Maintaining the property in a clean and presentable condition during the showing period.
- Assisting in the coordination of showings by accommodating scheduling requests when possible.

The early termination fee and cooperation in the re-renting process do not absolve the Tenant of their responsibility for rent payments until a new tenant is secured or the lease term expires, whichever occurs first. The Landlord agrees to make reasonable efforts to mitigate damages and re-rent the property in a timely manner. Tenant's obligation to pay rent will end on the date a replacement tenant begins paying rent or the lease expires, whichever occurs first.

50. **DEFAULT AND COMPILING OF RENT:** If Tenant(s) and/or Guarantor fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant(s) by statute, within five (5) days after delivery of written notice by Landlord specifying the noncompliance and indicating the intention of Landlord to terminate the Agreement by reason thereof, Landlord may terminate this Agreement. If Tenant(s) fails to pay rent-when-due and the default continues for five (5) days thereafter, Landlord may, at Landlord's option, declare the entire balance (compiling all months applicable to this Agreement) of rent payable hereunder to be immediately due

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and payable and may exercise any and all rights and remedies available to Landlord at law or in equity and may immediately terminate this Agreement.

Tenant(s) and/or Guarantor will be in default if: (a) Tenant(s) does not pay rent or other amounts that are owed; (b) Tenant(s), guests, or occupants violate this Agreement, rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs; (c) Tenant(s) abandons the Premises; (d) Tenant(s) gives incorrect or false information in the rental application; (e) Tenant(s), or any occupant is arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (f) any illegal drugs or paraphernalia are found in the Premises or on the person of Tenants(s), guests, or occupants while on the Premises and/or; (g) as otherwise by law.

51. SURRENDER OF PREMISES: Tenant(s) have surrendered the Premises when (a) the move-out date has passed and no one is living in the Premise within Landlord's reasonable judgment; or (b) all Premise keys and access devices have been turned in to Landlord — whichever comes first. Upon the expiration of the term hereof, Tenant(s) shall surrender the Premise in better or equal condition as it were at the commencement of this Agreement, reasonable use, wear and tear thereof, and damages by the elements excepted. Tenants are responsible for hiring, coordinating, and paying for a professional cleaning of all carpets prior to lease end.

52. ELECTRONIC SIGNATURE CONSENT: The parties consent to the use of electronic signatures and agree that signatures transmitted electronically shall be deemed originals and fully enforceable.

53. SEVERABILITY: If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

Tenant has read or has listened to a reading of this lease, understands same, and has received a copy of this lease. Landlord and tenant by their signatures below, hereby accept and agree to be bound by all the terms and conditions contained in this lease. Before signing, this is a legally binding contract, if not understood, seek competent legal advice.

Jaclyn Angelus

Tenant Signature:

Jaclyn Angelus

Tenant Name Printed:

09 / 17 / 2025

Date:

09 / 17 / 2025

Date:

Michael Rubin

Landlord Signature:

Michael Rubin

Landlord Name Printed:

09 / 18 / 2025

Date:

09 / 18 / 2025

Date:

Tenant **Initials:**

JBA

Carbon Monoxide Detector Lease Addendum Signed Affidavit

415 S Madeira St

ADDRESS: _____

PHONE NUMBER 443 847 9418

EMAIL ADDRESS FurnishedFlatsMGMT@Gmail.com

Landlord: Furnished Flats MGMT / Michael Rubin

Property Address: 415 South Madeira St, Baltimore MD 21231

Tenant acknowledges that the Landlord has installed a carbon monoxide detector(s), as required by law, at my residence. I understand it is my responsibility to replace the batteries if they die. Should the carbon monoxide detector fail for any other reason, I will contact the Landlord immediately.

Jaclyn Angelus

Tenant Signature

09 / 17 / 2025

Date

Michael Rubin

Landlord/Agent Signature

09 / 18 / 2025

Date

Tenant **Initials**:

JBA

Lead Disclosure & Acknowledgment Form

(Required by EPA & Maryland Department of the Environment for pre-1978 rental properties)

Property Address: 415 South Madeira St, Baltimore MD 21231

Landlord/Agent: Furnished Flats Mgmt / Michael Rubin

Tenant(s): Arjun Patel & Jaclyn Angelus

Date: 09 / 18 / 2025

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.

Landlords must disclose known information on lead-based paint and/or lead-based paint hazards before a lease takes effect. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

1. Landlord's Disclosure

☒ The property was built before 1978 and is subject to the federal Residential Lead-Based Paint Hazard Reduction Act and the Maryland Reduction of Lead Risk in Housing Law.

☒ The property has been registered with the Maryland Department of the Environment (MDE) as required.

☐ The property has a valid Lead Risk Reduction Certificate / Limited Lead-Free / Lead-Free certificate, copy attached.

☐ Known lead-based paint hazards are present in the property (explain):

☒ Landlord has no knowledge of lead-based paint hazards at the property.

2. Attachments Provided to Tenant

The landlord has provided the tenant with the following documents before move-in:

☒ EPA brochure "Protect Your Family From Lead in Your Home"

☒ MDE "Notice of Tenants' Rights"

☒ Copy of current MDE Lead Certificate for this property

3. Tenant Acknowledgment

Tenant **Initials**:

JBA

Tenant(s) acknowledge by signing below that they have received and read the documents listed above and understand their rights regarding lead-based paint hazards in the property.

Tenant Signature: Jaclyn Angelus Date: 09 / 17 / 2025

Tenant Name Printed: Jaclyn Angelus

Tenant Signature: _____ Date: _____

Tenant Name Printed: _____

4. Landlord Certification

I certify that the information above is true and accurate to the best of my knowledge.

Landlord/Agent Signature: Michael Rubin Date: 09 / 18 / 2025

Landlord/Agent Name Printed: Michael Rubin

Tenant Initials: JBA

Title	New Lease Agreement - 415 S Madeira St - Madeira
File name	eyJ0eXAiOiJKV1QiL...EiLCJleHAiOiJlLnE.pdf
Document ID	8e711b0c527b3f07541aaddaf70fa4917fc66f84
Audit trail date format	MM / DD / YYYY
Status	● Signed

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Document History



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09 / 16 / 2025

21:09:51 UTC

Sent for signature to Jaclyn Angelus (jaclyn.angelus@gmail.com) and Furnished Flats | Michael Rubin (furnishedflatsmgmt@gmail.com) from furnishedflatsmgmt@gmail.com
IP: 54.175.48.97



VIEWED

09 / 16 / 2025

21:31:32 UTC

Viewed by Jaclyn Angelus (jaclyn.angelus@gmail.com)
IP: 104.28.76.148



SIGNED

09 / 18 / 2025

01:27:06 UTC

Signed by Jaclyn Angelus (jaclyn.angelus@gmail.com)
IP: 96.241.159.88



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14:30:57 UTC

The document has been completed.