



10th Baltimore Acquisition, LLC

Residential Lease for Apartment or Private Residence

THIS LEASE is made on 30th day of July-2026, whereas **10th Baltimore Acquisition, LLC** (Owner of property) hereby agrees to lease to **Theodore William Robinson, Shadora Miracle Robinson, Tyson Robinson** (Tenant(s)), the Leased Premises described below pursuant to the terms and conditions specified herein. In consideration of the mutual promises and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. **SRTR** **Leased Premises:** The Leased Premises are those premises described as:

1031 E Lake Ave Baltimore, MD 21212

2. **SRTR** **Term:** Term of the Lease shall be month to month beginning on the 01st day of August-2026 and end on July 31st, 2028. Leases are renewed each year 60 days prior to the annual anniversary date. If Tenant remains in possession of the Leased Premises with the consent of the Landlord after the lease expiration date stated above without a renewed lease, this Lease will be converted to a month-to-month Lease and each party shall have the right to terminate the Lease by giving at least a 60 day prior written notice to the other party via certified mail.

3. **SRTR** **Rent:** The total rent for the initial Lease Term shall be **\$43,200.00 (Forty Three Thousand Two Hundred Dollars)**. The monthly rental installments for the Leased Premises is **\$1,800.00 (One Thousand Eight Hundred Dollars)** per month beginning. **The water bill will be lawfully the sole responsibility of the tenant.** Your monthly rental total for this property will be **\$1,800.00 (One Thousand Eight Hundred Dollars)** per month, NOT INCLUDING the cost of water bill. The rent payment must be paid by the first day of each month at the landlord's address. Rent is considered late if received after the fifth day of each month. Water bill payments will be reconciled on a quarterly basis and appropriate adjustments will be made to the rental account. The monthly rental total for this property includes a water bill at a flat rate.

4. **SRTR** **Late Payments:** Rent not received by the Landlord on or before the due date are late and a default under this lease. If any rental installments are not received by the Landlord within 5 days from the due date, the Tenant agrees to pay a late fee of 5% of balance owed. The tenant also agrees to pay the landlord an additional charge of \$45.00 for each returned check. The Landlord has the right to require that all payments made by money order, cashiers check or certified check and that the entire payment be made by one instrument payable to the Managing Agent.

5. **SRTR** **Failure to Pay Rent:** Failure to pay any installment of rent or additional fee when due is a default under this lease. If Tenant does not pay rent within 5 days after the due date, a Failure to Pay Rent notice will be issued by the District Court of Maryland. This may result in the Landlord regaining possession of property. Unpaid rent for the entire remaining Lease Term shall become immediately due and payable. Upon termination, the landlord shall be entitled to: (A) Possession of



10th Baltimore Acquisition, LLC

the Premises; (B) Any unpaid rent, additional rent, administrative fees, and administrative charges; (C) Any damages sustained; (D) Court costs and reasonable attorney's fees, and (D) All other remedies provided by law or equity.

6. **SRTR Failure To Cure Debt:** Landlord will give 15 days for Tenant to cure a debt after sending a notice to the last known address. If Tenant has not paid any outstanding invoice at the time this Lease ends, Landlord may refer the unpaid amount to an attorney or collections agency. If Tenant's unpaid invoices are referred to an attorney or collections agency, Tenant shall pay all reasonable attorney's fees or collections agency fees. If Tenant would like to avoid the collections agency and make payment plans on any outstanding invoice Tenant must contact Landlord before the due date on the payment. If Tenant requests a payment plan after the due date on the invoice, the landlord may assess late fees and accumulated interest. Nothing in this section requires the Landlord to accept any payment plan.

7. **SRTR Security Deposit:** Upon Tenant's execution of this Lease, Tenant shall make a security deposit of **\$1,800.00 (One Thousand Eight Hundred Dollars)** to the Landlord in order to ensure that Tenant complies with all terms and conditions of the Lease. If Tenant fully complies, Landlord will return the security deposit within 45 days after the date Tenant delivers possession of the Leased Premises to Landlord. If Tenant does not fully comply with the terms of the Lease, the Landlord may use the security to pay amounts owed by Tenant, including damages.

8. **SRTR Default/Abandonment:** If Tenant defaults in the payment of rent or any other term or condition of this Lease, Landlord may give Tenant written notice to cure such default. If Tenant fails to cure such default within 15 days of receiving notice, Landlord may elect to terminate the Lease by issuing a 30 day notice to vacate, re-enter the Leased Premises and remove the Tenant, all other occupants and their possessions and any costs incurred by Landlord in enforcing these rights shall be deemed additional rent.

If Tenant abandons or vacates the Leased Premises during the Term of this Lease, Landlord may elect to re-enter the premises without liability for prosecution or owing damages to Tenant, and at Landlord's option, re-let the Leased Premises. If Landlord elects not to re-let the Leased Premises, Tenant shall be liable for the remainder of the rent due under the Lease until its expiration.

9. **SRTR Occupants:** The Leased Premises shall be occupied by the following persons only:

Theodore William Robinson

Shadora Miracle Robinson

Tyson Robinson

No other persons shall occupy the Leased Premises without the advance written consent of the Landlord. Tenants will use Premises solely as a single-family residence for only those adults and children listed above and those children born, adopted, or placed under the legal care of the Tenant



10th Baltimore Acquisition, LLC

hereafter, and for no other purpose. No portion of the Premises shall be sublet or assigned without the prior written consent of the Landlord. Occasional visits by guest, not to exceed 2 weeks during any consecutive 12 month period are permitted without a prior written consent of the Landlord. The Tenant shall not use or allow the Premises to be used for any disorderly or unlawful purposes and shall comply with all applicable laws, ordinances and Rules and Regulations of the Landlord or Association (defined below). This Lease may be terminated at the option of the Landlord in case of any nuisance, excessive noise, disturbance or conduct offensive to any other occupant of the neighborhood. Tenant expressly agrees not to allow controlled substances or illegal drugs of any type or paraphernalia used in connection with such substances on the Premises.

The Landlord shall have the right to terminate this Lease upon receipt of a preponderance of evidence that indicates an immediate threat that materially affects the health and safety of the Landlord or other Tenants. For example, the sale or disposition of dangerous drugs or drug paraphernalia on the Premises shall be considered such an immediate threat. In such an event, the Landlord shall give the Tenant written Notice of termination with the time of vacating to be commensurate with the urgency of the situation. The Tenant shall vacate and surrender possession of the Premises to the Landlord within the time period specified in the Notice of termination.

10. **SRTR Repairs and Tenant Maintenance of Premises:** Tenant must take good care of Leased Premises and all appliances and fixtures contained therein. Tenant shall be responsible for the ongoing maintenance and repairs made necessary by misuse, negligence, excessive wear and tear, and destructive activities of Tenant, other occupants, guests, invitees, pets or others, whether authorized or unauthorized. In addition, all repairs not otherwise addressed in this Lease are each subject to a deductible amount, which is to be paid promptly by Tenant.

11. **SRTR Repairs and Notice of Defects:** Tenant shall give the Landlord or Landlord's Agent prompt notice of any defects, leaks, or breakage in the structure, equipment or fixtures of the Premises including damage by accident, fire, storm or food, chipping or peeling paint anywhere in the house.

12. **SRTR Partial or Total Destruction of Leased Premises:** If the Leased Premises are partially damaged or completely destroyed by a fire or other occurrence that is not caused by Tenant's negligence or willful act (or the negligence of Tenant's family, agent or guest), Landlord may elect to (1) repair or rebuild the Leased premises during the period in which the unit is unattainable and abate the rent proportionally for this period; or (2) not repair or rebuild the Leased Premises, terminate the Lease and prorate the rent up to the time of the damage.

13. **SRTR Renter's Insurance:** To protect the interests of the Owner and the Tenant(s), a Renters Insurance Policy is mandatory for this home. The tenant(s) must possess his or her own renter's insurance throughout their lease and any subsequent renewal.

14. **SRTR Keys/Lockout Provisions**

1. The Landlord will provide one common entry door lock key for properties where such keys are required. Residents agree such keys are the property of OWNER and will be used by only the



10th Baltimore Acquisition, LLC

Resident to gain access to the entry door of the building where the Resident resides. The Resident will be held liable for the cost incurred to replace this key should it become lost or damaged. Furthermore, each key is to be returned to the Landlord upon termination of residency at 3 Greenwood Place, Suite 208, Pikesville, MD 21208. A fee of \$250 will be charged for not returning the lockbox at the end of the lease term.

2. The Landlord will supply an entry door lock key per unit for each adult lease signer. Mailbox keys may need to be procured from the area's Main Post Office. Management will provide instructions for obtaining mailbox keys during the Resident's move in.

3. No additional locks are permitted without management authorization. The Landlord reserves the right to remove any lock that prevents entrance (meaning those locks installed without management authorization) at resident's cost.

4. The Landlord will only provide lock-out services during regular business hours. Lock-outs will not be done after business hours, on weekends, or holidays. Regular business hours are as posted. A charge will be assessed for lock-outs (unlocking apartment doors). No one other than the properly identified persons listed on the household composition/lease will be admitted into the premises. If Residents get locked out of units after these hours a locksmith should be contacted as any door lock damage could be charged to the Residents account.

15. **SRTR Alterations:** Tenant must not paint or wallpaper Leased Premises, install any paneling, flooring, partitions, and railings or make any other alterations. Tenants must not alter the plumbing, ventilation, air conditioning, heating or electric systems.

16. **SRTR Assignment, Subletting and Use Restrictions:** Tenant covenants that the tenant shall not carry on any business within the leased Premises, nor use the Premises for any purpose other than that of a private, single-family residence, nor permit the Premises to be used for any disorderly or unlawful purposes. Tenants may not assign this agreement or sublet the Leased Premises. Any assignment, sublease or other purported license to use the Leased Premises by Tenant shall be void and shall (at Landlord's option) terminate the lease.

17. **SRTR Utilities/Services:** Tenant is responsible for the payment of all utilities and services including water, which is payable as rent. Tenants agree to supply fuel for heat, gas for cooking, and/or hot water, electricity and their own furniture and appliances. ***If Tenant fails to maintain Gas and electric services during the duration of their residency, the owner has the right to issue a notice to vacate for violation of lease.*** If the rental includes gas and/or electricity, Tenants agree to pay the Owner, as additional rent, the costs of any fuel and/or energy used in operating any of the Tenants appliances for heating or air conditioning.

If this lease is for a one-family house, tenants agree to pay for all metered water and sewer service charges, the cost of which is billed by the City of Baltimore periodically (presently every 3 months). If the City mails the bill for metered water and sewer service charge to the owner, this does not relieve tenants from their responsibility for payment of such bills in one-family houses. If Tenants fail to pay this bill by the net due date, the gross amount of the bill shall be treated as additional rent.



10th Baltimore Acquisition, LLC

If this lease is for a one-family house, Tenants also agree to pay as additional rent any and all trash and/or garbage collection charges which the City may impose upon the Owner.

Additionally, the tenant is required to transfer the water connection into their name upon the commencement of the lease. **The monthly water bill is the tenant's sole responsibility for paying each month.** Moreover, the tenant will be charged a prorated amount for the water usage during the period the account was not in their name. Failure to comply with these requirements will be considered a breach of the lease agreement.

18. **SRTR** **Grounds Maintenance:** Lawn care and snow removal in all single family residences are the responsibility of the tenant. Lawn care and snow removal in duplex properties with two levels and two tenants, the responsibility will be shared for the lawn care, snow removal, and maintenance. Lawn care will be handled by alternating weekly mowing, and snow removal will be handled by alternating the removal as needed, to include "salting" the grounds to prevent slippery conditions. Failure to properly salt or prevent slippery conditions leading to injury or death, is the responsibility of the tenant (s) in the building. The maintenance of the ground will be the responsibility of the building occupants only.

19. **SRTR** **Common Areas/ Hallways:** Common areas are to be kept clean by the building occupants. Hallways and stairways should be free of debris and other objects such as; bikes, strollers, umbrellas, car tires, baby car seats, boxes, bags, or anything that blocks and prevents a clear passage for residents and guests. Failure to do so creates a fire and safety hazard. Residents of duplex properties will each be charged a **\$50.00** (Fifty Dollars) fine to your rental account and you will be issued a letter of citation from the rental office. Residents of Multi-Family Dwellings as described by Baltimore City and Baltimore County that contain 3 or more apartments will risk the loss of such items if found in the common areas by management.

20. **SRTR** **Laundry Facilities:** Laundry rooms (where applicable) are for the exclusive use of the Residents. The Landlord is not responsible for any items stolen from these areas. The residents shall not leave laundry unattended while using the laundry equipment. (Some laundry rooms are kept locked and access will be by key provided to residents and for residents use only) Residents are responsible for cleaning up after use and any items found while the laundry room is unattended.

21. **SRTR** **Landlord's Right to Enter:** Landlord may, at reasonable times, enter the Leased Premises to inspect it, to make repairs and to show to potential buyers, lenders or tenants. Tenants will remove or secure any pet(s) on the Premises when property is on market or when repairs are scheduled. Tenant(s) may not change or alter security systems, locks, doors, or any form of access to the unit with the consent of the owner. Failure to abide by this rule can result in fees and costs upwards of \$1500.00.

Whenever possible the Landlord shall make arrangements for contracted workers to coordinate with the Tenant the time and date when workers may enter the Premises in order to accomplish repairs or services. It then shall be the Tenant's responsibility to insure that these workers have access to the Premises at a time and date convenient to both Tenant and workers during the regular business hours of the firm doing the work. If the Tenant refuses to allow or prevents access, the Tenant shall bear



10th Baltimore Acquisition, LLC

any additional expense, such as after-hours or overtime fees, incurred by the Landlord. Refusal of the Tenant to allow access is a breach of this Lease. The Landlord may take legal action to compel access or may terminate this lease. In either case, the Landlord may recover actual damages sustained and reasonable attorney's fees. In an emergency, where it is impractical for the Landlord to give reasonable notification to the Tenant of the Landlord's intent to enter the Premises, or in case the Premises have been vacated, abandoned, or surrendered by Tenant, the Premises may be entered by the Landlord or designated representative(s) without notification and without the consent of the Tenant.

22. **SRTR Pets:** Tenants may not bring or keep pets in the Leased Premises without the prior written consent of the Landlord. Consent may be rescinded if Tenant does not comply with all Landlord's Rules and Regulations and local ordinances. Tenants are required to pay a non-refundable upfront pet fee of \$300 and an additional monthly fee of \$50. Pets must be of a standard size, generally not exceeding 35 pounds. The Tenant assumes all liability and responsibility for any and all damages caused by pet(s) and shall retain or secure pets when access is needed pursuant to the terms of this Lease.

23. **SRTR Laws, Regulations and Act of Government:** Tenant must, at Tenant's expense, comply with all laws, regulations and ordinances and requirements of all municipal, state and federal authorities that are effective during the term of the lease agreement, pertaining to the use of the premises. Tenants must not do anything that increases the Landlord's insurance premium. If the leased Premises is acquired or condemned by eminent domain for any public or quasi-public use or propose, whether in whole or in part, and such acquisition or condemnation renders the Premises uninhabitable then the Term of this Lease shall cease and terminate as of the date the governmental body obtains title in such proceedings, and all rents shall be paid to that date and the Tenant shall have no claims against the Landlord or Landlord's Agent for any value of the unexpired Term of the Lease. Tenants will be charged a \$1,000 fee if two or more citations are received for violations at the leased premises. Tenants are responsible for resolving any citations issued for the property. Additionally, a \$500 administrative fee will be charged for each uncorrected citation.

24. **SRTR Drug-Free Premises:** It is the policy of the Landlord to make reasonable efforts to provide an environment free from any illegal drug activity. Tenant acknowledges that the use or possession of illegal drugs (including any controlled dangerous substances as defined by federal, state or local law) upon the Premises is strictly prohibited. Tenant agrees that no person occupying or otherwise using the Premises, shall manufacture, sell, distribute, dispense, or store any illegal drugs on or about the Premises. Any violation of this prohibition shall give Landlord the right to terminate this Lease immediately, in which event Tenant shall vacate the Premises. Tenant agrees Landlord shall be entitled to repossession of the Premises pursuant to this provision if Landlord or Landlord's Agent has a reasonable basis to believe there has been a breach of this covenant to maintain a drug-free environment.

25. **SRTR Lease Violations:** If the Tenant, Tenant's family, employees, or guests violate any provision of this Lease, or any rule or regulation herein imposed, then Landlord may reasonably treat such representation or Lease violation as a material breach of the terms of this Lease, in which event



10th Baltimore Acquisition, LLC

Landlord may terminate the Lease by giving written notice to the Tenant to vacate the Premises, with Tenant's possession of the Premises by utilizing applicable law.

26. **SRTR Annual Rent Increase:** This Lease agreement is scheduled for twelve (12) continuous months of tenancy. Sixty (60) days prior to the end of this lease, the tenant(s) will be notified and asked to renew the lease. Lease renewals will come with a 1% - 5% rental increase. All parties will sign an addendum ratifying the rental increase for the renewed year of tenancy.

27. **SRTR Renewal Provision:** At the end of the Term set forth above, unless one of the parties provides to the other written notice at least 30 days prior to the start of the final rental month of its intention to terminate this Lease at the end of such Term, then this Lease shall convert to and continue as a month-to-month Lease with an increased monthly rental amount not to exceed \$200.00 (Two hundred dollars) more than the original lease amount and subject to all remaining conditions of this Lease. Either Party may terminate the month-to-month Lease at the end of any rental month provided that written notice of termination is delivered to the other party prior to the first day of the final rental month of tenancy. In the event of a notice to vacate, the Tenant shall allow and provide the Owner/Landlord access to show the property to prospective Tenants. This should be done with no less than 24 hours notice to the tenant.

28. **SRTR Summary:** As a review of this Lease we the undersigned understand and acknowledge the conditions of this lease. The summary of expenses below are understood and agreed to by the Owner and the Tenant(s).

Monthly Rent	\$	1,800.00 (One Thousand Eight Hundred Dollars)
Monthly Water/Sewer	\$	TENANT WILL PAY ENTIRE WATER / SEWER Bill
Monthly Pet Fee	\$	
Monthly Renter's Insurance (Mandatory)	\$	
Total Monthly Expenses	\$	1,800.00 (One Thousand Eight Hundred Dollars)

Shadora Robinson 07/30/2026

Witness

Tenant **Date**
Theodore Robinson 07/30/2026

Witness

Tenant **Date**

Witness

Landlord **Date**



10th Baltimore Acquisition, LLC

DECLARATION OF NON-MILITARY STATUS

I, **Theodore William Robinson** (NAME)
hereby declare the following:

I, **Shadora Miracle Robinson** (NAME)
hereby declare the following:

I, **Tyson Robinson** (NAME) hereby declare
the following:

I, _____ (NAME) hereby
declare the following:

1. I am not currently serving in any branch of the United States military, including the Army, Navy, Air Force, Marine Corps, Coast Guard, National Guard, or any reserve component.
2. To the best of my knowledge, none of the individuals listed as tenants on the lease agreement for the **property located at 1031 E Lake Ave Baltimore, MD 21212** are currently serving in any branch of the United States military.
3. This information can be verified through the U.S. Department of Defense's Servicemembers Civil Relief Act (SCRA) website: <https://scra.dmdc.osd.mil>.
4. **I understand that I am required to notify the landlord immediately, in writing, if my military status or the status of any other listed tenant changes at any time during the lease term.**

I affirm that the information provided above is true and correct to the best of my knowledge.

Tenant

Name: Theodore William Robinson
Signature Theodore Robinson
Date 07/30/2026

Name: Shadora Miracle Robinson
Signature Shadora Robinson
Date 07/30/2026

Landlord

Name: 10th Baltimore Acquisition, LLC
Signature _____
Date _____

Name: _____
Signature _____
Date _____



10th Baltimore Acquisition, LLC

TENANT MOVE-OUT NOTIFICATION DISCLAIMER

(60-DAY NOTICE REQUIREMENT)

This Disclaimer (“Disclaimer”) is issued by the Landlord/Property Management and applies to all tenants, occupants, leaseholders, and authorized residents of the rental property.

60-DAY NOTICE REQUIREMENT

- All tenants are REQUIRED to provide the Landlord with written notice of their intention to move out at least sixty (60) days prior to the intended move-out date.
- Notice must be provided in writing (email, letter, or tenant portal).
- Notice is considered received only when acknowledged by the Landlord in writing.
- Text messages, verbal conversations, or third-party communication do NOT count as official notice.

FAILURE TO PROVIDE PROPER NOTICE

If the tenant does not provide the required 60-day written notice, the tenant acknowledges and agrees that:

1. The full security deposit may be forfeited, regardless of property condition.
2. Additional fees may be charged, including:
 - Rent for the full 60-day period
 - Administrative and processing fees
 - Lost rent due to insufficient turnover time
3. The Landlord may pursue any unpaid balance through legal or collection avenues allowed by law.

SECURITY DEPOSIT FORFEITURE

Failure to follow the 60-day notice requirement is considered a breach of lease obligations, allowing the Landlord to:

- Retain the full security deposit, and/or
- Deduct damages, unpaid rent, cleaning, repairs, utility charges, or re-rental expenses permitted by law.

Security deposit forfeiture does not eliminate any additional outstanding rent or charges owed.



10th Baltimore Acquisition, LLC

MOVE-OUT REQUIREMENTS

To avoid penalties, tenants must complete ALL of the following:

1. Submit a written 60-day notice.
2. Receive written confirmation from the Landlord.
3. Follow all move-out cleaning instructions.
4. Return all keys, remotes, access cards, and devices prior to move-out.

LEGAL ENFORCEMENT

This disclaimer is legally binding and enforceable under applicable landlord-tenant, rental, and contract laws.

By residing at the property, the tenant confirms they have read, understood, and accepted this requirement.

LANDLORD INFORMATION

Landlord: 10th Baltimore Acquisition, LLC

Phone: (443) 544-1500

Email: Marylandpropertytys@gmail.com

Office Address: 3 Greenwood Place, Suite 208 · Pikesville, MD 21208

SIGNATURES

Tenant Acknowledgement

Name: Theodore William Robinson

Signature Theodore Robinson

Date 07/30/2026

Name: Shadora Miracle Robinson

Signature Shadora Robinson

Date 07/30/2026

Landlord Acknowledgement

Name: _____

Signature _____

Date _____

Name: _____

Signature _____

Date _____



10th Baltimore Acquisition, LLC

Statement of Property Condition

The property located at: 1031 E Lake Ave Baltimore, MD 21212

The landlord affirms that the dwelling is provided in a safe and habitable condition in compliance with Maryland housing laws.

☐ The tenant confirms that the dwelling is provided in a safe and habitable condition in compliance with Maryland housing laws.

Shadora Robinson

NAME | SIGNATURE | DATE

Shadora Robinson 07/30/2026

Theodore Robinson

Theodore Robinson 07/30/2026

Utility Bills and Property Repairs

UTILITY	PAID BY
HEATING	TENANT
COOKING	TENANT
WATER HEATING	TENANT
ELECTRIC	TENANT
WATER AND SEWER	TENANT
GAS	TENANT
LAWN CARE AND SNOW REMOVAL	TENANT
PROPERTY REPAIRS	RESPONBILITY OF
PROPERTY REPAIRS NOT CAUSED BY TENANT	OWNER
PROPERTY REPAIRS CAUSED BY TENANT	TENANT

Landlord/Agent Signature: _____ Date: _____

Tenant Signature(s): *Shadora Robinson Theodore Robinson* 07/30/2026 07/30/2026
Date: _____



10th Baltimore Acquisition, LLC

Automatic Renewal Clause

This lease includes an automatic renewal provision. In accordance with Maryland law, this provision is stated separately from the remainder of the lease and requires the tenant's separate acknowledgment.

1. Renewal Term

At the expiration of the initial lease term, this lease will automatically renew for a period of:

- Month-to-Month

2. Notice of Termination

Either the Landlord or Tenant may prevent the automatic renewal by providing at least **60 days' written notice** prior to the expiration of the current lease term. Notice must be delivered in writing to the contact information specified in this lease.

Any additional changes to terms or conditions must be agreed upon in writing.

3. Tenant Acknowledgment

By signing below, the tenant acknowledges that they have read, understood, and agreed to the terms of this Automatic Renewal Clause, which is presented separately as required by Maryland law.

Landlord/Agent Signature: _____ Date: _____

Shadora Robinson Theodore Robinson

07/30/2026

07/30/2026

Tenant Signature(s): _____ Date: _____



10th Baltimore Acquisition, LLC

Disclosure of Information on Lead-Based Paint and / or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

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

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

(ii) _____ The landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) ☒ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

Lessee's Acknowledgment (initial)

(c) ☒ Lessee has received copies of all information listed above.

(d) ☒ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Note: Lessor will deliver the pamphlet in a separate correspondence.

Agent's Acknowledgment (initial)

(e) _ 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.

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.

Shadora Robinson Theodore Robinson

Lessor

Date

Lessee

Date

07/30/2026

07/30/2026



10th Baltimore Acquisition, LLC

CONSENT FOR ELECTRONIC COMMUNICATION

The landlord will conduct all legal and formal communication electronically, including messages, AppFolio communications, phone calls, and other electronic means. This electronic communication will encompass notices related to tenancy, property updates, and any other required correspondence. Additionally, this includes notices of intent to file for failure to pay rent and all forms of eviction proceedings, as allowable under Maryland law. By proceeding, tenants acknowledge and agree to receive all communications through these electronic methods as part of their lease agreement.

✓ ☒ ***Opt In***

☐ ***Opt Out***

—

LANDLORD:

10th Baltimore Acquisition, LLC

TENANT: *Shadora Robinson Theodore Robinson*

DATE: 07/30/2026 07/30/2026



10th Baltimore Acquisition, LLC

FOR OFFICE USE ONLY

Address:

1031 E Lake Ave Baltimore, MD 21212

Tenant Names:

Theodore William Robinson, Shadora Miracle Robinson, Tyson Robinson

Phone Numbers:

(443) 467-2890 & (443) 467-6774

Email Addresses:

robinsonshadora@gmail.com & twrj4102@gmail.com

Monthly Payment Method (appfolio, pick-up, office, etc):

AppFolio

Monthly Rent Amount (\$)

\$1,800.00 (One Thousand Eight Hundred Dollars)

Security Deposit Amount Paid and to who:

\$1,800.00 (One Thousand Eight Hundred Dollars)



10th Baltimore Acquisition, LLC

Quick things to note!

Gas and Electricity

- Must be switched to your name before moving in.
- Visit www.bge.com or call BGE Customer Service at 1-800-685-0123 to start service.
- Failure to switch the service may result in a disruption of power and a fine of \$250.

Water and Sewer

- You will receive a bill or an added charge to your online/offline portal/ledger for water usage.

Lawn Care and Maintenance

- Keeping the yard clean and maintained—mowing, trimming, weeding, and removing debris—protects the property, prevents city or county fines, and avoids pest issues or neighbor complaints.

Pest Control & Air Filters

- Tenants must keep the property clean to prevent pests and handle regular pest control. Tenant is also responsible for replacing HVAC air filters at least every 3 months. Neglect may result in additional charges or deductions from the security deposit.

Paying Rent

- Rent is due on the 1st of each month. Grace Period—you have 5 days after the due date to pay without a late fee. After 5 days, late fees are enforced, and continued non-payment can lead to eviction. Plan ahead and communicate if you're having trouble making a payment.

Occupancy Rules

- Each home has a limit on how many people can live there for safety reasons. Overcrowding can lead to fines, legal action, or eviction. Make sure only approved people are living in the unit.

Trash and Rodents

- Always bag and secure trash to prevent rats and pests. Don't leave food or clutter outside.
- Why It Matters—Dirty exteriors or improper trash handling can lead to citations and fines for you or your landlord, so keep trash bins (lid must be closed) in designated areas and put them out only on collection days

Taking care of your rental home benefits everyone. Pay rent on time, keep the place clean, and follow the lease to avoid fines, fees, or legal trouble. If you have any questions, reach out to your landlord or property manager.

We're here to help, so let's work together to make your home a great place to live!

Our number one priority is, you, the tenant, if you have any issue at all, just let us know and we will do our best to help!

Ali Hussein & Muhammad Abdullah
Management
(443) 839-0013
Marylandproperty@gmail.com



10th Baltimore Acquisition, LLC



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:



10th Baltimore Acquisition, LLC



- 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:



10th Baltimore Acquisition, LLC



- 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:



10th Baltimore Acquisition, LLC



- 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.



10th Baltimore Acquisition, LLC



- 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.



10th Baltimore Acquisition, LLC



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.



10th Baltimore Acquisition, LLC



- 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 deposit.
- 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.



10th Baltimore Acquisition, LLC



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.



10th Baltimore Acquisition, LLC



- 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:



10th Baltimore Acquisition, LLC



- 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:



10th Baltimore Acquisition, LLC



- 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)



10th Baltimore Acquisition, LLC



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.



10th Baltimore Acquisition, LLC



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



10th Baltimore Acquisition, LLC



- 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://courts.state.md.us/helpcenter/inperson/dc) (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://ThePeoplesLawLibraryofMaryland.org) (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.