

LEASE AGREEMENT

General Terms

LANDLORD 1610 MCCULLOH LLC

TENANT(s) CONSTANCE HUGGINS HARRIS
GARY LEE STANTON

COSIGNER(s) KAREN E WESTFIELD

LEASED PREMISES

Property Address 2028 Druid Hill Avenue
Apt. # Unit #1
City, State, Zip Baltimore MD 21217

LEASE TERM

Lease Start Date July 24th 2026
Lease Expiration Date July 23rd 2027

CHARGES

Non-Recurring Payments Due at Lease Signing

Security Deposit	\$1,819.00
First Month Rent	\$469.41
Water & Sewer	Included In Rent
Total	<u>\$2,288.41</u>

Recurring Monthly Payments

Base Rent Amount	\$1,819.00
Electric	Paid by Tenant
Gas	Paid by Tenant
Water & Sewer	Paid by Landlord
Total	<u>\$1,819.00</u>

RENT LATE DATE 6th of the Month

COMMON FEES

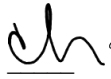
Late Fee 5% of the outstanding balance
Non-sufficient Funds \$75.00

EXHIBITS

Exhibit A - Utility Billing
Exhibit B - Rules and Policies

Your signature below acknowledges your agreement with the charges and terms listed above:

SIGNATURE PAGE FOLLOWS

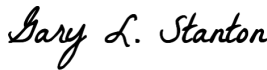
Tenant:  *gary l. stanton*
Landlord:  *KW*

Tenant #1



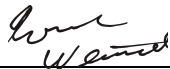
Signature:
Print Name: CONSTANCE HUGGINS HARRIS
Date: 07 / 15 / 2026
SSN: 283-44-0319
Email: constance.harris8813@gmail.com
Phone
Number: 240 353-8418

Tenant #2



Signature:
Print Name: GARY LEE STANTON
Date: 07 / 15 / 2026
SSN: 302-56-7813
Email: garyleestanton@gmail.com
Phone
Number: 202-271-8134

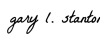
Co-Signer



Signature:
Print Name: KAREN E Karen Westfi
Date: 07 / 15 / 2026
SSN: 28q627196
Email: misskiki1161@gmail.com
Phone
Number: 2162339399

LEASE AGREEMENT FOLLOWS



Tenant: 
Landlord: 


LEASE TERMS AND CONDITIONS

ch
KW
yar
gary l. stanton

This Lease Agreement ("Lease") is made between **1610 MCCULLOH LLC** ("Landlord"), and **CONSTANCE HUGGINS HARRIS** ("Tenant") and **GARY LEE STANTON** and **KAREN E. WESTFIELD** ("Cosigner") and the conveyed possession of **2028 DRUID HILL AVENUE UNIT 1 BALTIMORE MD 21217** ("Leased Premises") to Tenant, subject to the following terms and conditions.

1. **LEASE TERM AND RENEWAL:** The initial term of this Lease begins on **July 24th 2026** ("Lease Start Date") and ends on **July 23rd 2027** ("Lease Expiration Date"), unless, prior to the Lease Expiration Date (a) Landlord and Resident have entered into a written agreement to extend the Contract Term, or (b) Tenant has validly exercised a right to terminate this Contract in accordance with the terms and conditions contained in this Contract. This Lease will automatically change into a month-to-month tenancy, unless Landlord or Tenant serves the other with written notice of termination at least sixty (60) days prior to the Lease Expiration Date if during the initial term, or at least sixty (60) days prior to the date which rent next becomes due if during the renewal term or during month-to-month tenancy ("Advance Notice Deadline"). Such notice must also meet the notice requirements as defined by paragraph 10 of this Lease.
2. **OCCUPANCY AND MULTIPLE TENANTS:** Only those persons identified as Tenant and Occupant on page 1 of this Lease may reside or occupy the Leased Premises. No other individuals may reside or occupy the Leased Premises without the prior written authorization of the Landlord. The Leased Premises will be solely used as a residential dwelling unit by the Tenant and/or Guarantor and/or Occupant and not by any other individual for any other business or commercial purpose. Each Tenant and/or Guarantor and/or Occupant is jointly and severally liable for all Lease obligations. Landlord's requests and notices to any Tenant constitute notice to all Tenants and/or Guarantor and/or Occupants. Notices and requests from any Tenants and/or Guarantor and/or Occupant (including repair requests and entry permissions) constitute notice from all Tenants. In eviction suits, each Tenant is considered the agent of all other Tenants in the Leased Premises for service of process. Security Deposit refunds, if applicable, and deduction itemizations of multiple Tenants will comply with paragraph 13 of this Lease. Notices to terminate or move-out must be signed by all Tenants or it will not be considered valid.
3. **RENT:**
 - a. **Definitions.** "Rent" is defined as all money or amounts, charges, or fees owed or to be paid to Landlord under this Lease, any addenda, or agreement related to the Lease under any applicable law, regulation, or ordinance. Rent shall include, but not be limited, to the following types: (i) "One Time Rent" which are those charges which are defined on page 1 of the Lease as non-recurring; and (ii) "Monthly Rent" defined on page 1 of the Lease as recurring, which includes Base Rent, Pet Rent and Additional Rent, which shall include any other money, amounts or charges Tenant is obligated to pay under the Lease, including, but not limited to, late fees, NSF fees, utility charges, amenity fees, or any other monies owed under the Lease.
 - b. **Rent to be Paid.** Rent shall be payable in advance, without offset, deduction, counterclaim or demand, on or before the first day of each month during the term of this Lease, or renewal thereafter. However, if the Lease Start Date occurs on a day other than the first day of the month, then Tenant shall pay Base Rent for that month in the Prorated Rent amount prior to the signing of the Lease. Rent shall be deemed late if paid after the **5th** day of the month during the term of this Lease where rent is due. Prorated rent will be based on a 30-day month.
 - c. **Waiver of Notice for Non-Payment of Rent.**

NO NOTICE TO QUIT OR OTHER NOTICE TO TENANT WILL BE REQUIRED BEFORE COMMENCING AN ACTION FOR POSSESSION OF THE LEASED PREMISES FOR NON-PAYMENT OF RENT, ANY NOTICE TO QUIT OR OTHER NOTICE BEING EXPRESSLY WAIVED BY TENANT.

TENANT INITIALS: ch gary l. stanton

Tenant: ch
Landlord: yar gary l. stanton

- d. **Rent Increase and Lease Changes.** No rent increases or Lease changes are allowed prior to the expiration of the initial term, except for changes authorized by a written addendum or amendment signed by Landlord and Tenant or by reasonable changes of all the Rules and Regulations set forth in this agreement.

If at least thirty (30) days before the Advance Notice Deadline, referred to in paragraph 1 of this Lease or within ninety (90) days notice, Landlord provides written notice of rent increases or Lease changes effective when the initial or renewal term ends, the Lease will automatically continue month-to-month (with the increased rent or Lease changes). The modified Lease will begin on the date stated in the notice (without necessity of Tenant's signature) unless Tenant provides proper termination notice as required by paragraph 1 of this Lease.

Acknowledgment of Notice of Exemption.

TENANT ACKNOWLEDGES THAT, PRIOR TO EXECUTING THE LEASE, TENANT WAS INFORMED OF POTENTIAL RENT INCREASES. TO THE EXTENT THAT THE PREMISES ARE NOT REGULATED BY THE RENT STABILIZATION PROGRAM.

TENANT INITIALS:  *gary l. stanton*

4. **KEYS:** Prior to or at the time of move-in, Tenant will be provided by Landlord with only three (3) sets of entrance keys for the Leased Premises. The keys that are provided by Landlord are the only set that will be provided during the term of the Lease. Tenant is strictly prohibited from replacing or changing the locks without Landlord's written consent. All keys must be returned upon move out. In the event that the keys provided are lost, stolen, misplaced or additional copies are requested for any reason, or any entry locks are replaced or changed at any time, the following charges and fees will apply per item to compensate Landlord for time, materials and labor:

\$100.00 Entrance Key **\$200.00** Per Entrance Lock

5. **PAYMENT:**

- a. **Form of Payment.** All payments for Rent or any other amounts due under this Lease, must be made using the Landlord's Online Portal and ACH Payment System ("Online Portal") as specified by subparagraph 5(a)(i) of this Lease. If Tenant opts out of the Online Portal by written notice to Landlord, Tenant shall make all payments for Rent and any other amounts due under this Lease by certified funds, money order, or by any other method or fashion required by Landlord, at its sole and absolute discretion. Acceptance of payment in any form other than the form defined by this Lease or required by Landlord shall not constitute a waiver of Landlord's right to demand payments in a particular fashion. Landlord, in its sole discretion and without cause, may prohibit Tenant's ability to make payment by check, or in any other form, and may require payment for any amounts due under this Lease be made by certified check, money order or in any other form as required by Landlord.
- i. **Landlord's Online Portal and ACH Payment System.** Landlord maintains an online Portal and ACH Payment System for the Leased Premises. This website provides access to information regarding the electronic and automatic payment options for Rent. Tenant must enroll in the Online Portal within fifteen (15) days of executing this Lease so as to ensure timely future payment. Tenant must elect one-time or recurring payments for Rent and will be bound by the general terms and conditions of either election, which is listed at length on the Online Portal and incorporated herein as if set forth at length herein. Tenant understands and acknowledges that: (1) Landlord is not required to accept any other form of payment from Tenant unless required by law; and (2) Landlord reserves the right at its discretion to authorize or prohibit the access and use of the Online Portal and require Tenant to make payment through any method or fashion as demanded.

TENANT INITIALS:  *gary l. stanton*

Tenant:  *gary l. stanton*
Landlord:  *gary l. stanton*

- b. **Independent Covenant/Without Reduction.** Tenant's obligation to pay each amount of Rent is an independent covenant of this Lease. Rent is due without any reduction, or deduction from it.
- c. **Application of Payment.** Landlord reserves the right to apply payments for any amount received, including, but not limited to Rent and Security Deposit, pursuant to its accounting policy. For instance, Landlord may apply the most recent payment by Tenant to the oldest balance owed on Tenant's account.
- d. **Endorsements or Other Writings on Check.** Landlord also may, in its sole and absolute discretion and without notice, apply any payment Tenant makes to any Rent or other balance owed, regardless of any notation by Tenant on the payment. No endorsement or statements on any payment, check, nor any letter accompanying any check or payment as rent shall be considered a settlement or an agreement with the Landlord. The Landlord may accept such check or payment without prejudice to the Landlord's right to recover the balance of such amounts owed or pursue any other remedy permitted by law.
- e. **Late Charge.** If Tenant fails to timely pay Rent in full before the **6th** day of the month, Tenant will be charged a late fee of (5.0%) of Monthly Rent. All late charges are immediately due as Rent. Payment for Rent and late charge must be in the form of a money order, cashier's check or certified check. The fact that a late charge is not assessed until the **11th** day of the month does not constitute a grace period for the payment of Rent as Rent is due on the first day of each calendar month. Landlord may not apply late fees to the rent until the tenant is more than 10 days past due with the rent.
- f. **Returned Check.** If any of check, draft, order, or payment is refused or returned for any reason, including, but not limited to, lack of funds or credit, or because of a stop-payment order, Tenant shall pay Landlord a processing charge of **Seventy-Five Dollars (\$75.00)** for each check returned instrument, as well as any other charges permitted under the law, including, but not limited to, any fee charged by Landlords' bank or other depository for the protest or bad check return fee. This charge shall be in addition to any late fee that may also be due. The returned check charge is due with the redeeming payment. Should any check be returned for any reason, Landlord reserves the right, in its sole discretion, to require any future payments be made by money order, bank check, or bank certified check or in any other form as required by Landlord.

~~6. **EARLY TERMINATION OPTION:** Notwithstanding anything to the contrary contained in this Lease, provided Tenant is not then in default under this Lease and is otherwise then in compliance with this Lease (both at the time of giving notice and at the date of termination), and provided that a condition does not then exist (both at the time of giving notice and at the date of termination) that with the passage of time or giving of notice, or both, would cause Tenant to be in default under this Contract, Tenant shall have the right to terminate this Contract by providing written notice to Landlord (the "Early Termination Notice") of such termination and paying to Landlord the No-Cause Termination Fee of (a) the total Monthly Installments for the remainder Lease Term, or (b) the total Monthly Installments for a period of six (6) months. The effective termination date of this Lease shall be the date that is sixty (60) days from and after Landlord's receipt of the Early Termination Notice, provided that Tenant has paid the No-Cause Termination Fee to Landlord as of such date. Should Tenant fail to pay the No-Cause Termination Fee or otherwise fail to satisfy the terms and conditions set forth above, the Early Termination Notice shall be deemed null and void and this Contract shall continue in full force and effect.~~

- 7. **ANIMALS:** No animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the Leased Premises unless the Landlord has provided its prior written authorization. Any such authorization will be in the form of and subject to the terms of a separate Addendum as provided by the Landlord. If the Landlord authorizes an animal, Tenant shall deliver signature to the Addendum and pay a non-refundable animal fee along with any other additional rents, fees or charges as authorized by the Addendum. Tenant shall immediately remove any unauthorized animal from the Leased Premises. Landlord will authorize a service animal for a disabled (handicapped) person upon written request

and proof of need for accommodation. Landlord may require a written statement from a qualified professional verifying the need for the service animal. Tenant must not feed stray or wild animals in the Leased Premises.

8. **AMENITIES:** Tenant agrees to follow all rules and procedures adopted by Landlord pertaining to the amenities, which may include, but are not limited to the washer/dryer units (the "Laundry Machines") or any other amenity facility or services offered by Landlord (collectively the "Amenities"). Tenant agrees that the use or receipt of any Amenities by Tenant, Tenant's occupants, guests, invitees or guests or invitees of Tenant's occupants or guests, is done so at such person's own risk and sole responsibility and will be subject to the rules governing such Amenities. Landlord does not assume responsibility for any accident, personal injury or damage in connection with such use. Tenant agrees to comply with all rules, regulations and procedures adopted by Landlord regarding the availability, access, use and operation of all Amenities by Tenant, Tenant's occupants, guests, invitees or guests or invitees of Tenant's occupants or guests and failure to comply with all such rules, regulations and procedures, shall be a material breach of this Lease.
9. **SURVIVAL UPON DEFAULT:** If Landlord commences steps to regain possession of the Leased Premises pursuant to the applicable law or as a result of Tenant's breach of any provision of the Lease or law, Tenant shall remain liable to Landlord for Rent, damages and any other obligation under the Lease or as recognized under the applicable law, including, but not limited to, Rent that would have occurred through the expiration of the lease term then in effect, or until a new lease is executed and new Tenant performs its duties to make rental payments, whichever occurs first and damages incurred by Landlord by reason of Tenant's breach, including the costs of recovering the Leased Premises. Neither Landlord's retaking of possession of the Leased Premises after Tenant's abandonment or after Landlord obtains possession by the Court due to Tenant's breach, shall be construed as an election by Landlord to terminate Tenant's contractual obligations under the Lease, unless Landlord serves written notice of termination of Lease upon Tenant.
10. **MOVE OUT NOTICE AND PROCEDURE:** Before moving out, Tenant must serve Landlord with advance written move-out notice signed by all Tenants that meet the conditions provided per the Lease Agreement Addendum Requirements upon Moving Out at End of Lease. Tenant's move-out notice will not release Tenant from liability for the full term of the Lease or any renewal term and Tenant will still be liable under the Lease through the applicable term as described in paragraph 1 of this Lease unless any contrary is specified in paragraph 1 of the Lease. **MOVE-OUT NOTICE MUST COMPLY WITH EACH OF THE FOLLOWING:** (a) The move-out notice must be in writing. **Oral move-out notice will not be accepted and will not terminate your Lease;** (b) The move-out notice must not propose a move-out date sooner than the end of the initial term or renewal term; (c) The move-out date in your notice must be either the last day of the month or the exact day designated in your notice, provided such date is at least sixty (60) days prior to the date which rent next becomes due if during the renewal term or during month-to-month tenancy; and (d) Landlord must receive advanced written notice of the proposed move-out date. The Advance Notice Deadline must be at least the number of days' notice required in paragraph 1. **NOTICE IS NOT ACCEPTABLE IF IT DOES NOT COMPLY WITH ALL OF THE ABOVE.** Tenant must obtain written acknowledgement from the Landlord of receipt of move-out notice. Landlord will provide you with the same Advance Notice Deadline to terminate the Lease, unless Tenant is in default. If the move out notice is served according to the requirements, then the move-out date cannot be changed, and Tenant must move-out by the date described in the notice, unless Landlord and Tenant both agree in writing. Tenant has no right to terminate the Lease or Tenant's liability under the Lease unless notice is served pursuant to the requirements of this paragraph and paragraph 1 of this Lease. Tenant will remain liable for the entire Lease Term if the proposed move-out date is defective, or the Tenant moves prior to the date that Tenant remains rent responsible through. If Tenant provides a defective notice to terminate, Landlord may rely on that document to require Tenant to vacate the Leased Premises but may also continue to hold Tenant liable under the Lease term then in effect.

The move-out date cannot be changed unless Landlord and all Tenants agree in writing. Tenant will not move-out before the last day of the end of the Lease Term unless all rent for the remaining term is paid in full. Early move-out may result in re-letting charges. Tenant is prohibited by law from applying any security deposit to rent. All Tenants, guests, and Occupants must vacate the premises on or before the move-out date specified in the notice move-out. Tenant must give Landlord and the U.S. Postal Service, in writing, Tenant's forwarding address.

Tenant:  *gary l. stanton*
Landlord: 

Tenant shall **thoroughly** clean the Leased Premises, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms prior to move-out. Tenant must also follow move-out cleaning instructions provided in the Lease Agreement Addendum Requirements upon Moving Out at End of Lease. If Tenant does not clean adequately, Tenant will be liable for all reasonable cleaning charges – including, but not limited to, charges for cleaning carpets, draperies, furniture, walls, etc. that are soiled beyond normal wear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse) as more thoroughly described in the attachment and addendum to this Lease.

If Tenant notifies Landlord in writing prior to the proposed move-out date of an intention to move and the date of the move, Tenant may be present during the inspection of the Leased Premises if Tenant provides a written request to be present at the inspection (unless Tenant has been evicted, ejected, or abandoned the Leased Premises). After receiving the move-out notice and the request to be present for the inspection, Landlord will inform Tenant in writing of the time and date on which the inspection will occur. Landlord's representative has no authority to bind or limit Landlord regarding deductions for repairs, damages or charges. Any statements or estimates by Landlord's representatives are subject to correction, modification, or approval/disapproval before final refunding or accounting.

11. **DISPOSAL OF PROPERTY:** If any items of personal property are abandoned in the Leased Premises, or in any storage area provided by Landlord, or on any other portion of Landlord's property, then Landlord may consider such personal property abandoned and Landlord may dispose of the personal property as the Landlord sees fit or appropriate, pursuant to the applicable law.

12. **NOTICE:** All notices between the parties shall be in writing and must be served pursuant to this Lease and the applicable law. Any notice which either party may or is required to give, may be given to the following addresses:

To the Landlord: **1610 MCCULLOH LLC
3717 BOSTON ST #365 BALTIMORE MD 21224**

To the Lessee: **CONSTANCE HARRIS AND GARY STANTON
2028 DRUID HILL AVENUE UNIT 1 BALTIMORE MD 21217**

13. **SECURITY DEPOSIT:** The Security Deposit amount is defined on page 1 of this Lease and, if applicable, includes the Animal Deposit (if any).

- a. **Delivery of Security Deposit.** Tenant shall deliver the Security Deposit to Landlord prior to executing this Lease or taking possession of the Leased Premises. Tenant's failure to deliver the Security Deposit shall constitute a material breach of this Lease and Landlord may exercise any and all of its rights under the Lease and applicable law to recover the Security Deposit payment. Tenant's execution of the Lease and/or Landlord's delivery of possession to Tenant does not constitute evidence of payment of the Security Deposit. If Landlord disputes receipt of delivery of the Security Deposit, Tenant maintains the burden to prove such delivery.
- b. **Deductions and Other Charges.** Tenant will be liable for the following charges, if applicable: unpaid rent; unpaid utilities; un-reimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of Landlord's property that was in or attached to the Leased Premises and is missing; replacing missing smoke detector batteries; trips to let in company representatives to remove Tenant's telephone or TV cable services or rental items (if Tenant so requests or has moved out); unreturned keys; missing light bulbs; removing or re-keying unauthorized security devices or alarm systems; agreed re-letting charges; packing, removing, or storing property removed or stored by Landlord; removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security alarm charges unless due to Landlord's negligence; animal-related charges; government fees or fines against Landlord for violation (by Tenant, or Tenant's occupants or guests) of local ordinances relating to smoke detectors, false alarms, recycling or other matters; late payment and returned check charges;

Tenant:  Gary L. Stanton
Landlord:  YEV

a charge (not to exceed \$100.00) for Landlord's time and inconvenience or expenses actually incurred in Landlord's lawful removal of an animal or in any valid eviction proceeding against Tenant, plus reasonable attorneys' fees, court costs, and filing fees actually paid (if awarded by a court); and other sums due under this Lease. Tenant will be liable for charges for replacing all keys and access devices provided at move-in or during the tenancy if Tenant fails to return them on or before Tenant's actual move-out date and any other amounts as authorized by the applicable law.

- c. **Security Deposit Return.** Landlord will mail Tenant security deposit refund (less lawful deductions) and an itemized accounting of any deductions by first class mail to Tenant's last known address no later than thirty days (30) days after termination of the tenancy unless statutes provide otherwise.

14. UTILITIES

- a. **Landlord's Responsibility:** Unless included in rent, Tenant shall reimburse Landlord at cost, monthly, for any and all water and sewer charges related to Tenant's use of the Lease Premises. Notwithstanding Landlord's responsibility for the administration of payment of all water and sewer charges on behalf of Tenant for Leased Premises, Tenant shall be responsible for reimbursement of all charges related to Tenant's use of water and sewer at the Leased Premises. Water and sewer charges related to Tenant's use of the Lease Premises is included in Monthly Rent based on the occupancy of two (2) persons only. In the event Tenant has occupancy more than two (2) persons, Landlord reserves the right to charge additional rent in the form of water and sewer charges. Tenant agrees to dispose of all trash and debris in the appropriate container provided by Baltimore City Department of Public Works.
- b. **Tenant's Responsibility:** Tenant shall be solely responsible for all utilities for the Leased Premises for which responsibility is not expressly assumed in full by Landlord as set forth in paragraph 14(a). Tenant shall also be responsible for any and all snow and ice removal and landscaping maintenance and Tenant shall indemnify, defend and hold Landlord harmless against all claims of loss, injury or damages to property or person arising from Tenant or Tenant's occupant/guest's activity at or use of the Leased Premises. Tenant shall, on their own and at their sole expense, promptly contact the local electric utility and gas utility to establish an account in Tenant's name for the provision of electric and gas service to the Leased Premises. Tenant shall make any required deposits for electricity and gas services to the premises and pay all electric and gas bills as they become due. Tenant shall ensure that the start date for each such account is the Tenant's move-in date. In the event Tenant fails to timely establish utility/services (or utilities/services are transferred back to Landlord during the term), Landlord may charge Tenant for any utility/service billed to Landlord with respect to the Leased Premises and may charge a reasonable administration fee (for each month or part thereof) for billing of the utility service in the amount of **20% of the total bill.** Tenant agrees to have electrical utility and gas utility services turned on for the entire tenancy period of this lease.

TENANT INITIALS  *gary l. stanton*

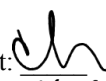
- c. **Utility Charges.** Utilities are to be obtained and paid for by either the Landlord or Tenant using the methods listed above and as set forth in Exhibit A. Landlord may modify the methods used to furnish utilities to the Leased Premises or to calculate any utilities charges after providing written notice at least thirty (30) days in advance of the modification. Landlord may increase any utility fee (if applicable) no more than once per year, to an amount determined and at the sole discretion of Landlord, with a thirty (30) day notice.
- d. **Billing Company.** Landlord reserves the right to use a third-party provider to perform allocation, billing and related services for some or all utility charges.
- e. **Other Terms.** Landlord will not be liable for any interruption, outage or fluctuation of any utilities to the Leased Premises, or any resulting damages or losses. Tenant must not allow utilities to be

Tenant:  *gary l. stanton*
Landlord: 

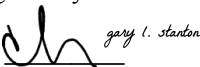
disconnected – including disconnection for not paying bills – until the Lease Term or renewal period ends. Utilities may only be used by Tenant for normal household purposes and must not be wasted. Landlord has no obligation or duty to pay Tenant's utility bills. However, if Landlord chooses to make such payments, Landlord will add the amount of payment to Tenant's Rent and treat such payment as Rent for all purposes, including seeking possession of the Leased Premises for nonpayment of Rent. Tenant shall conserve energy and water. **There shall be no heating the Leased Premises by kerosene stoves or lighting by lamps other than electric. Landlord may at any time, to the extent permitted by law, change the utility provider for any utilities furnished to all or any portion of the Leased Premises.**

15. **DELIVERY OF POSSESSION:** Possession will be delivered to Tenant by the Lease Start Date. If Landlord fails to deliver possession to Tenant, Landlord will not be liable to Tenant unless Landlord willfully fails to deliver the Leased Premises and Landlord's failure to deliver is in bad faith. During the delay, rent will abate for each day of the delay and Tenant may terminate the Lease upon at least five (5) days' written notice to Landlord.
16. **RULES AND POLICIES:** Tenant, and Tenant's occupants, guests and invitees shall adhere and comply with the Rules and Policies as set forth in Exhibit B, the terms of which are hereby made a part of the Lease. Failure to comply with any Rule or Policy is a material breach of this Lease.
17. **CONDITION OF PREMISES:** Tenant accepts the Leased Premises and the fixtures located therein in its "as is" condition at the time Tenant takes possession. Landlord disclaims all implied warranties including, but not limited to, habitability and quiet enjoyment. The Leased Premises is considered to be in a clean, safe and good working condition at the time Tenant takes possession. Upon delivery of possession to Tenant, Landlord will provide Tenant with Move-In Inspection Report form. Within seven (7) days of possession being delivered, Tenant must sign and deliver to Landlord the Move-In Inspection Report which itemizes the condition and all damages (if applicable) to the Leased Premises at the time possession was delivered to Tenant. Damages and defects not itemized will be presumed to have occurred during Tenant's tenancy. If Tenant disagrees with the condition described in the Move-In Inspection Report, then within seven (7) days of actual receipt, Tenant will notify Landlord of Tenant's disagreement. If Tenant does not deliver to Landlord the itemization within seven (7) days after delivery of possession, the Leased Premises will be deemed accepted by Tenant and to not have any damages or defects. Acceptance of possession is conclusive evidence that Tenant accepts the Leased Premises in good and satisfactory condition, except as set forth in the Move-In Inspection Report. Tenant acknowledges that the Leased Premises has a working smoke detector. The Landlord has made no representations or promises with respect to the Leased Premises, except as set forth in the Lease and the Move-In Inspection Report. Tenant will maintain the Leased Premises in the same condition as when Tenant took possession, subject to reasonable wear and tear and will maintain any areas of private use or fixtures found in the Leased Premises in a clean and safe condition and will not commit waste in the Leased Premises. Tenant is encouraged to use cleaning products that are "green"- i.e., reduce health and environmental impact as compared to others. Tenant must dispose of trash at least weekly in appropriate receptacles in accordance with local ordinances and keep the Leased Premises free of rubbish or other waste. Tenant is prohibited from keeping any trash, waste or other items on or in any common area of the Leased Premises and must dispose of trash in residential trash containers/bins.

Tenant must use customary diligence in maintaining the Leased Premises and not damaging or littering the common areas. Unless authorized by statute or by Landlord in writing, Tenant must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter the Leased Premises. No holes or stickers are allowed inside or outside the Leased Premises. A reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls is permitted, unless otherwise stated in the Rules and Policies. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or re-keying is permitted unless statutorily allowed or advanced written consent has been given by Landlord. Tenant shall not alter, damage, or remove Landlord's property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. When Tenant moves in, Landlord will supply light bulbs for fixtures Landlord furnishes, including exterior fixtures operated from inside the Leased Premises. For as long as Tenant resides in the Leased Premises, Tenant will replace light bulbs at Tenant's expense with bulbs of the same type and

Tenant:  Gary L. Stanton
Landlord: 

wattage. Tenant improvements to the property are deemed fixtures (whether with or without Landlord consent) and become the Landlord's unless otherwise agreed by Landlord in writing.

TENANT INITIALS:  *gary l. stanton*

18. **DAMAGE TO THE LEASED PREMISES:** Tenant shall promptly notify Landlord in writing of any damage to the Leased Premises, including, but not limited to, those damages arising from Tenant or Tenant's occupants/guests acts or neglect or arising from other causes. Such notice must be in writing. Tenant's failure to promptly notify Landlord of any such damage in writing will waive Tenant's rights to claim against Landlord and Tenant will hold Landlord harmless for any damage to Tenant or Tenant's personal property. If Landlord determines the damages are such that the Lease can continue, Landlord will make repairs as required under applicable law. Tenant shall pay and/or reimburse Landlord for the cost of all repairs and damages caused by the Tenant or Tenant's occupants/guests actions or negligence and/or Tenant's failure to timely notify Landlord of the damage or condition. Rent will not abate if Landlord, in its sole opinion, determines the Leased Premises can only be effectively remedied by Tenant temporarily relocating. If the Leased Premises is damaged or destroyed by fire or other casualty and Landlord determines (i) that Tenant's enjoyment of the Leased Premises is substantially impaired and (ii) the repairs required can only be accomplished by Tenant vacating the Leased Premises, Landlord may terminate the Lease by providing Tenant with written notice of intent to terminate the Lease.
19. **INSURANCE:** Tenant agrees that Tenant and Tenant's occupants/guests assume the risk of any loss of or damage to personal property kept in the Leased Premises. Tenant waives and releases Landlord from all claims against Landlord with respect to any loss of or damage to personal property kept in the Leased Premises. Tenant is required to maintain renters' insurance for Tenant's personal property, and Landlord requires such insurance in a minimum amount equal to the value of Tenant's personal property.

Tenant must, at Tenant's own expense during the Lease Term and any extension, maintain renter's liability insurance ("Liability Insurance") throughout Tenant's tenancy at the Leased Premises, in the amount of not less than \$100,000.00 to protect Tenant and Tenant's occupants/guests against personal liability for losses incurred by third parties resulting from property damage and injury or death to third persons. The Liability Insurance policy must provide coverage protecting Landlord against damage to Landlord's property, personal liability for claims of third persons based on damage to their property or injury or death, and Landlord's attorneys' fees and costs, resulting from Tenant or Tenant's occupant/guest's negligent acts or omissions in or about the Leased Premises. Liability Insurance must be provided by an insurance company authorized or admitted to do business in the state where the Leased Premises is located in. Tenant must provide Landlord with evidence of insurance for Liability Insurance, before the Lease Start Date under this Lease and, if Tenant accepts a Renewal Offer, before the start date of any new lease. If Tenant fails to provide the required evidence of insurance before the aforementioned dates, or if Liability Insurance lapses or is suspended or cancelled, such failure, lapse, suspension or cancellation will constitute a material breach of the Lease and Landlord may exercise any and all legal remedies. Tenant shall direct Tenant's insurance company to immediately notify Landlord in writing of any cancellation, suspension, or lapse of Liability Insurance. Tenant's right to possession of the Leased Premises is contingent upon Tenant obtaining and maintaining Liability Insurance.

TENANT INITIALS:  *gary l. stanton*

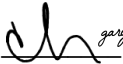
20. **WARRANTY OF HABITABILITY:** Landlord warrants the Leased Premises is habitable. Landlord shall be exempt from any liability for damage or injury to person or property, or resulting from any cause whatsoever, unless the damage or injury is caused by the Landlord's intentional act or negligence. If services become interrupted due to the necessity of repair or some unanticipated event not reasonably within Landlord's control, Landlord will make every reasonable effort within its control to restore service. In that event, Landlord shall not be liable to Tenant for the interruption of services.
21. **ALTERATIONS AND IMPROVEMENTS:** Tenant is strictly prohibited from altering or improving any portion of the Leased Premises. A non-exhaustive list of examples of prohibited alterations and improvements include, but are not limited to: (a) installation of any additional locks; (b) changes in plumbing, electrical or heating systems; (c) installation, use or storage in the Leased Premises of any

Tenant:  *gary l. stanton*
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waterbeds, clothes dryer, air conditioning, satellite/television antennas, space heaters, propane heaters or any type of portable apartment heater, or permanent heaters; (d) constructing or building anything within the Leased Premises that violates housing or building regulations, or any applicable law, regulation or policy. Alterations or improvements may only be made upon the prior written consent of the Landlord. All alterations and improvements will be at Tenant's sole cost and expense. All fixture improvements will become Landlord's property and will be surrendered with the Leased Premises at the termination of the Lease.

22. **TENANT REPRESENTATIONS:** Tenant acknowledges making certain representations to Landlord about Tenant and or Occupant's credit history, rental history, financial affairs and other information in the rental application or otherwise and that Landlord relied upon such information in determining to lease to Tenant. Tenant warrants that such representations are truthful and accurate. In the event any information is untrue, misleading or incomplete, Landlord shall become immediately entitled to possession of the Leased Premises and may recover any and all of its damages as permitted by the applicable law, including, but not limited to, reasonable attorneys' fees relating to such misrepresentations and may keep any and all deposits, as permitted by law. In the case of Bond Financed or affordable housing communities, Tenant certifies the accuracy of the statements made in the Income Certification, (a) agrees that the family income, family composition and the other eligibility requirements are deemed material obligations of residency, (b) agrees that Tenant will comply promptly with all requests for information from the Landlord, and (c) agrees Tenant's failure or refusal to comply with these provisions is a material breach of the Lease and provides Landlord with the right to exercise all available remedies against Tenant, including commencing action to regain possession of the Leased Premises.

23. **SMOKE DETECTORS:** For as long as Tenant resides in the Leased Premises, Tenant must pay for and replace dead or missing smoke detector batteries at Tenant's expense. If hard-wired backup has been installed, to the extent Tenant is responsible, electrical service to the Leased Premises must be maintained at all times. **Tenant must immediately report smoke detector malfunctions to Landlord.** Neither Tenant nor others may disable smoke detectors. If Tenant damages or disables a smoke detector, or if Tenant removes a smoke detector battery without replacing it with a working battery or fails to replace a dead battery or report malfunctions to Landlord, Tenant may be liable to Landlord for all amounts authorized by state statute, plus actual damages, and attorneys' fees for any loss, damage, or fines from fire, smoke, or water. Such action will be deemed a material, non-remedial default under this Lease entitling Landlord to terminate this Lease and obtain possession of the Leased Premises.

TENANT INITIALS:  *gary l. stanton*

Tenant agrees to abide by the terms of paragraph 23 of the Lease concerning Smoke Detectors and or any other applicable laws or requirements.

24. **RIGHT TO ENTER:** If Tenant or any guest or occupant is present, then repairers, servicers, contractors, Landlord's representatives or other persons listed in Paragraph 24(b) below may peacefully enter the Leased Premises at reasonable times for the purposes listed in Paragraph 24(b) below. If nobody is in the Leased Premises, such persons may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary in emergencies) if:

- a. written notice of the entry is left in a conspicuous place in the Leased Premises immediately after the entry; and
- b. entry is for: responding to Tenant's request; making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; changing filters; testing or replacing smoke-detector batteries; retrieving unreturned tools, equipment or appliances; leaving notices; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or security devices; removing or re-keying unauthorized security devices; inspecting when immediate danger to person or property is reasonably suspected; allowing persons to enter as Tenant authorized in Tenant's rental application (if a Tenant dies, or is incarcerated, etc); allowing entry by a law officer with a search or arrest warrant, or in hot pursuit; showing the Leased Premises to prospective residents (after move out or vacate notice has been given); showing the Leased

Tenant  *gary l. stanton*
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Premises to government inspectors for the limited purpose of determining housing and fire ordinance compliance by Landlord and to lenders, appraisers, contractors, prospective buyers, or insurance agents; or in connection with inspection, response to, or compliance with any citation for any alleged housing code violation.

- c. Landlord may enter the Leased Premises after due notice to Tenant and without reasonable objection during business hours. If practical under the circumstances, Landlord will attempt to provide at least twenty-four (24) hours advance written notice of its intent to enter for the above purposes. Landlord may enter the Leased Premises immediately without notice under the following circumstances: an emergency situation; when Landlord has good cause to believe Tenant may have damaged the Leased Premises; if Landlord reasonably believes Tenant is in violation of federal, state or county laws; to stop excessive or unreasonable noise that is disturbing the quiet enjoyment of other residents; to remove health or safety hazards or; to deal with or respond to any situation which is of immediate threat or danger to the health, safety or welfare of our residents or their property, an animal, or the Leased Premises.
- d. Tenant is deemed to have given Landlord permission to enter the Leased Premises in connection with any request for services, maintenance, or repairs or to respond to housing code complaints. Tenant agrees to cooperate fully in providing Landlord access to the Leased Premises for the same without delay or interference.

25. LANDLORD LIABILITY: Landlord is not liable to Tenant, Tenant's occupant, guest, invitees and or agents for any damages or losses to person or property caused by any other Tenant or any other third party on the Leased Premises. Tenant shall indemnify, defend and hold Landlord harmless against all claims of loss, injury or damages to property or person arising from Tenant or Tenant's occupant/guest's activity at or use of the Leased Premises. Landlord is not liable to Tenant, Tenant's occupant, guest, invitees and or agents for personal injury or damage or loss of personal property from fire, smoke, rain, flood, water leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, acts of terrorism, theft, vandalism, breakage or malfunction of any pipes, plumbing fixtures, air conditioner, or appliances, Tenant's negligence for snow and ice removal, unless required by law. Landlord is not liable to Tenant for any loss, injury or damage due to interruption or curtailment of heat, hot water, air conditioning, or any other service furnished to Tenant, unless as required by law. If any of Landlord's agents (including employees) render services to Tenant upon Tenant's request (such as moving automobiles, handling furniture, cleaning, or any other services not contemplated in this Lease), such persons will be deemed the agent or employee of Tenant (and not Landlord) regardless of whether payment is made for such service, Tenant agrees to indemnify (reimburse if necessary) and hold Landlord harmless from all losses suffered by Tenant or by any other person in such circumstances.

26. SECURITY AND SAFETY ACKNOWLEDGMENT: Tenant and Tenant's occupant/guests must exercise due care for safety and security. Landlord does not promise or guarantee the safety or security of Tenant's person or property against criminal actions of any third parties. The responsibility of protecting the Tenant, Tenant's occupants, guests, agents and invitees from acts of crime is solely Tenant's responsibility and law enforcement agencies. Landlord does not warrant or imply that access controls, alarm systems, devices, locks or personnel employed at the Leased Premises, if any, will be operational at any given point in time or will discourage or prevent breaches of security, intrusions, thefts, vandalism, mischief or incidents of violent crime. Further, Landlord reserves the right to reduce, modify or eliminate any access control, alarm system, device or personnel (other than those statutorily required) at any time. Tenant agrees that such action will not be a breach of any obligation or warranty of Landlord. Tenant shall promptly notify Landlord in writing of any problem, malfunction or failure of lights, door locks, window latches, controlled access gates, intrusion alarms, and any other access control system. Tenant acknowledges that Tenant received no representation or warranties, either expressed or implied, as to any security or any access control system on the Leased Premises. Landlord has not represented nor implied that the security of any person or property was or is provided or that the Leased Premises and/or surrounding neighborhood has been or will be free of crime. Tenant agrees Landlord will not be liable for any claim that security or access control system was not provided or was inadequately provided. Tenant shall release and hold Landlord harmless from all claims arising out of criminal acts of third parties. Tenant acknowledges that this will be binding on Tenant's heirs, successors and assigns. Nothing in this paragraph purports to modify any obligation or duty owed by Landlord to Tenant under the applicable law.

27. **MATERIALS IN THE LEASED PREMISES:** Landlord has not conducted any investigation of the possibility of health related risks associated with electromagnetic field, water quality, air pollution, and the like. Tenant acknowledges that it is Tenant's responsibility to conduct Tenant's own investigation to satisfy Tenant, prior to entering into the Lease, of such risks. As additional consideration for Landlord entering into the Lease, Tenant, for Tenant, Tenant's heirs, successors, assigns, agents, guests, licenses, invites and all others claiming by, through or under Tenant, or who may live in, occupy or use the Leased Premises, hereby (a) expressly assume and accept all risks related to the presence in or near the Leased Premises of potentially detrimental health-affecting substances or forms of energy; (b) waives all claims and causes of action of any kind, at law or in equity, whether arising by stature, ordinance, rule, regulation, or otherwise against the Landlord, its respective agents, principals, employees, legal representatives, affiliates, assignees, successors, partners, shareholders, officers and directors with respect to any real or alleged health hazard related to the presence in or near the Leased Premises of materials containing or emitting potentially health-affecting substances; and (c) agree to defend, indemnify and hold harmless Landlord against all claims, causes of action, liabilities losses, damages and expenses of any kind, including but not limited to, attorney's fees and litigation costs at both the trial and appellate levels, that Landlord may incur by reason of claims asserted against them that arise out of or are based upon potentially health affecting substances or forms of energy brought, or allowed to be brought, into, or occurring in, near or around the Leased Premises by Tenant, Tenant's occupants/guests, agents or by any other person living in, occupying, visiting or using the Leased Premises. Nothing in this paragraph purports to modify any obligation or duty owed by Landlord under applicable law.

TENANT INITIALS:  *gary l. stanton*

28. **HAZARDOUS MATERIALS:** Tenant may not bring any hazardous or toxic materials onto the Leased Premises. If Tenant's transportation, storage, use or disposal of hazardous or toxic materials on the Leased Premises results in contamination of the soil or surface or groundwater, or loss or damage to person(s) or property, then Tenant agrees to: (1) notify Landlord immediately of any contamination, claim of contamination, loss or damage, (2) after consultation and approval by Landlord clean up, at Tenant's cost, the contamination in full compliance with all applicable statutes, regulations and standards, and (3) indemnify, defend and hold Landlord harmless from and against any claims, causes of action, penalties, costs and fees, including reasonable attorney's fees and consulting fees arising from or connected with any such contamination, claim of contamination, loss or damage. This provision will survive the expiration or termination of this Lease.
29. **CONDEMNATION:** If the whole or any part of the Leased Premises shall be taken or condemned for any public or quasi-public use or purpose, the term and all rights of the Tenant under the Lease (other than the right of Tenant to seek a partial refund of the current month's rent) shall terminate on the date of the title vesting in the condemnation. Landlord may terminate this Lease upon ten (10) days' notice to Tenant. If the Lease is terminated, Landlord shall refund prorated rent and all deposits, less deductions. Award or awards shall be the property of Landlord without apportionment, and the Tenant assigns to the Landlord any and all interest, which the Tenant might have in and to such award or awards.
30. **ILLEGAL ACTIVITY:** Neither Tenant, Tenant's occupants, guests, invitees, family nor agents will engage in, conspire or facilitate any criminal activity or drug activity. Landlord reserves the right under applicable law to immediately terminate the Lease for any criminal activity that threatens health or safety or any illegal drug-related activity, including, but not limited to, possessing or possessing with the intent to distribute or distributing, manufacturing marijuana or any unlawful controlled dangerous substance or as the term is defined in the criminal statutes of the state in which the Leased Premises is located, or the United States of America. Any violation of this paragraph shall be deemed a violation of the Lease and Landlord reserves the right to exercise any and all rights authorized under this Lease and the applicable law.
31. **PROHIBITED BEHAVIOR:** Tenant and Tenant's occupants/guests may not engage in the following activities on or about the Leased Premises: (a) loud or obnoxious behavior, (b) disturbing or threatening the rights, comfort, health, safety, or convenience of others (including Landlord's agents or employees) (c) disrupting business operations (d) damaging or defacing any property on or about the Leased Premises, including, but not limited to, automobiles, motorcycles, bicycles and other vehicles, (e) possessing, selling,

Tenant:  *gary l. stanton*
Landlord: 

delivering or manufacturing any controlled or illegal substances or drug paraphernalia, (f) engaging in or threatening violence, (g) possessing a weapon prohibited by applicable law, (h) discharging a firearm in the Leased Premises, (i) displaying or possessing a gun, knife, or other item which is intended to be used as a weapon, (j) soliciting business or contributions; (k) using any portion of the Leased Premises or Leased Premises for a non-residential use or any business purpose, (l) storing anything in closets having gas appliances, (m) tampering with utilities, (n) bringing hazardous materials into the Leased Premises, (o) having or using glass containers in the pool, if any, or common areas, (p) using candles or kerosene lamps, (q) tampering with utilities or telecommunications or (r) injuring Landlord or its agents' reputation by making bad faith allegations against others.

Tenant and Tenant's occupants/guests shall also keep all doors leading from and into the Leased Premises and Leased Premises closed and locked at all times other than when being used for entry or exit, and Landlord reserves the right to close all such doors in the event of a violation of this provision; keep the volume of any radio, television or musical instrument in the Leased Premises at a sufficiently reasonable level. Tenant's or Tenant's guests or occupant's failure to adhere to any of the terms of this provision constitutes a material breach of the Lease and Landlord may exercise any and all its rights recognized under applicable law.

32. **CONDUCT OF OCCUPANTS, GUESTS, and INVITEES:** Tenant is responsible for the conduct of Tenant's occupants, guests, invitees, or agents on or at the Leased Premises. Landlord may bar or exclude any of Tenant's guests, invitees or agents whose conduct, in Landlord's sole judgment, violate any local law or ordinance, any state or federal law, any provision of the Lease or Rule and Regulations. Landlord may also exclude any person who refuses to show photo identification or refuses to identify himself or herself as a Tenant, occupant, invitee or guest of a Tenant. Landlord may treat any conduct of Tenant's occupants, guests, invitees or agents described in this paragraph as conduct of the Tenant and may enforce its rights against the Tenant as if such conduct was an act of Tenant.
33. **REIMBURSEMENT FOR DAMAGE:** Tenant shall be liable for any and all Landlord's damage, loss, costs or injury caused by Tenant or Tenant's occupants, guests, invitees or agent's actions or omissions, whether intentional, willful, or negligent. Tenant shall immediately reimburse Landlord for the loss, damage, injury or cost of repairs or service caused by Tenant or Tenant's occupants, guest's, invitee's or agents. Landlord may require payment at any time, including advance payment, for repairs for which Tenant is liable. Any delay by Landlord to demand reimbursement is not a waiver of such right. Landlord may, in its sole and absolute discretion, repair any damage or loss caused by Tenant or Tenant's occupants, guests, invitees or agents. Any sum expended to perform such repair shall immediately constitute "Rent" and be payable to Landlord on demand.
34. **REPAIRS: ALL REQUESTS FOR REPAIRS (IF APPLICABLE), INSTALLATIONS, OR SERVICES, OR SECURITY-RELATED MATTERS MUST BE IN WRITING TO LANDLORD OR LANDLORD'S DESIGNATED REPRESENTATIVE** (except in emergencies involving immediate danger to person or property, including, but not limited to, fire, gas, smoke, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). For purposes of this paragraph, communications sent by electronic means (e.g., e-mail or facsimile) will be considered to be given in writing. This provision is not waived by Landlord complying with or responding to any oral request regarding security or non-security matter. To protect Landlord's property, Tenant agrees to promptly notify Landlord in writing of any water leaks, electrical problems, broken or missing locks or latches, or other condition that poses a hazard to property, or person's health, or safety. Landlord reserves the right to change or install utility lines or equipment serving the Leased Premises if the work is done reasonably without substantially increasing Tenant's utility costs. Landlord may turn off equipment and interrupt utilities as needed to avoid property damage, injury or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, Tenant must notify Landlord or Landlord's representative immediately, and failure to do so will cause Tenant to be liable for additional damages done as a result of Tenant's non-action and lack of notification. If heating facilities or other health-required equipment malfunctions, Tenant must notify Landlord or Landlord's representative as soon as possible on the next business day. Landlord shall act with customary diligence to make necessary repairs and re-connections in order to avoid injury to persons or property, taking into consideration when casualty insurance proceeds are received. Rent will not abate. Landlord makes no express or implied promises to make repairs to the apartment. Landlord's making repairs is not an implied

warranty to repair, but decisions on repairs shall be made on a case-by-case basis. However, Tenant is hereby required to notify Landlord of all items requiring repair prior to initiating Tenant's own repairs.

35. SECURITY, CRIME OR EMERGENCY: Landlord is not obligated to furnish security personnel, security lighting, security gates or fences, or other forms of security unless required by statute. If control or intrusion alarms are provided, Tenant will be furnished with written operation instructions. It is the obligation of Tenant to read these instructions and bring any questions to the attention of Landlord. Tenant shall notify Landlord promptly of any known problem, defect, malfunction or failure of door locks, window latches, lighting, controlled access gates, intrusion alarms and other security-related devices. If security systems, security devices or security services are utilized at the Leased Premises, no representation is made by Landlord that they will prevent injury, theft or vandalism and, unless otherwise provided by law, Landlord is not liable to Tenant or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes. Landlord reserves the right to reduce, modify or eliminate any security system, security devices, or security services (other than those statutorily required) at any time and without notice to the Tenant, and such action shall not be a breach of any obligation or warranty on the part of Landlord. Tenant shall dial 911 or immediately call local fire, police, or Emergency Medical authorities in case of fire, smoke, or suspected criminal activity involving imminent harm. Tenant should then contact Landlord or Landlord(s) representative. **If Tenant or any occupant or guest is affected by a crime, Tenant must file a written Incident Report with Landlord or Landlord(s) representative and with the appropriate local law enforcement agency. Tenant shall furnish Landlord with the law-enforcement agency's Incident Report number upon request.**

36. SUBLET, ASSIGNMENT AND REPLACEMENT: Tenant is prohibited from subletting, assigning or attempting to replace Tenant. Landlord's acceptance of rent from persons other than Tenant will not be deemed to be consent to an assignment of the Lease or subletting of the Leased Premises, nor will it create a landlord/tenant relationship between Landlord and such other persons, but rather, the Leased Premises will remain subject to the tenancy created by the Lease until properly terminated. Assignment of the Lease or subletting of the Leased Premises without our prior written consent is a material breach of this Lease and any such attempted assignment of sublease shall be void. Landlord may, in its sole discretion, authorize Tenant sublet or assign the Lease or replace Tenant with a proposed replacement Tenant subject to Landlord's application criteria and process. The proposed sub-Tenant or replacement Tenant must pass the application process, per Landlord's qualification standards. If a proposed replacement Tenant is approved, then, at Landlord's option: (1) the proposed replacement Tenant must sign this Lease with or without an increase in the total security deposit; *or* (2) any remaining tenant(s) and the proposed replacement Tenant must sign an entirely new lease. Unless Landlord agrees otherwise in writing, the Security Deposit will automatically transfer to the replacement Tenant as of the date the replacement. The departing Tenant will no longer have a right to occupancy or a Security Deposit refund, but will remain liable for the remainder of the original Lease Term unless Landlord agrees otherwise in writing – even if a new lease is signed. Even if a sublet, assignment or replacement is authorized and the proposed sub-Tenant is approved, Tenant remains fully liable for the payment of Rent and the performance of all other obligations under the Lease.

37. SALE OF PROPERTY: If Landlord sells its ownership interest in the Leased Premises is located to another party ("New Landlord"), Landlord may transfer the Security Deposit to New Landlord for Tenant's benefit. Landlord has no obligation to notify Tenant of any sale, whole or in part, of the Leased Premises.

38. DEFAULT AND REMEDIES:

- a. **Default:** Tenant will be in default if:
- i. Tenant fails to pay Rent or other amounts, fees or charges owed by Tenant;
 - ii. Tenant or any guest or occupant violates this Lease, Rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs;
 - iii. Tenant abandons the Leased Premises;
 - iv. Tenant provides incorrect or false information in the leasing application;
 - v. Premise is occupied by more people or pets than in the Lease and has not given management notice of such increase;

- vi. Tenant 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; and/or
 - vii. Any illegal drugs or paraphernalia are found in Leased Premises or on Tenant's person while on or at the Leased Premises.
 - i. Tenant tampers with any utilities delivered to the Leased Premises, and/or such tampering event(s) have damaged the Leased Premises.
- b. **Eviction.** If Tenant is in default, Landlord may seek to end Tenant's right of occupancy by giving Tenant a written notice to cure or vacate in accordance with the state law that the Leased Premises. Landlord is not required to provide notice of non-payment of rent, and Landlord may proceed to institute eviction proceedings at any time Tenant's rent is overdue. Notice may be by (a) regular mail; (b) certified mail, return receipt requested; (c) personal delivery to any Tenant; (d) personal delivery at the Leased Premises to any occupant over sixteen (16) years old; or (e) affixing the notice to the outside of the Leased Premises' main entry door. Termination of Tenant's right of possession or subsequent re-letting does not release Tenant from liability for future rent or other Lease obligations, subject to Tenant and Landlord's duties to mitigate damages as provided by this Lease or by applicable law. After giving notice to vacate or filing an eviction suit, Landlord may still accept rent or other sums due if allowed under applicable state or local law; the filing or acceptance does not waive or diminish Landlord's right of eviction, or any other contractual or statutory right. Accepting money at any time does not waive Landlord's rights to damages; past or future rent or other sums; or to continue with eviction proceedings.
- c. **Holdover.** Tenant or any occupant, invitee, or guest must not hold over beyond the date contained in Tenant's move-out notice (or beyond a different date agreed to by the parties in writing). If a holdover occurs, then: (a) holdover rent is due in advance on a daily basis and may become delinquent without notice or demand; (b) rent for the holdover period will be increased by fifty percent (50.0%) over the then existing rent, without notice; (c) Tenant will be liable for all rent for the full term of the previously signed Lease of a new resident who cannot occupy because of the holdover; (d) at Landlord's option, Landlord may extend the Lease Term – for up to one month from the date of notice of lease extension – by delivering written notice to Tenant or the Leased Premises while Tenant continues to hold over; and (e) Landlord may bring an action for eviction and for damages in conformance with the State of Maryland Code.
- d. **Other Remedies.** Landlord may report unpaid amounts to credit agencies. If Tenant defaults and moves out early, Tenant will pay us any amounts stated to be rental discounts, concessions or abatements, in addition to other sums due. Such rental discounts, if any, were conditional upon Tenant's compliance with all rental obligations under this Lease, or as otherwise provided by law. Upon Tenant's default, Landlord shall also have all other legal remedies, including Lease termination. In the event Landlord obtains the service of an attorney and takes legal action against Tenant in connection with any breach by Tenant of any of the terms or conditions of this Lease, Tenant covenants and agrees to pay Landlord's reasonable attorney's fees, plus all court costs, the costs of any special process server employed by Landlord, and all other additional costs that may be incurred, as a court or tribunal of competent jurisdiction may award, in the event that legal action is instituted against Tenant. All unpaid amounts after termination of the Lease and tenancy bear interest at the rate of eighteen percent (18.0%) per annum. Tenant must pay all collection agency fees if Tenant fails to pay all sums due within ten (10) days after Landlord may mail Tenant a letter demanding payment and stating that collection agency fees will be added if Tenant does not pay all sums by that deadline.
- e. **Mitigation of Damages.** If Tenant moves out early, Tenant will be subject to the damages and amounts due specified in this Lease and all other remedies authorized by law. Landlord will exercise customary diligence to re-let the Leased Premises and minimize damages and will credit all subsequent rent that actually received by Landlord from subsequent residents against Tenant's liability for past-due and future rent and other sums due.

39. **JOINT AND SEVERAL LIABILITY:** If more than one (1) Tenant is identified as a Tenant on page 1 of the Lease, each Tenant is jointly and severally liable for all Lease obligations. Tenant is responsible for causing all persons identified as Occupants who reside in the Leased Premises and other persons who are present in the Leased Premises at Tenant's or Occupant's express or implied invitation or request ("Guest") to comply with the Lease, and Rules and Procedures. Any violation of the Lease, or Rules and Procedures by Occupant or Guest is considered a violation by Tenant. Landlord's notice or request to any Tenant shall constitute notice to all Tenants and Occupants. Any notice and request from any Tenant (including notices of Lease termination, repair requests, and entry permissions) constitute notice from all Tenants and Occupants. Security Deposit refunds will be by one (1) check jointly payable to all Tenants.
40. **SUBORDINATION:** This Lease shall be subject and subordinate to any renewals of any mortgage or mortgages now on the Leased Premises or any new mortgage or mortgages which any Landlord of the Leased Premises hereafter at any time may elect to place on the Leased Premises. The Tenant agrees, upon request at any time, to sign any paper which the Landlord may consider necessary to accomplish that end. If Tenant does not do so, the Landlord is irrevocably empowered to sign such paper in the name of the Tenant as the act and deed of the Tenant.
41. **LIENS:** Tenant shall not allow any mechanic's lien or other lien to be filed against the Leased Premises. Landlord may encumber the Leased Premises by mortgage or deed of trust and if such instruments are created and recorded, the lien on the Leased Premises will be superior to Tenant's rights in this Lease. Foreclosure of any mortgage or sale under deed of trust will not constitute constructive eviction and Tenant will attorn to purchasers at foreclosure or sale.
42. **GUARANTOR:** Any person signing this Lease, not as a Tenant, but as a guarantor hereby automatically guarantees to the Landlord the payment of all Rent, damages, fees, costs, and the performance of any and all obligations of the Tenant under this Lease and any extensions, and modifications thereof as well as liability under any holdover provisions. All guarantors hereby waive notice from the Landlord of any breach by Tenant, extension of the Lease, modification of the Lease, or any change to the Lease Agreement between the Tenant and Landlord. Guarantor also waives notice of any breach, notice to cure, waiver, notice to quit, forbearance by Landlord, or forgiveness by Landlord between the Tenant and Landlord. Guarantor is liable for all Rent, fees, costs, damages, possession costs and reasonable attorney's fees as the Court may award.
43. **ENTIRE AGREEMENT:** Neither Landlord nor any of its representatives have made any oral promises, representations, nor agreements other than those set forth herein. This Lease (and any Addenda attached hereto) is the entire agreement between Tenant and Landlord and it may be amended only in writing signed by both Landlord and Tenant, unless agreed to otherwise within the terms of this Lease. Landlord's representatives (including management personnel, maintenance personnel, employees and agents) have no authority to waive, amend, or terminate this Lease or any part of it, and no authority to make promises, representations, or agreements that impose security duties or other obligations on Landlord or Landlord's representatives unless in writing and signed by Landlord or Landlord's agent. Tenant acknowledges that he has read this Agreement and understands its provisions and agrees to occupy said premises under the terms of the Agreement.

TENANT INITIALS:  *gary l. stanton*

44. **INTERPRETATION OF AGREEMENT:** All notices and documents must be in writing and may be in English or, at Landlord's option, at Tenant expense, in any language that Tenant reads or speaks. No action or omission of Landlord or Landlord's representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Landlord not enforcing or belatedly enforcing written-notice requirements, rental due dates, acceleration, liens, or other rights is not a waiver under any circumstances. Exercising one remedy will not constitute an election or waiver of other remedies. All remedies are cumulative. No employee, agent, or management company is personally liable for any of Landlord's contractual, statutory, or other obligations merely by virtue of acting on Landlord's behalf. This Lease binds any subsequent Landlord. Neither an invalid clause nor the omission of initials invalidates this Lease. All provisions regarding Landlord's non-liability and non-duty apply to Landlord's employees, agents, and management companies.

Tenant:  *gary l. stanton*
Landlord:  *gary l. stanton*

45. **TERRORISM:** Tenant warrants and represents to Landlord that Tenant is not, and shall not become, a person or entity with whom Landlord is restricted from doing business with under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including, but not limited to, those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including, but not limited to, the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism,) or other governmental action and is not and shall not engage in any dealings or transaction or be otherwise associated with such persons or entities. A default under the terms of this paragraph shall be deemed as a material default under the terms of the Lease, and Landlord shall be entitled to exercise all rights and remedies at law or in equity. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this paragraph and other terms of the Lease, the terms of this paragraph shall control.
46. **MOLD AWARENESS:** Mold is found virtually everywhere in our environment – both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter. Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. There is conflicting scientific evidence as to what constitutes sufficient accumulation of mold which could lead to adverse health effects. Nonetheless, appropriate precautions need to be taken. Preventing mold begins with you. The Tenant is hereby notified that the Leased Premises are subject to the infestation of mold or mildew if not properly maintained. When moldy materials are disturbed, some molds produce toxic chemicals which may contaminate the Leased Premises' air space. Tenant acknowledges that routine visual inspections for mold growth or signs of water damage and wetness is the most reliable method for identifying the presence of mold or mildew and should be addressed immediately.

Tenant agrees to maintain the Leased Premises in a manner that prevents the occurrence of an infestation of mold or mildew in the Leased Premises.

Tenant agrees to comply with the following:

- a. Tenant shall immediately report any water intrusion, such as plumbing leaks, drips or "sweating" pipes;
 - b. Tenant shall limit the sources of indoor humidity by increasing fresh air ventilation and warming cold surfaces where condensation occurs;
 - c. Tenant shall use bathroom fans and open interior windows while showering or bathing and exhaust fans when cooking. Tenant will immediately report to Landlord any non-working fan or window;
 - d. Tenant shall use all reasonable care to close all windows to prevent rain or outdoor water from penetrating;
 - e. Tenant shall clean and dry any damp or wet building materials and/or personal property within twenty-four (24) to forty-eight (48) hours;
 - f. Tenant shall conduct a visual inspection for the presence of mold growth inside the Leased Premises at least once per month, including window frames and on carpets; ceiling tiles, and on any currently or formerly damp material made of cellulose (such as wallpaper, books, papers, and newspapers); all indoor plants; and personal property;
 - g. Tenant shall immediately report to Landlord if significant mold growth is noted. Most mold can be cleaned by using water and detergent or bleach, and drying the surface completely afterwards; and
 - h. Tenant agrees not to bring any personal property into the unit that may contain mold, especially "soft possessions" such as sofas, mattresses, and pillows.
47. **LOCAL LAWS AND ORDINANCES:** It is the intent of the parties to comply with the laws of Maryland. The terms of this Lease may be modified by another addendum which conforms to the laws of the jurisdiction in which this Leased Premises is located. If there is any conflict in the terms of that addendum and this Lease, the conflicting terms of that other addendum shall control. In the event no other addendum is attached to this Lease and the local laws or ordinances provide additional rights or remedies not included

herein, this Lease is amended by reference to such local laws and ordinances to incorporate the terms, rights, or remedies thereof herein. It is the intent of the parties to have this Lease construed to include any such rights or remedies herein, and the provisions of such laws or ordinances shall supersede and control over the language of this Lease to the extent they are in conflict. If any of the provisions of this Lease are found to be unenforceable or void, then Landlord and Tenant agree that such unenforceable lease provisions shall be disregarded by the court, and the remaining enforceable provisions of this Lease will remain enforceable and binding on both Landlord and Tenant and will be enforceable to reflect the intent of the parties. Tenant acknowledges receipt from Landlord of a copy of the following provisions of the Housing Regulations of Maryland.

48. **SMOKE FREE BUILDING:** The term “smoking” refers to using or possessing any cigar, cigarette, pipe or any other item containing tobacco, tobacco product, marijuana or other product for the purpose of smoking, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product.

Tenant acknowledges that, to the extent allowed by applicable law, the building in which the Leased Premises is located has been designed as a “smoke-free building.” **Smoking is prohibited in the Leased Premises.** Smoking is further prohibited in all buildings located within this Leased Premises, including all common areas and individual apartment units. Tenant acknowledges that the prohibition against smoking includes smoking in any areas inside of the Leased Premises.

Tenant acknowledges that Tenant is responsible for the conduct of Tenant as well as Tenant’s guests, invitees and contractors with respect to compliance with this paragraph of the Lease. Tenant warrants that Tenant will inform any occupants, guests, invitees and contractors of the restrictions found within this paragraph. Tenant acknowledges that Tenant is responsible for the conduct of Tenant as well as Tenant’s occupants, guests, invitees and contractors with respect to compliance this paragraph of the Lease.

49. **PARKING:** No representation is made that sufficient parking space is available for all residents or that the present number of spaces will always be available. Parking shall be the sole responsibility of the Tenant.

Tenant and Tenant’s occupants, guests, invitees or their respective agents must observe all parking rules and regulations as posted or indicated by Landlord and/or local authorities. Parking of vehicles in other than designated parking areas is prohibited. No boats, trailers, trucks, buses, or commercial vehicles will be permitted on the parking lots, driveways or garages without prior written permission. Motorcycles must be parked in areas designated for motorcycles. Unless otherwise agreed in writing, mini-bikes, motor scooters or go-karts may not be kept, stored or operated on or about any unit(s) or on or about any part of the Leased Premises. The parking of vehicles in violation of the terms of this Lease, requiring the vehicles to be towed, will constitute a material breach of the terms of this Lease.

Landlord may have unauthorized or illegally parked vehicles towed under an appropriate statute. Tenant hereby irrevocably constitutes and appoints Landlord as Tenant’s attorney in fact to remove any vehicle parked in violation of this Lease, parking rules or regulations and to store the vehicle, at Tenant’s cost and expense, in such place or places as Landlord, in its sole discretion, may deem proper, or to dispose of the vehicle in the manner provided by applicable law. A lien for the costs and expenses of towing and storing a vehicle may be enforced by Landlord in the manner and to the extent provided under applicable law. Tenant agrees to indemnify and hold Landlord harmless from claims and all costs and expenses incurred, including but not limited to reasonable attorney’s fees, resulting from the towing of motor vehicles belonging to Tenant, Tenant’s occupants and/or their respective agents, employees, invitees or guests.

50. **LOCKS AND LATCHES:** Keyed lock(s) will be re-keyed after the prior resident moves out. Tenant may at any time request Landlord to change or re-key locks or latches during the Lease Term. Landlord will reasonably comply with those requests within a reasonable time, but Tenant must pay for the requested work in advance.

Lockouts. In the event that Tenant is locked out of the Leased Premises, Landlord will, if Tenant is personally present to request the use of the “emergency” key, either provide access to the Leased Premises or

will provide a key. It is, therefore, critical that as a resident of the Leased Premises, Resident takes note of the following:

- a. Make sure that all appropriate household members are aware of the policy.
- b. Resident is to ensure that he or she has a Government issued photo ID at all times. Resident will be requested to produce this prior to gaining access to the Leased Premises
- c. Take appropriate measures to ensure that each member of the Resident's household is educated on being aware of their surroundings.
- d. In the unfortunate circumstance that Resident should be locked out of the apartment with no manager on-site, Resident will be responsible for contacting the Landlord/Manager or Landlord's representative to gain access to the apartment. Resident will be required to provide pertinent personal information along with a signature in order to be granted access.
- e. Resident will be responsible for a **\$75.00** charge incurred for gaining access to the apartment. This fee is non-negotiable and must be paid in full to the manager within twenty-four (24) hours. Such fee shall be considered Additional Rent.

Paying for Re-keying, Repairs, Etc. Tenant must pay for all repairs or replacements arising from misuse or damage to security devices by Tenant or Tenant's family, occupants, or guests during Tenant's occupancy. Tenant may be required to pay in advance if: (a) Landlord notifies Tenant within a reasonable time after Tenant's request that Tenant is more than thirty (30) days delinquent in reimbursing Landlord for repairing or replacing a security device which was misused or damaged by Tenant, Tenant's guest or an occupant or; (b) if Tenant has requested that the repair, install, change or re-key the same security device during the thirty (30) days preceding Tenant's request and we have complied with Tenant's request. If Tenant fails to return keys at the termination of Tenant's tenancy, Tenant will be responsible for re-keying charges for all locks.

- 51. EXTERMINATION:** Tenant shall be solely responsible to take reasonable measures to prevent and cure the appearance of pests within the Leased Premises (including, but not limited to, roaches, ants, bed bugs, spiders, rodents and other such pests). Tenant shall keep the Leased Premises clean and free of all matter that may attract such pests. Tenant shall promptly notify Landlord, in writing, of the presence of pests.

Tenant shall be liable to Landlord for any damage or injury to person or property sustained by Landlord, its agents or employees or by the Leased Premises as a result of Tenant's failure to comply with the terms, covenants or conditions of this paragraph. Any pest control fees incurred by Landlord will be charged to Tenant at the time of treatment and/or service. In addition, unless prohibited by statute or otherwise stated in the Lease, Landlord may conduct extermination operations in Tenants' Leased Premises several times a year, in Landlord's sole discretion and Landlord's own cost as needed in Landlord's judgment to prevent insect infestation. Landlord's own actions to prevent infestation shall in no way relieve Tenant of Tenant's responsibilities to prevent and cure the appearance of pests within the Leased Premises, as set forth above. Landlord will notify Tenants in advance of extermination in Tenants' Leased Premises, and give Tenant instructions for the preparation of the Leased Premises and safe contact with insecticides. Tenants will be responsible to prepare the Leased Premises for extermination in accordance with Landlord's instructions. If Tenants are unprepared for a scheduled treatment date Landlord will prepare Tenants' Leased Premises and charge Tenants accordingly. Tenants must request extermination treatments in addition to those regularly provided by Landlord in writing.

Tenant shall perform the tasks required by Landlord on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following: clean all cabinets, drawers and closets in kitchen and pantry; if roaches have been seen in closets, remove contents from shelves and floor; remove infants and young children from the Leased Premises; remove chain locks or other types of obstruction on day of service; cover fish tanks and turn off their air pumps; do not wipe out cabinets after treatment.

In the case of suspected or confirmed bed bug infestation, Tenant will agree to the following: Tenant will wash all clothing, bed sheets, draperies, towels, etc. in extremely hot water; Tenant will thoroughly clean, off premises, all luggage, handbags, shoes and clothes hanging containers; Tenant will cooperate with Landlord's cleaning efforts for all mattresses and seat cushions or other upholstered furniture and will dispose of same if requested.

Tenant shall notify Landlord in writing prior to extermination of any health or safety issues related to extermination or insecticide use.

52. **DEATH, INCAPACITATION OR LEGAL DISABILITY.** Upon death of all named Tenants hereunder, the Lease shall automatically terminate. It is understood and agreed that no interest in the Lease, the leasehold estate created hereby or the Leased Premises will pass to Tenant's heirs, administrators or assigns by will, intestacy, gift or grant. If the Lease is terminated by virtue of Tenant's death, the termination of the Lease shall not relieve Tenant's estate from responsibility for payment of Tenant's outstanding obligations under the Lease, nor for the payment for the use and occupancy of the Leased Premises during the administration of the estate until the Leased Premises is actually vacated by all occupants, guests or invitees, including any remaining persons identified as Tenants or Occupants within this Lease.

53. **WASHER / DRYER.**

Tenant shall use the washer/dryer found in the Leased Premises with reasonable care and solely for the purposes of washing, laundering and drying Tenant's clothing. Tenant has Landlord's permission to use the washer and dryer subject to the terms of the Lease. Such permission does not act to convey and interest of any kind, possession or otherwise, in the washer/dryer, other than a mere right to use the washer/dryer for the washing and drying. Such permission is limited to Tenants and Occupants use only for such persons clothing and cannot be transferred or assigned in any manner.

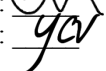
Tenant agrees to be fully responsible for all maintenance and servicing of the washer/dryer, as follows: (a) proper cleaning of dryer filter after each use; (b) routine inspection of all water hose connections and drain; and (c) routine inspection of dryer vent connection. Additionally, damage to the pumps, filters or electrical services is the responsibility of the Tenant. Tenant will be responsible for damage to washer/dryer beyond normal wear and tear. Tenant is also responsible for any damage to the washer/dryer caused by the Tenant or Tenant's occupant, guest, invitee or agent's negligence, recklessness, willfulness. In addition, Tenant is further responsible for any damages caused by the washer/dryer caused by Tenant or Tenant's occupant, guest, invitee or agent's negligence, recklessness, willfulness. Tenant further agrees that Landlord will not be responsible for the damages, loss, destruction, caused by the washer/dryer, unless caused by or resulting from Landlord's negligence in the operation, care or maintenance of the washer/dryer. Tenant will not alter the washer/dryer without our prior written consent of Landlord. If Tenant wrongfully alters the washer/dryer without written permission from Landlord, Tenant will be liable for any damages to the washer/dryer caused by such an alteration. Upon termination of the Lease, Tenant will be required to promptly remove any property within the washer/dryer and return the washer/dryer to Landlord in the same condition it was conveyed to Tenant, absent normal wear and tear.

54. **CAPTIONS:** Captions are inserted only as a matter of convenience and for reference and in no way to define, limit or describe the scope of this Lease, nor the intent of its provisions.
55. **SIGNATURES:** This Lease shall not be binding until signed by Landlord.
56. **SEVERABILITY:** In the event that a provision or a portion of any provision of this Lease shall be held to be unenforceable, invalid, null, void, or a violation of public policy, such provisions shall be severed from this Lease, and the remainder of this Lease shall continue in full force and effect.
57. **WAIVER:** The failure of the Landlord to insist on strict performance of any of the covenants or conditions of this Lease or to exercise any option conferred in this Lease in one or more instances shall not be considered a waiver or relinquishment of any such covenants or conditions for the future.
58. **GOVERNING LAW:** The terms of this Lease shall be governed by the laws of the State of Maryland.
59. **GENDER:** The terms "Landlord," "Tenant," "Occupant," "Guest" and all other terms as defined or used herein or any person used in place thereof, shall mean and include the masculine and the feminine and the singular or the plural number according to the context hereof.

Tenant:  Gary L. Stanton
Landlord: 

60. **WAIVER OF HOMESTEAD RIGHTS:** Tenant hereby waives and renounces for Tenant, or Tenant's Occupants, Guests, family or any third party, any and all homestead rights and exemption rights of Tenant under or by virtue of any laws, if any.
61. **NON-DISCRIMINATION:** Landlord is an equal opportunity housing provider and complies with all federal, state, and local fair housing laws and regulations. Landlord does not discriminate in any way based upon race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, victim of an intra-family offense, or place of residence or business.
62. **SUCCESSORS:** Landlord and Tenant are bound by this Lease. All parties who lawfully succeed to their rights and responsibilities are also bound. If Tenant dies or is adjudicated bankrupt or makes an assignment for the benefit of Tenant's creditors, this Lease may, at Landlord's sole and absolute option, cease and the Leased Premises will be surrendered to Landlord. To the extent permitted under applicable law, Landlord reserves the right in such events to reenter and repossess with any notice to quit hereby waived by Tenant.
63. **INDEMNIFICATION:** Landlord shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the premises, or any part thereof, or in common areas thereof, and Tenant agrees to hold Landlord harmless from any claims or damages unless caused solely by Landlord's negligence. It is recommended that renter insurance be purchased at Tenant's expense.
64. **SEAL:** The parties to this Lease Agreement and any attachments thereto which are part of this Agreement are intended to establish the Agreement and those attachments under SEAL as evidenced thereof and the signing of this Agreement and the attachments thereto is intended to be a specialty and governed by the Annotated Code of Maryland, Courts and Judicial Proceeding, Article 5-102(a)(5) as amended from time to time.

SIGNATURE PAGE FOLLOWS

Tenant:  Gary L. Stanton
Landlord: 

TENANT(S):

Constance Harris 07 / 15 / 2026
Signature Date

CONSTANCE HUGGINS HARRIS
Print Name

Gary L. Stanton 07 / 15 / 2026
Signature Date

GARY LEE STANTON
Print Name

COSIGNER(S): Karen Westfi 07 / 15 / 2026
Signature Date

KAREN E Karen Westfi
Print Name

LANDLORD:

Yannik Cudjoe-Virgil 07 / 15 / 2026
Signature Date

Yannik Cudjoe-Virgil
Authorized Signer - 1610 McCulloh LLC
Print Name

ADDENDUM PAGES FOLLOW

Tenant: ch *gary l. stanton*
Landlord: ycv

EXHIBIT A
UTILITY BILLING

Water & Sewer Charges

Unless included in rent, Tenant shall reimburse Landlord at cost, monthly, for any and all water and sewer charges related to Tenant's use of the Lease Premises. Notwithstanding Landlord's responsibility for the administration of payment of all water and sewer charges on behalf of Tenant for Leased Premises, Tenant shall be responsible for reimbursement of all charges related to Tenant's use of water and sewer at the Leased Premises. Water and sewer charges related to Tenant's use of the Lease Premises is included in Monthly Rent based on the occupancy of two (2) persons only. In the event Tenant has occupancy more than two (2) persons, Landlord reserves the right to charge additional rent in the form of water and sewer charges. Tenant agrees to dispose of all trash and debris in the appropriate container provided by Baltimore City Department of Public Works.

The water and sewer services may be used by Tenant for normal household purposes only, and shall not be wasted. If Landlord detects or suspects Tenant's abuse or waste of the water and sewer services, Landlord shall have the right, to the extent permitted by applicable law, to increase the Base Rent Amount by providing written notice to Tenant, and Tenant hereby agrees to pay such increased Base Rent Amount from and after the date of such notice, and to execute any associated documentation requested by Landlord.

Trash Charges

Trash services are supplied by Baltimore City Department of Public Works. Landlord holds no responsibility or liability for the disposal of Tenant's trash. Any and all trash violations issued to Landlord during this Lease Agreement will be billed back to Tenant, in which such payment will be deemed due on receipt by Tenant.

Electric Charges

Tenant is responsible for all charges related to electricity services provided to the Leased Premises from the Lease Start Date until the Lease Expiration Date. In the event Tenant fails to timely establish electricity services (or electricity services are transferred back to Landlord for the Leased Premises during the term), Landlord may charge Tenant for any electricity charge billed to Landlord with respect to the Leased Premises and may charge a reasonable administration fee (for each month or part thereof) for billing of the service in the amount of **20% of the total bill**.

Gas Charges

Tenant is responsible for all charges related to electricity services provided to the Leased Premises from the Lease Start Date until the Lease Expiration Date. In the event Tenant fails to timely establish gas services (or gas services are transferred back to Landlord for the Leased Premises during the term), Landlord may charge Tenant for any gas charges billed to Landlord with respect to the Leased Premises and may charge a reasonable administration fee (for each month or part thereof) for billing of the utility service in the amount of **20% of the total bill**.

TENANT(S): Constance Harris 07 / 15 / 2026
Signature Date
Gary L. Stanton 07 / 15 / 2026
Signature Date

CONSTANCE HUGGINS HARRIS
Print Name
GARY LEE STANTON
Print Name

COSIGNER(S): Karen Westfi 07 / 15 / 2026
Signature Date

KAREN E Karen Westfi
Print Name

Tenant: ch gary l. stanton
Landlord: gar

EXHIBIT B
RULES AND POLICIES

GENERAL

Windows: There may be no tin foil, sheets, blankets, or any type of coverings other than blinds installed by the Landlord over the windows.

Balconies/Patios/Decks: If applicable, all balconies, patios and decks shall be kept in a clean and neat condition at all times. The following items are prohibited from being present, stored, hung or draped on any Community balcony, patio or deck: rugs, towels, laundry, clothing, household appliances, equipment, barbeques, bicycles, trash, or any other types of similar items. Dirt and debris may not be shaken on or swept over the edge of any balcony, patio or deck. Smoking is prohibited on all balconies, patios and decks. Planters or flower boxes are: (☒) not permitted on the edges of the balcony or window; (☐) permitted but must be secure so that there is no danger of them falling.

Roof Access: Entering or accessing roof areas is strictly prohibited by any tenant, guest or visitor of the property. Any Tenant who is found in violation of roof access shall be fined \$100 per occupant per occurrence and billed directly to Tenant. Tenant is responsible for all guests and visitors.

Bathroom and Kitchen Fixtures, Drains and Appliance: The bathroom and kitchen fixtures and appliances cannot be used for any purposes other than that for which it was constructed. **No sweepings, rubbish, rags, disposable diapers, sanitary napkins, tampons, ashes or other obstructive substances may be thrown therein.** **Notwithstanding these items described as "dissolvable", these items are not considered acceptable for disposal in any drains.** You may not place metal, string, dental floss, grease, coffee grounds, nut shells, glass, olive or fruit pits, corn cobs, paper, wire, bones or non-food in disposal or sinks. Rule of thumb: if you cannot eat it, your disposal cannot eat it. **Tenant shall be responsible at sole cost and expense for all damage or repairs resulting from the misuse or clogging of such equipment and you agree to reimburse Landlord for all of the costs incurred to repair such equipment and related damages.** Portable washers or dryers not approved in writing by us are prohibited.

Shower Curtains: Shower curtain and liner must be installed on all showers without shower doors. Such curtain and liner must measure a minimum length to cover the distance from the shower rod to the inside of the tub to ensure water will not leak from sides of tub. Tenants are responsible for the cost of purchasing a shower curtain and liner. If a Tenant does not provide the proper curtain and liner they, will be held responsible for any damages due as a direct result of a short shower curtain or liner.

Disruptive Behavior: The following is prohibited on or within any part of the Leased Premises: (i) any illegal activities in accordance with the law; (ii) any behavior which causes a disruption to the Leased Premises; (iii) causing any excessively loud noises or sounds; (iv) and any threatening conduct or other behavior which violates any provision of the Lease, law, regulation, etc.

Laundry Facilities: If a laundry machine is not operating properly, Landlord must be notified immediately. Shoes are prohibited from being washed or dried in the laundry machine and cannot be placed within any washer or dryer machine. Use of the laundry machines is limited to household use and cannot be used for any commercial purposes. Tenant shall be responsible for damage(s) resulting from the misuse of the laundry equipment and to reimburse Landlord for the costs incurred to repair the laundry equipment caused by Tenant or Tenant's occupant, guest, or invitee.

Wall Hangings: Tenant may use nails and regular hangers when hanging pictures, mirrors, etc. Tenant may not use adhesive hangers, since they damage the wallboard. No holes shall be driven into the cabinets, woodwork, ceiling or floors. Please do not use a nail or any other hanger on wallpaper.

Clutter: Common areas must be kept clear at all times. Tenant may not obstruct them with trash, boxes, toys, bicycles, baby carriages, plants, etc. No such items are permitted in the parking areas, courtyards, sidewalks, lawns or other common areas of the building. All such articles will be immediately impounded, and a charge may be made for their return.

Tenant:  Gary L. Stanton
Landlord:  Yav

Trash: Trash is not to be left outside Tenant's Leased Premises and is not to accumulate in your Leased Premises. Tenant, guest, and occupants shall abide by all rules adopted by Landlord with respect to trash and waste. All residents, and their guests or occupants shall dispose of all appropriately sized trash and waste into the trash dumpster/can on premises. Furniture items such as desks, chairs, beds, mattresses, sofas, etc. are not to be left on the Premises for disposal. Tenant is responsible for the removal of these items at Tenant's own cost. Violators of these policies are subject to a fine in the amount of **\$100.00** per individual violation and any other out of pocket costs incurred by Landlord a result of such violations, at the discretion of the Landlord or Landlord agents.

TENANT INITIAL: ch *gary l. stanton*

~~**Grilling:** Grilling is prohibited on or within the Leases Premises, without prior written approval from Landlord.~~

Utility Closets: No items may be placed in utility closets for storage purposes at any time. Landlord reserve the right to inspect these areas at any time.

Smoking: Smoking is prohibited inside any portion or area of this Leased Premises. Tenant agrees to comply with Landlord's no smoking policy. The term "smoking" refers to using or possessing any item containing a product while that product is burning, lighted, or ignited, or creating smoke regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. Violators of these policies are subject to a fine in the amount of **\$200.00** per individual violation and any other out of pocket costs incurred by the Landlord as result of such violations, at the discretion of the Landlord.

TENANT INITIAL: ch *gary l. stanton*

Packages: Landlord shall not be responsible for any Tenant package delivery and will be not held liable for any destruction, theft of other action affecting Tenant packages. All package boxes must be broken down and disposed of in the proper trash location.

~~**Moving:** Tenant must remove any packing cases, barrels or boxes, which are used in moving, from any common areas. If packing cases, barrels, boxes or other containers that are removed by Landlord, shall be billed to Tenant for the cost of such a removal.~~

TENANT INITIAL: ch *gary l. stanton*

~~**Bicycles:** Bicycles are not to be left in any communal hallways. Bikes are only to be stored at appropriate bike racks, if provided, or any area deemed approved by Landlord.~~

TENANT INITIAL: ch *gary l. stanton*

Wiring: You may not install or tamper with any wiring in or outside of the Leased Premises or install any aerial for television or radio on roof, balcony or exterior of building.

Weight Limitations: You may not keep anything in your Leased Premises that, in our sole judgment, exceeds the permissible load or jeopardizes the safety of the floors or structure. You agree to remove immediately any such item upon demand in writing from us. If you fail to do so within twenty-four (24) hours, Landlord or its agent will enter your apartment and remove such items at your cost without liability for the ultimate condition of the item removed. Fish tanks that are kept in apartments shall not exceed ten (10) gallons.

Recycling: Tenant agrees to cooperate with any and all recycling programs in place, if applicable, or which are required by law.

Pet Cleanup: ABSOLUTELY NO PETS SHALL BE ALLOWED TO VISIT PROPERTY, STAY OVERNIGHT OR OTHERWISE ENTER LEASED PREMISES UNLESS APPROVED BY LANDLORD/MANAGEMENT AND PROPER PAPERWORK COMPLETED.

TENANT INITIAL: ch *gary l. stanton*

Tenant: ch *gary l. stanton*
Landlord: ycv

Humidity and Moisture Control: Tenant is responsible for keeping the Leased Premises clean and habitable, including maintaining proper ventilation of the Leased Premises and preventing conditions that are conducive to mold growth. Tenant shall control humidity and moisture levels in the Leased Premises through proper operation of the heating, ventilation and air conditioning (HVAC) system and all plumbing fixtures, and Tenant shall notify us immediately upon the discovery of any water leaks, standing water, condensation on interior surfaces, high humidity, musty smells, and visible mold anywhere in the Leased Premises. Tenant agrees that Landlord, and their respective employees, or agents, shall not be liable for any damages or injury to Tenant's occupants, family, agents, employees, invitees, or guests, or to any person entering the Leased Premises that may result from Tenant's failure to maintain proper humidity and moisture controls or failure to timely notify Landlord of problems relating to moisture, humidity or mold. Tenant agrees to replace HVAC system filters quarterly as supplied by Landlord.

Directory: Only the names of the Tenants as set forth on the Lease may be placed upon the bells, mailboxes or doors. The appearance of any other names shall constitute a violation of this Lease.

Construction: Tenants may not build or put up any dividers, closets or the like. If such items have been constructed, they must be removed without delay.

Violation: Any violation of the above Policies and Procedures is a material breach of the lease and shall entitle the Landlord to terminate the Tenant's lease and terminate the Tenant's possession of the Leased Premises in accordance with law. A waiver of one or more acts shall not constitute a waiver for subsequent violations. (This means that the Landlord can still enforce these rules and seek the Tenant's eviction, even if the Landlord has excused the Tenant from a similar violation in the past.)

AUTOMOBILE AND PARKING POLICIES

The following policies are in addition to the restrictions regarding vehicles and parking as contained within the terms of the Lease:

a. ~~No vehicle may be present on any portion of the Community.~~

b. ~~Any vehicle parked without Landlord's permission, or which is illegally parked in a fire lane, designated no parking space, or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space or occupying more than one parking space, will be towed, without notice, at the vehicle owner's expense.~~

c. Landlord is not responsible for any loss, damage or theft.

MOVE IN/MOVE OUT PROCEDURES

~~Moving may only occur during approved hours. No move-ins/move-outs are permitted on Sunday.~~ Tenants must obtain written permission from Management for the use of elevators for moving in and/or moving out of the Apartment. Tenants shall be permitted to reserve an elevator for a specified time (three (3) hour intervals), at least seven (7) days prior to the scheduled move-in/move-out date requested by the Tenant. Use of the elevators for the purpose of moving furniture, boxes and/or other items without management's authorization and/or exceeding the scheduled reserved time shall be considered a default under this Lease. Unauthorized moves and/or use of the elevators shall result in the Tenants being charged as additional rent a \$1,000 penalty. In addition, for each hour exceeding the reserved allotted time for a move-in/move-out, the Tenant shall be charged \$50.00 per hour.

~~Tenants shall be responsible for obtaining from Management the elevator padding required to be used at all times during the Tenant's move-in/move-out. Tenant shall be responsible for any damages resulting from moving any furniture, boxes and/or items into or out of the Leased Premises. Damages shall be considered "Additional Rent". Penalties and damages incurred under this section are due and owing with the month's rent following the date in which management notified the Tenant of the penalty and/or damages. If the penalty and/or damage occurred during the Tenant's move-out, the additional rent charges shall be deducted from the Tenant's Security Deposit."~~

MOVING POLICIES

a. ——— Tenants must notify Manager/Landlord affiliates, in writing, to schedule the date and time you intend to move. This is to make sure an adequate number of staff is on hand to monitor the move and to reserve the freight elevator.

b. ——— Tenants are required to provide the Leasing Office with their moving company's Certificate of Insurance at least forty-eight (48) hours prior to the move. We request that you forward a copy of the attached "sample" Certificate of Insurance to your moving company for their review and instruct them to send, via facsimile, a completed Certificate of Insurance to the Leasing Office. Your move will be confirmed only after the Leasing Office has approved the Certificate of Insurance. If you choose not to hire an insured moving company and will perform the move by yourself or with acquaintances, you and your acquaintances will be required to execute the attached Moving Waiver in addition to this form.

c. ——— All moves may not begin before 9:00 AM and must be concluded by 6:00 PM. Moves are not permitted on holidays unless approved by Management.

d. ——— Prior to your move, we strongly recommend that Tenants confirm that ALL of their possessions will fit in and out of the building's entrance, elevator and apartment door. Kindly note that all moves and deliveries are required to be delivered via the entrance. Unfortunately, there is no room in the building to temporarily store oversized pieces of furniture.

e. ——— Public hallways, stairways and the service entrance(s) may not be obstructed with furniture, personal property of any type, carriages, bicycles, newspapers, or refuse at any time. This is for safety reasons as well as appearance. Movers are required to deliver all items directly into the subject apartment. Movers who fail to abide by this rule may be asked to cease your move. Management assumes no liability whatsoever for any losses or additional expenses that you may incur (e.g., re-scheduling of a new move, the hiring of another moving company).

f. ——— Both the Tenant and the moving company will be held financially responsible for any damage caused to the building or its contents due to their negligence. Tenants may wish to carry insurance, which would protect his/her own interests concerning such consequential damage.

I (we) understand that upon moving in, I (we) are responsible to break down all boxes associated with our move and bring them down to the trash room on the ground level. I (we) understand that boxes may not be placed in the trash chutes. In the event that I (we) do not break down the boxes as stated forth in the policies herein, I (we) will incur a maximum charge of \$200.00 for the removal and disposal of all boxes and debris.

TENANT SELF-MOVE WAIVER

(Only required if Tenant does not hire an insured moving company)

We agree to hold Landlord and all their partners, officers, shareholders, directors, agents, and employees harmless of damages and/or injuries caused or sustained during the moving process. ~~We hereby tender a \$500.00 refundable self-move deposit in the form of a certified check, money order or bank check. In the event any of the undersigned causes damage to the building during the move, the deposit will be used to repair same. Pursuant to the primary Tenant's lease agreement, any remaining balance after Landlord completes the repairs shall be returned to Tenant and any costs incurred in excess of the \$500.00 deposit shall be charged back to Tenant as Rent. In the event the undersigned does not cause any damages to the building, the deposit will be refunded via check within forty-five (45) days.~~

By signing below, Tenant(s) acknowledges that Tenant(s) received a copy of and understands these Rules & Policies and will accept and comply with them.

SIGNATURE PAGE FOLLOWS

Tenant:  Gary I. Stanton
Landlord: 

TENANT(S):

Constance Harris 07 / 15 / 2026
Signature Date
Gary L. Stanton 07 / 15 / 2026
Signature Date

CONSTANCE HUGGINS HARRIS
Print Name
GARY LEE STANTON
Print Name

Signature Date

Print Name

COSIGNER(S):

Karen Westfi 07 / 15 / 2026
Signature Date

KAREN E Karen Westfi
Print Name

ADDENDUM PAGE FOLLOWS

Tenant: gh *gary l. stanton*
Landlord: yav

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum Requirements upon Moving Out at End of Lease

In accordance with the end of this lease term or the Advance Notice Deadline according with paragraph 1 of this Lease Agreement, the first day of this 60-Day Notice starts at the next rent due date after the notice is received by the Landlord.

Tenant agrees to leave the Premises in "Ready-To-Occupy" condition by performing the following duties prior to returning possession of the property to Landlord:

- Remove all trash, debris and personal items from the premises.
- Thoroughly clean all appliances, including stove, refrigerator and microwave if provided.
- Wipe out all cupboards: top and bottom kitchen cupboards, and all bathroom cupboards.
- Clean all sinks, commodes, showers and bathtubs, including walls and floors.
- Clean and sweep or vacuum all flooring.
- Have all the carpet on the Premises cleaned by a professional carpet cleaning service and provide Landlord evidence, such as a receipt.
- Ensure there are working light bulbs in every fixture.
- Clean up **any and all** trash or debris from the yard, notwithstanding the size.
- Clean up after their animal (if permitted by this Lease), including removing any excrement from the yard.
- Notify the landlord of any repairs that need to be accomplished.
- Close and lock all doors and windows and return at least one working key to each door to the Landlord by 12pm on the last day of the lease term.
- Leave a forwarding address so that deposit monies due can be returned in a timely manner.

All of the above has been fully explained to me by the Landlord or his/her agent and I fully understand and agree to the above and have received a copy of this agreement. By signing below, Tenant(s) acknowledge that this addendum is part of the Lease Agreement:

TENANT(S):

Constance Harris 07 / 15 / 2026
Signature Date

CONSTANCE HUGGINS HARRIS
Print Name

Gary L. Stanton 07 / 15 / 2026
Signature Date

GARY LEE STANTON
Print Name

COSIGNER(S): Karen Westfi 07 / 15 / 2026
Signature Date

KAREN E Karen Westfi
Print Name

Tenant: gh *gary l. stanton*
Landlord: ycv

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

Crime-Free and Drug-Free Housing

1. The Tenants, any member of the Tenants' household, or a guest or other person(s) under the Tenants' control shall not engage in illegal activity, including drug-related illegal activity, on or near the said Premises. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802] as amended from time to time) or possession of drug paraphernalia.
2. The Tenants, any member of the Tenants' household, or a guest or other person(s) under the Tenants' control shall not permit the dwelling unit to be used for, or to facilitate, criminal activity on or near the Premises, including, but not limited to, violent criminal activity or drug-related criminal activity.
3. The Tenants, guests, Occupants, or any member of the Tenants' household will not permit the dwelling to be used for, or to facilitate illegal activity, including drug-related illegal activity, regardless of whether the individual engaging in such activity is a member of the household.
4. The Tenants, guests, Occupants, or any member of Tenant's household will not engage in the manufacture, sale, or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.
5. The Tenants, guests, Occupants, or any member of Tenant's household, or a guest or other person(s) under the Tenants' control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the rental agreement that otherwise jeopardizes the health, safety or welfare of the landlord, his agents or tenants. "Violent criminal activity" means any felonious criminal activity that has as one of its elements, the use, attempted use, or threatened use of physical force against the person or property of another.
6. ***VIOLATION OF THE ABOVE PROVISIONS SHALL BE CONSIDERED A MATERIAL VIOLATION (BREACH) OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A SINGLE VIOLATION OF ANY OF THE PROVISIONS OF THIS ADDED ADDENDUM SHALL BE DEEMED A SERIOUS VIOLATION AND MATERIAL NON-COMPLIANCE WITH THE LEASE. Any such violation is grounds for termination of tenancy and eviction from the Premises.***

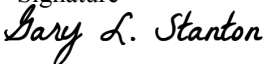
It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

By signing below, Tenants signify its agreement that this addendum is part of its Lease Agreement. I further understand by signing this document, I give the Landlord permission to obtain information from any person(s) and or agencies regarding any issues involving illegal drugs. I understand this permission will remain in effect for the duration of this Lease Agreement or if I am receiving assistance through HUD or any subsidized program for my housing needs.

All of the above has been fully explained to me/us by the Landlord or his/her Agent and I/We fully understand and agree to the above and have received a copy of this agreement.

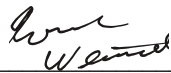
TENANT(S):

	07 / 15 / 2026
Signature	Date
	07 / 15 / 2026
Signature	Date

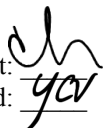
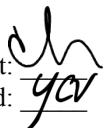
CONSTANCE HUGGINS HARRIS
Print Name

GARY LEE STANTON
Print Name

COSIGNER(S):

	07 / 15 / 2026
Signature	Date

KAREN E Karen Westfi
Print Name

Tenant: 
Landlord: 

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

Advance Payments

Before taking possession of Premises, Tenant has agreed to pay Landlord the following advanced payments in the total amount of two thousand two hundred and eighty-eight dollars and forty-one cents (\$2,288.41) as itemized below:

- A. **Holding Fee:** \$600.00 (Due On Lease Signing. Applied to Security Deposit)
- B. **Remaining Security Deposit:** \$1,219.00
- C. **1st Month (Pro-rated) Rent:** \$469.41

TOTAL: \$2,288.41

TENANT(S):

Constance Harris 07 / 15 / 2026

Signature Date

Gary L. Stanton 07 / 15 / 2026

Signature Date

CONSTANCE HUGGINS HARRIS

Print Name

GARY LEE STANTON

Print Name

COSIGNER(S):

Karen Westfi 07 / 15 / 2026

Signature Date

KAREN E Karen Westfi

Print Name

LANDLORD:

Yannik Cudjoe-Virgil 07 / 15 / 2026

Signature Date

Yannik Cudjoe-Virgil

Authorized Signer - 1610 McCulloh LLC

Print Name

Tenant: _____
Landlord: yav

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

Cosmetic “AS IS” Condition Addendum

The Premises is being rented in its existing condition. The landlord will make no repairs on cosmetic related issues. For example, but not limited to, carpet cleaning, spackling wall imperfection, painting, cleaning, missing light bulbs or hardware, etc.

Tenants and Landlord agreed that Landlord will only be responsible for plumbing, electrical and HVAC repairs related to the Premises. Tenants are responsible for returning the Premises in a similar or better condition at the end of the Tenants' occupancy.

Tenant shall still notify the Landlord by written notice, and by telephone in the case of emergency at the following number of (410)-412-7228, or as updated by the Landlord from time to time in a written notice, of repairs necessary to keep the Leased Premises in a safe and sanitary condition.

By signing below, Tenants signify its agreement that this addendum is part of its Lease Agreement.

All of the above has been fully explained to me/us by the Landlord or his/her Agent and I/We fully understand and agree to the above and have received a copy of this agreement.

TENANT(S):

<u>Constance Harris</u>	<u>07 / 15 / 2026</u>
Signature	Date
<u>Gary L. Stanton</u>	<u>07 / 15 / 2026</u>
Signature	Date

CONSTANCE HUGGINS HARRIS

Print Name

GARY LEE STANTON

Print Name

COSIGNER(S):

<u>Karen Westfi</u>	<u>07 / 15 / 2026</u>
Signature	Date

KAREN E Karen Westfi

Print Name

Tenant: gh
Landlord: gcv *gary l. stanton*

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

Property on Premises at Tenant's Own Risk

Tenants shall at all times exercise due care in the use of the Premises. Landlord/Agent hereby informs Tenants that Landlord/Agent does not carry any insurance on Tenants' personal property and if Tenants wish to be insured, Tenants must contact an insurance carrier who may provide renter's insurance.

LANDLORD REQUIRES TENANT TO HOLD RENTERS' INSURANCE PER PARAGRAPH 19, AND LANDLORD IS NOT RESPONSIBLE FOR ANY DAMAGES OF TENANT ITEMS OR BELONGINGS.

LANDLORD/AGENT URGE TENANTS TO PURCHASE AN APARTMENT-SIZE FIRE EXTINGUISHER TO BE KEPT IN THE KITCHEN OF THE PREMISES.

If Premises has an alarm system installed, it is NOT the responsibility of the Landlord to enable the system. It is Tenants' choice to open an account with the service provider at Tenants' own expense. Tenants shall be responsible for the installation of a telephone line with a dial tone from a local provider to facilitate the alarm system monitoring at their own expense.

By signing below, Tenants signify its agreement that this addendum is part of its Lease Agreement.

All of the above has been fully explained to me/us by the Landlord or his/her Agent and I/We fully understand and agree to the above and have received a copy of this agreement.

Leased Premises: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

TENANT(S):

Constance Harris

07 / 15 / 2026

Signature

Date

Gary L. Stanton

07 / 15 / 2026

Signature

Date

CONSTANCE HUGGINS HARRIS

Print Name

GARY LEE STANTON

Print Name

COSIGNER(S):

Karen Westfi

07 / 15 / 2026

Signature

Date

KAREN E Karen Westfi

Print Name

Tenant: gh gary l. stanton
Landlord: gar

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

Gas and Electric Bills to Be Paid As Additional Rent

Tenants agree to start service and maintain at all times during Lease Agreement its own gas and electric utility accounts at the Leased Premises no later than the start of the Lease Agreement. Tenants also agree not to terminate its gas and electric services at the Leased Premises before returning the possession of the Premises back to the Landlord. If Tenants fail to do so and there are any resulting damages or the Landlord incurs any utility (gas and electric) charges at the Premises during the Tenant's occupancy, the total amount of any and all bills plus twenty percent (20%) administration and surcharge fee for each incidence will be due by the Tenants to the Landlord as Additional Rent.

In such case, the Landlord will have the right to file a summary ejection for non-payment of rent or any court processing deemed necessary by the Landlord to recover all expenses incurred by the Landlord. **THE TENANT(S) WILL BE SUBJECT TO EVICTION FOR NON-PAYMENT OF GAS AND ELECTRIC SERVICE CHARGES IN THE SAME MANNER AS NON-PAYMENT OF ANY OTHER RENT.**

By signing below, Tenants signify its agreement that this addendum is part of its Lease Agreement.

All of the above has been fully explained to Tenant by the Landlord or his/her Agent and Tenant fully understands and agrees to the above and has received a copy of this agreement.

TENANT(S):

<u>Constance Harris</u>	<u>07 / 15 / 2026</u>
Signature	Date
<u>Gary L. Stanton</u>	<u>07 / 15 / 2026</u>
Signature	Date

<u>CONSTANCE HUGGINS HARRIS</u>
Print Name
<u>GARY LEE STANTON</u>
Print Name

COSIGNER(S):	<u>Karen Westfi</u>	<u>07 / 15 / 2026</u>
	Signature	Date

<u>KAREN E Karen Westfi</u>
Print Name

Tenant: ch gary l. stanton
Landlord: yav

Premises Address: **2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217**

Tenants: **CONSTANCE HARRIS AND GARY STANTON**

Landlord: **1610 MCCULLOH LLC**

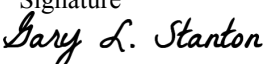
Lease Agreement Addendum Mold and Mildew Addendum

Mold and mildew spores are present in the environment and cannot be eliminated. Excess moisture is the leading cause of mold or mildew growth indoors. However, most sources of moisture can be controlled by simple procedures under your control. In order to reduce the incidence of mold and mildew, protect your own health and the condition of your unit, Tenants agree to do the following:

1. Keep the humidity below 40%:
 - a. Use bathroom fans during and for 30 minutes after bathing or showering. If no fan is available, open the window slightly for ventilating for the same amount of time.
 - b. Use the fan above the stove whenever cooking, or if no fan, open a window slightly for ventilation.
 - c. Use the fan in the laundry area during and for 20 minutes after using the washer or dryer, or if no fan, open a window slightly for ventilation.
 - d. Cover fish tanks.
 - e. Only use electric space heaters indoors.
 - f. Use a dehumidifier during humid months.
 - g. Do not keep an excess number of houseplants.
2. Keep the temperature down and provide adequate ventilation:
 - a. Keep heating between 50 and 70 degrees at all times.
 - b. Open multiple windows at least twice a week for one hour to allow cross ventilation of the dwelling.
 - c. Allow at least 1 inch between furniture and walls to aid ventilation.
3. Clean regularly and thoroughly:
 - a. Clean bathrooms and kitchens with mold killing products
 - b. If mold or mildew appear on walls, ceilings, floors, or around tubs or sinks, immediately remove the mold or mildew. Flowing is the cleaning method recommended by the EPA:
 - i. **Mold growth can be removed with commercial cleaning products or a weak bleach solution (one cup bleach in one gallon of water). Wear gloves during cleanup and be careful not to spread the mold. Sensitive people who have to clean up mold should wear a tight-fitting facemask.**
 - c. Dry any water that spills from showers, sinks, etc.
 - d. Clean up spills onto carpets, rugs or floors and thoroughly dry the carpet or rug
 - e. Regularly check and clean the window tracks and keep them free of condensation.
4. Notify the Landlord immediately in writing of excess moisture problems:
 - a. Water leakage, leaking plumbing, leaking tubs or showers, or running toilets.
 - b. If you have attempted to clean mold or mildew and it reappears quickly or you were not able to remove it, report the mold or mildew to management immediately.

Tenants understand and agree that failure to do any of the enumerated actions in this Addendum shall constitute both a material non-compliance and a material breach of the Lease Agreement affecting health and a serious violation of the Lease Agreement. Tenants will be financially responsible for all damages resulting from its failure to comply with this Addendum. By signing below, Tenants signify its agreement that this Addendum is part of its Lease Agreement.

TENANT(S):

	07 / 15 / 2026
Signature	Date
	07 / 15 / 2026
Signature	Date

CONSTANCE HUGGINS HARRIS

Print Name

GARY LEE STANTON

Print Name

COSIGNER(S):

	07 / 15 / 2026
Signature	Date

KAREN E Karen Westfi

Print Name

Tenant: 
Landlord: 

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

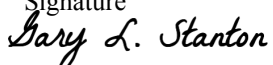
Lease Agreement Addendum

HVAC and Air Conditioner System Addendum

Tenant agrees that this addendum shall be made part of the Lease Agreement.

1. **Maintenance and Use.** Tenant shall change all heating, ventilation, and air conditioning ("HVAC") filters at least every three (3) months; shall keep all HVAC return vents and condensation drain line(s) clear and free from obstruction, including but not limited to, furniture and clothing; to the extent possible, shall keep the condenser (commonly known as the outside unit) clear and free of grass, debris and other obstructions, including but not limited to keeping grass, weeds, leaves and limbs from blocking, accumulating and/or growing up or around the condenser unit.
2. **Third Party Vendor.** Tenant may hire a third-party vendor to perform Tenant's obligations herein with written consent by the Landlord. Tenant shall notify the Landlord of such hiring within 48 hours after hiring. The third-party vendor must be licensed to perform HVAC work in the State of Maryland and insured. The Landlord may enact reasonable policies or procedures for the maintenance of the HVAC during the lease term.
3. **Landlord Maintenance.** If Tenant fails to comply with his or her obligations to maintain the HVAC unit or system, Landlord may perform and/or employ services to ensure the HVAC unit or system is properly maintained and may charge the Tenant for the costs of such services as Additional Rent. The Landlord is, however, not required to perform Tenant's obligations.
4. **Prohibition.** Tenant shall not perform any act or omission to the HVAC system or unit that interferes with or damages the same and shall comply with Tenant's obligations here.
5. **Defects and Notice.** Tenant shall immediately notify the Landlord of any conditions or evidence that may indicate or suggest that the HVAC system is defective or malfunctioning.
6. **Seasonal Use.** Tenant acknowledges that during the seasons that are commonly hotter, such as the Summer, the HVAC shall be reasonably set at appropriate temperatures to prevent continual operation and that the HVAC's inability to keep the premises' interior at the Tenant's preferred temperature is not grounds for withholding rent or lease termination. Tenant agrees to utilize a present ceiling or portable fan or fans to help cool the premises' interior, at Tenant's expense. At all times, the Tenant shall use the HVAC reasonably and as recommended or required by the Landlord or Manufacturer.
7. **Window A/C Unit.** If Tenant desires to install a window unit, Tenant shall notify Landlord of the request, and if Landlord provides a window unit at their discretion, Tenant shall execute any documents to receive the unit and comply its terms and conditions. If Tenant is permitted to install a window unit and Landlord does not provide a window unit, Tenant must obtain prior permission from the Landlord regarding the type of unit and its proper installation.
8. **Default.** Tenant's failure to comply with this provision is a material violation of the Lease Agreement.
9. **Damages.** Tenant is responsible for any and all costs and damages, direct and consequential, of his or failure to comply with this addendum.

TENANT(S):

	07 / 15 / 2026
Signature	Date
	07 / 15 / 2026
Signature	Date

CONSTANCE HUGGINS HARRIS

Print Name

GARY LEE STANTON

Print Name

COSIGNER(S):

	07 / 15 / 2026
Signature	Date

KAREN E Karen Westfi

Print Name

Tenant:  *gary l. stanton*
Landlord:  *gar*

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

Smoke and Carbon Monoxide Detectors Addendum

Smoke Detectors: Landlord has installed one or more smoke detectors in the Premises and that said detector(s) is/are in good condition and proper working order as of the beginning of the Lease Agreement term. Tenants agree not to remove, obstruct, tamper with or render inoperative said detector(s) or otherwise permit the detector(s) to be removed, obstructed, tampered with or rendered inoperative for any reason whatsoever. Tenants further agree to test the detector(s) periodically and to maintain, repair or replace said smoke detector(s). Tenant assumes all liability to test the detector(s) and hereby waives, exonerates and holds harmless the Landlord from any and all liability resulting from any defective or failed detector(s), or failure to operate due to removal of batteries, if any.

Any smoke detector installed by the landlord is either hardwired or battery powered. Under no circumstances may Tenant remove or alter any smoke detector previously provided by the Landlord, unless written consent has been provided to Tenant by Landlord.

Carbon Monoxide (CO₂) Detectors: In the event Landlord has installed a carbon monoxide detector in the Premises, Tenant(s) hereby agree to comply with the following conditions and regulations: (1) To test and maintain the carbon monoxide detector installed in the Premises on a regular basis during the tenancy according to the manufacturer's guidelines; (2) To report immediately to the Landlord in writing any and all defects or test failures in the carbon monoxide detector so that the Landlord may promptly repair or replace the detector; (3) Except as needed for repair or routine maintenance of the carbon monoxide detector; (a) Not to remove or disconnect the carbon monoxide detector; (b) Not to remove batteries from the carbon monoxide detector; and (c) Not to in any way render the carbon monoxide detector inoperable; (4) Tenant(s) agree to permit the Landlord prompt access to the Premises to repair or replace the carbon monoxide detector during the term of the Lease Agreement or any extension thereof; (5) In the event the Tenant(s) violate(s) any of the conditions or regulations contained in this paragraph, such violation shall constitute a material and substantial breach of the Lease Agreement, and the Landlord shall be entitled to the speedy recovery of the Premises in accordance with the Lease agreement and all local, public and general laws appertaining thereto. Any damage to the Premises or to the carbon monoxide detector as a result of action or inaction by the Tenant(s) will be paid by the Tenant(s), as Additional Rent, upon demand of the Landlord including damage caused by any attempts to remedy said damage; and (6) With regard to the Tenant(s) obligation under the law and this paragraph, the Tenant(s) will indemnify and hold harmless the Landlord against all liability, including arising from death or injury to person or Premises during the term of this Lease Agreement and any renewal or extension thereof caused by any act or omission of the Tenant(s), or of the Tenant's family, guests, agents or Occupants of the Tenant(s).

TENANT(S):

Constance Harris 07 / 15 / 2026

Signature Date

Gary L. Stanton 07 / 15 / 2026

Signature Date

CONSTANCE HUGGINS HARRIS

Print Name

GARY LEE STANTON

Print Name

COSIGNER(S):

Karen Westfi 07 / 15 / 2026

Signature Date

KAREN E Karen Westfi

Print Name

Tenant: [Signature] gary l. stanton
Landlord: [Signature]

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

Pest Control Addendum

If Landlord notifies Tenant of a scheduled extermination of the Premises, and Tenant fails to prepare the Premises for such extermination in accordance with Landlord's instructions, Tenant acknowledges that by Tenant's failure to comply with Landlord's instructions, Tenant will have prevented Landlord's exterminator from properly exterminating the Tenants' dwelling and or the building in which the Premises are located. Under such circumstances, Tenant acknowledges that Tenant will be responsible and liable for any damages or losses sustained by Landlord as a result thereof which shall include but are not limited to expenses charged by a professional company to appear again at the premises to perform any and all extermination work that would have previously been performed but for the Tenants' non-compliance with Landlord's instructions. Tenant will have materially and substantially breached this Lease Agreement by these actions or inactions. In addition, Tenant acknowledges that Tenant's obligation to keep the Premises in a neat, clean, good sanitary condition includes keeping Tenant's clothing, furniture, bed frames, mattresses, bedding, curtains and storage closets free of any pests, bed bugs or eggs.

If Tenant suspects a bed bug infestation within the Premises, Tenant must immediately notify Landlord of such suspected infestation at which time Landlord will hire a licensed pest control operator to confirm the infestation. If there is a bed bug infestation, the licensed pest control operator will develop an integrated treatment and eradication plan. The cost of inspection to determine if the Premises are infested with pests or bed bugs will be at the expense of the Tenant, unless specifically found to be caused by the Landlord. If, as a result of Tenant's negligence, or failure to remove any affected personal property, there is a further pest or bed bug infestation, any subsequent treatment required will be at the Tenant's sole cost and expense. Tenant shall be obligated, at Tenant's expense, to immediately have the Leased Premises and Tenant's furniture, mattresses or other affected property prepared for treatment and, if applicable, removed from the Leased Premises and have the infested area cleaned.

In the event that the Tenant fails to grant access, prepare the Premises for treatment of any kind or fails to permanently remove infested personal property from the Leased Premises, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof. Tenant will have materially and substantially breached this Lease Agreement by these actions and or inactions.

If Tenant vacates the Premises and a pest or bed bug infestation of the Premises is subsequently discovered, Tenant will be responsible for the cost of inspection, treatment, eradication and cleaning of the Premises. In the event that a pest or bed bug infestation spreads from the Premises into other areas of the building, whether adjacent to above or below the Premises, Tenant will also be held responsible for the expense of inspection, treatment, eradication and cleaning of such other areas.

TENANT(S):

<u>Constance Harris</u>	07 / 15 / 2026
Signature	Date
<u>Gary L. Stanton</u>	07 / 15 / 2026
Signature	Date

<u>CONSTANCE HUGGINS HARRIS</u>
Print Name
<u>GARY LEE STANTON</u>
Print Name

COSIGNER(S): Karen Westfi 07 / 15 / 2026

Signature	Date
-----------	------

<u>KAREN E Karen Westfi</u>
Print Name

Tenant: [Signature]
Landlord: gar *gary l. stanton*

Lease Agreement Addendum

Bed Bugs Addendum

The Landlord has a comprehensive plan of action to follow if we encounter bedbugs in one of our rental homes. Bedbugs are now a pandemic, not just here in the United States, but around the world. Following a systematic plan will ensure that issue is mitigated quickly and will protect other tenants, family members, and guests in the community. Every effort is made to protect tenants from the social embarrassment associated with having a bedbug infestation. Because self-treatment poses extreme dangers to tenants and family, we require that a licensed pest management professional be engaged to help respond and treat infested apartments. Without full cooperation of the tenant, this treatment program will not be successful. Because involving a pest management professional in the eradication plan is very difficult and costly, we require tenants to cooperate fully in the treatment solution and policies relating to controlling bedbug infestations. Integrated pest management requires that the tenant, landlord and pest management professional work together. Lack of cooperation constitutes a material violation of the Lease Agreement and will result in termination of tenancy.

This Addendum will acknowledge that all parties are aware of bedbug issues and will cooperate throughout the tenancy to deal with potential issues.

Tenant(s) hereby represent to Landlord that all furnishings and personal properties to be moved into the premises are free of bedbugs
 (Tenant Initials) gary l. stanton (Tenant Initials). If Tenant fails to report any pest infestation and/or problems with the Premises within fourteen (14) days of Move-In, it is hereby agreed that the Premises are acceptable, in good condition and pest free. Tenant(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities for the duration of the tenancy:

1. Inspection. Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After a guest visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation. Following Tenant(s) Move-In date, no used furniture or clothing may be brought into the rental unit without first being inspected by the Landlord. Upon inspection, if the landlord finds any evidence of bed bugs in that furniture or clothing, it shall not be allowed to be brought into the rental unit for any purpose. The Landlord shall have the right to set limits on the amount of furniture that Tenant(s) are allowed to have in the rental unit. Excessive furniture and personal property in a rental unit have been found to be one of the leading causes of pest and bed bug infestation. If during any inspections, Landlord determines that there is excessive furniture and/or personal property in your rental unit, Landlord may serve you with a written notice to remove excessive furniture and/or personal belongings. Failure to comply with that notice shall constitute a material violation of the Lease and shall be grounds for termination of the tenancy.
2. Duty to Report. Tenant shall report any problems immediately to the Landlord. All reports and/or complaints must be in writing. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units. The landlord will then be given access to the rental unit for inspection within 72 business hours of Tenant being given written notice.
3. Mandatory Cooperation. Tenant shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional will be called in to inspect and eradicate the problem. Tenant agrees to cooperate fully with and to undertake all efforts and tasks required by Landlord, and in Landlord's sole discretion, or Landlord's pest control company employed to eradicate pests. Tenant's full cooperation includes, but is not limited to, making the premises available for entry to complete pest inspection and eradication treatment(s), completing all required pre-treatment activities, evacuating the premises during and after treatment for the required time frame, completing all required post-treat activities, and immediately reporting ineffective treatment or re-infestations to the Landlord in writing.
4. Cost of Treatment. The tenant is responsible for the treatment if any of the following conditions apply:
 - a. The tenant has lived in the property for 2 weeks or more without any reports of bed bugs, **and**
 - b. For multi-family units or townhomes, no adjacent units were determined by a third-party professional pest control company to have bed bugs; or the unit is a single-family detached home

Premises Address: **2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217**

Tenants: **CONSTANCE HARRIS AND GARY STANTON**

Landlord: **1610 MCCULLOH LLC**

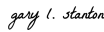
Lease Agreement Addendum

Bed Bugs Addendum (cont'd)

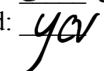
The tenant will be charged for pest control services unless the Landlord is found to be at fault through an investigation conducted by a third-party professional pest control company. In this case, if the Tenant cannot afford to pay for the treatments in a single payment, the tenant will have the option to make payments over a period of at most ninety (90) days, **BUT ONLY IF** the tenant signs the "hold harmless" agreement. The payments will be scheduled by the Landlord and the Tenant must sign an additional agreement that includes the specifications of the payment schedule, the total amount to be paid (if paid on time), the amount of interest to be paid (if any), and the amount of the late fees.

In the event that the Tenant fails to grant access, prepare the Premises for treatment, or fails to permanently remove infested personal property from the Premises, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease".

Time is of the essence of this agreement. If these payments are not paid by the due dates, the following late fees shall apply: 1) If the payments are made as additional rent the late fee shall be 5% of the past due amount for each late payment. Otherwise, the late fee shall be the greater of \$35 per month per late payment or 10% of the unpaid balance per month per late payment.

I CONSTANCE HUGGINS HARRIS (name) agree to make the payments as Additional Rent 
(Tenant Initials)
I GARY LEE STANTON (name) agree to make the payments as Additional Rent 
(Tenant Initials)

5. Bed Bug Treatment. In the event of a bedbug issue, Tenant must comply with recommendations and requests from the pest control specialist prior to professional treatment including, but not limited to:
 - a. Place all bedding drapes, curtains and small rugs in plastic bags for transport to laundry or dry cleaners.
 - b. Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly. Call Management for removal and disposal. Empty dressers, night stands and closets. Remove all items from floors and bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable separately from non-washable items. Used plastic bags must be disposed of properly.
 - c. Wash all machine-washable bedding, drapes, and clothing, etc. on the hottest water temperature and dry on the highest heat setting. Items that cannot be washed must be taken to a dry cleaner who MUST be informed of the issue. You must safely discard ALL items that cannot be decontaminated.
 - d. Vacuum all floors, including the inside of closets. Vacuum all furniture including inside drawers and nightstands, mattresses and box springs. Carefully remove vacuum bags, sealing them tightly in plastic and discarding them properly. Use a brush attachment to dislodge eggs.
 - e. Move furniture toward the center of the room so that technicians can easily treat carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Items must be removed from the closest to allow for treatment.
6. Indemnification. Tenant agrees to indemnify and hold the Landlord, Landlord's agents and employees harmless from any actions, claims, losses, damages and expenses including but not limited to replacement of furniture, medications or medical expenses, for any damage done to Tenant's unit or personal items during pest control inspections or treatment, and for attorneys' fees that Landlord may incur as a result of the negligence of the Tenant(s) or any guest occupying or using the Leased premises.
7. Property Insurance. It is acknowledged that the Landlord shall not be liable for any loss of personal property to the Tenant as a result of an infestation of bedbugs. Tenant agrees to obtain renters' insurance to cover such losses.

Tenant:  *gary l. stanton*
Landlord: 

Lease Agreement Addendum

Bed Bugs Addendum (cont'd)

8. Default. Any Default of this Addendum or of the Lease Agreement by Tenant shall entitle Landlord to pursue all rights and remedies available under this Addendum, the Lease Agreement, or applicable law including, but not limited to, terminating the Tenant's right to possession of the premises for material non-compliance. The following will be considered material non-compliance of the Lease Agreement and Addendum:
- Any misrepresentation by the Tenant in this Addendum.
 - Refusal to comply with Bed Bug Treatment requests from pest control specialists.
 - Failure to promptly notify the Landlord of the presence of bedbugs.
 - Failure to adequately prepare for treatment in the sole discretion of the pest control professional.
 - Refusal to allow the Landlord to inspect the premises.
 - Failure of the Tenant to have personal property insurance to cover damage or losses to furniture.
 - Any action that prevents treatment of the Unit or potentially exasperates or increases the bedbug issue.
9. Conflicts. To the extent that the terms of this Addendum are inconsistent with the terms of the Lease, the terms of this Addendum shall control.

By signing below, the undersigned Tenant(s) agree and acknowledge having read and understood this addendum.

TENANT(S):

<u>Constance Harris</u>	<u>07 / 15 / 2026</u>
Signature	Date
<u>Gary L. Stanton</u>	<u>07 / 15 / 2026</u>
Signature	Date

<u>CONSTANCE HUGGINS HARRIS</u>
Print Name
<u>GARY LEE STANTON</u>
Print Name

COSIGNER(S):

<u>Karen Westfield</u>	<u>07 / 15 / 2026</u>
Signature	Date

<u>KAREN E WESTFIELD</u>
Print Name

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

Disclosure of Information on Bed Bug Activity Hazards

Landlord has inspected the unit and is aware of the following bedbug infestation upon the move in date.

Lessor's Disclosure

(a) Presence of Bedbug infestation and/or hazards (Check (i), (ii) or (iii) below):

- (i) Known Bed bug activity/hazards are present in the housing.

- ✓ (ii) Lessor has no knowledge of Bedbug infestation and/or hazards in the housing.
- (iii) Prior infestation of bedbugs known. Qualified remediation completed and residence cleared for tenancy by _____ (Name of Pest Control Company) on _____ (Date of Statement).

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

- (i) Lessor has provided the lessee with all available records and reports pertaining to Bedbug infestation and/or hazards in the housing.

(c) Lessee's Acknowledgement (Check all that apply)

ch gary l. stanton (initials)

- Lessee has received copies of all information listed above

(d) Agent's Acknowledgement (initial)

yav Agent has informed the lessor of the lessor's obligations 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.

TENANT(S): Constance Harris 07 / 15 / 2026

Signature Date

Gary L. Stanton 07 / 15 / 2026

Signature Date

CONSTANCE HUGGINS HARRIS

Print Name

GARY LEE STANTON

Print Name

COSIGNER(S): Karen Westfi 07 / 15 / 2026

Signature Date

KAREN E Karen Westfi

Print Name

LANDLORD/AGENT:

Yannik Cudjoe-Virgil 07 / 15 / 2026

Signature Date

Yannik Cudjoe-Virgil | Authorized Signer - 1610 McCulloh LLC

Print Name

Tenant: ch gary l. stanton
Landlord: yav

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

Renters' Insurance

I acknowledge renters' insurance is required prior to being submitted to the Landlord prior to move-in, and that I have been required per paragraph 19 of the Lease Agreement that the Landlord is not responsible for any damage to my personal property in the Premises or on the property. Therefore, I understand that it is in my best interest to carry renters' Insurance to protect all of my personal property.

I currently carry Renter's Insurance. Attached is a copy of my policy.

Company: To Be Provided Prior To Move-in

Policy Number: _____

Expirations Date: _____

TENANT(S):

Constance Harris 07 / 15 / 2026
Signature Date

Gary L. Stanton 07 / 15 / 2026
Signature Date

CONSTANCE HUGGINS HARRIS

Print Name

GARY LEE STANTON

Print Name

COSIGNER(S):

Karen Westfi 07 / 15 / 2026
Signature Date

KAREN E Karen Westfi

Print Name

Tenant: gh *gary l. stanton*
Landlord: gar

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum Continuing Parental or Cosigner/Sponsor Guaranty

THIS GUARANTY AGREEMENT ("Guaranty") is executed and delivered by the undersigned Guarantor, pursuant to the Lease Agreement executed by and between the undersigned tenant ("Tenant") and landlord ("Landlord") attached hereto. Whereas, Tenant has applied to become a tenant of the Premises; and Whereas Landlord requires, as possible condition of the acceptance of such Tenant, that all payment and performance obligations of the Tenant under the Lease be personally and unconditionally guaranteed by the Tenant's parent, guardian or other sponsor ("Guarantor"). The requirement of this Guaranty is in recognition of the fact that the Tenant may not have independent financial means, but this Guaranty shall be in force irrespective of the financial means of the Tenant. The Guarantor represents that his or her relationship with the Tenant is as listed below.

Name of Cosigner/Guarantor: KAREN E Karen Westfi Relationship: Sister

Address: 18810 Kewanee Avenue Cleveland, OH 44119

In order to induce Landlord to lease to the Tenant, the undersigned does hereby (if more than one, jointly and severally) guarantee the payment in full of all obligations under the Lease to be executed by the Tenant or any renewal, extension or subsequent Lease Agreement (whether for the same or different unit), and to pay all amounts, including fines imposed pursuant to the Rules and Regulations, or attorney's fees incurred in the enforcement of the subject Lease or any renewal, extension or subsequent lease. This is a continuing and absolute guaranty of payment and not of collection.

This Guaranty may be enforced against Guarantor without the necessity of recourse against Tenant or any other parties responsible. The validity and enforceability of this Guaranty shall not be affected by the invalidity or unenforceability of the Lease Agreement, or any renewal, extension or substitution thereof, as against the Tenant for any reason whatsoever, including any defense that Tenant lacks sufficient legal capacity to enter into the Lease Agreement or any renewal, extension or substitution thereof. Guarantor consents that any proceedings to enforce this Agreement or related rights may be brought before the court sitting in the judicial district or circuit in which the Premises is located, and Guarantor consents to personal jurisdiction of such courts. Any actions to enforce this Guaranty shall be governed by the laws of the State of Maryland.

The Guarantor waives (1) renewal or notice of extension of time within which payment of rental, damages or repairs or the performance of other obligations shall be due; (2) necessity of recourse against Tenant; (3) any understanding that any other person or entity was to sign this Guaranty; (4) the incapacity or bankruptcy of Tenant or any other Guarantor; (5) any notice of change or amendment to the Lease Agreement, the Rules and Regulations, or the right to any notice of default.

Failure of Landlord to enforce right of recovery against other occupants of the suite and any third parties shall not release Guarantor, provided that Guarantor is only liable for payments or obligations of Tenant whose name is set forth below in accordance with the terms of the Lease.

Guarantor also acknowledges that if Tenant or Guarantor is more than sixty (60) days delinquent on payment of Rent or any monies due Landlord pursuant to the Lease, then Landlord shall have the right to report Tenant's and/or Guarantor's delinquency to any and all credit reporting agencies.

TENANT(S): Constance Huggins Harris 07 / 15 / 2026

Signature Date

Gary L. Stanton 07 / 15 / 2026

Signature Date

CONSTANCE HUGGINS HARRIS

Print Name

GARY LEE STANTON

Print Name

COSIGNER(S): Karen Westfi 07 / 15 / 2026

Signature Date

KAREN E Karen Westfi

Print Name

LANDLORD/AGENT:

Yannik Cudjoe-Virgil 07 / 15 / 2026

Signature Date

Yannik Cudjoe-Virgil

Authorized Signer - 1610 McCulloh LLC

Print Name

Tenant: Ch gary l. stanton
Landlord: YCV

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

Laundry Machines Addendum

As a part of your Lease, the Landlord may have provided you with access to use Laundry Machines in either: 1) inside of your home or apartment dwelling unit, or 2) in a dedicated common area for Laundry Machines that is supplied to the entire building for the use by all tenants/residents in the building. In such cases where the Laundry Machines are provided to the building for the use by all residents, there may be an exclusive right by a 3rd-Party vendor to supply and operate Laundry Machines. Tenants may be required to pay to use these machines and are not allowed to install their own personal laundry machines in order to avoid paying. In such cases of Laundry Machines inside of your home or apartment dwelling unit, Tenant is not allowed to tamper with or disconnect any machines, nor install their own personal Laundry Machines.

- Landlord's designated laundry vendor shall have exclusive right to supply laundry machines in the premises.
- Tenants are prohibited from supplying/installing their own machines.
- Tenants are prohibited from tampering with, disabling, or disconnecting any washer.
- Laundry machines are for residential use only, and shall not be used for any business or commercial use.
- Landlord has the right to disconnect and discard any unauthorized Laundry Machines at any time if improper and negligent use has been determined.

All of the above has been fully explained to me by the Landlord or his/her agent and I fully understand and agree to the above and have received a copy of this agreement. By signing below, Tenants signify its agreement that this is part of its Lease Agreement:

TENANT(S):

Constance Harris 07 / 15 / 2026
Signature Date

CONSTANCE HUGGINS HARRIS
Print Name

Gary L. Stanton 07 / 15 / 2026
Signature Date

GARY LEE STANTON
Print Name

COSIGNER(S): Karen Westfi 07 / 15 / 2026
Signature Date

KAREN E Karen Westfi
Print Name

Tenant: ch gary l. stanton
Landlord: ya

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

PET FEE & POLICY ADDENDUM

Tenant agrees to the following Pet Fees fee and policies below per the Lease Agreement.

1. **Permission to Maintain Pet:** Subject to the terms and conditions of this Addendum and the Lease, Landlord hereby grants to Tenant a revocable license to maintain a domestic pet(s) upon the Leased premises during the tenancy of the Lease, and pets allowed are described as follows:

NONE ALLOWED ("Pet").

2. **Revocable License:** Landlord, at anytime during the term of the tenancy, with or without cause, shall have the absolute right, at Landlord's sole election, to revoke the license granted to Tenant in Section 1 of this Addendum to maintain Pet upon the leased Premises by written notice to Tenant at the address of the Leased Premises. Upon receipt of such written notice, Tenant shall remove the Pet from the Leased Premises for the remainder of the term of the Lease within thirty (30) days from the date of mailing or personal delivery of said written notice. In the event Tenant fails to remove the Pet within the required time period, such failure shall be a material breach of this Addendum and the Lease, and Landlord may exercise any and all available remedies at law or as contained in the Lease. Any Pet having offspring is an immediate material breach of this Addendum.

3. **Fees and Deposits:** Tenant shall pay to the Landlord a monthly fee of \$ 0 when Rent is due as set forth in the Lease. A non-refundable Pet fee of \$ 0 shall be paid to the Landlord by Tenant. If any Pets are discovered by Landlord that has not been disclosed by Tenant, Landlord at its sole discretion reserves the right to charge a non-refundable Pet deposit of **\$350.00 PER PET**, and **\$29.00 Pet Rent PER PET**.

4. **Damages:** Tenant shall be responsible for any and all damages to the premises, monetary damages, attorney's fees and costs associated with Tenant's failure to fulfill any term of this agreement. All damages to the property related to maintaining the Pet at the property is not ordinary wear and tear and Tenant shall be held fully liable for the cost of all necessary repairs.

5. **Compliance:** Tenant must comply with all State, County, Municipal laws and all Condominium, Homeowners and Apartment Association rules and regulations, as applicable regarding their Pet. Pet must be attended to and on a leash at all times when outside of the Leased Premises. Tenant must immediately clean up and properly dispose of all Pet's waste. Tenant agrees to hold landlord harmless from any injury to Pet or any liability by Tenant caused by negligence. Tenant acknowledges and agrees that all indemnity, liability and hold harmless provisions set forth in the Lease Agreement, to which this Addendum is expressly a part of, shall apply to all damages, injuries or harm resulting from or caused by the Pet to any person, animal, real or personal property.

By signing my name below, I affirm that I have read and understand the terms of this Pet Addendum To Lease, and I agree that I will be jointly and severally liable for the complete fulfillment of the terms of this addendum.

Leased Premises: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

TENANT(S):

Constance Harris

Signature

07 / 15 / 2026

Date

CONSTANCE HUGGINS HARRIS

Print Name

Gary L. Stanton

Signature

07 / 15 / 2026

Date

GARY LEE STANTON

Print Name

COSIGNER(S):

Karen Westfi

Signature

07 / 15 / 2026

Date

KAREN E Karen Westfi

Print Name

Tenant: Ch
Landlord: gar

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

MOVE-OUT CHARGES

The following is a list of charges for items are the responsibility of the Tenant if any damages are found by Landlord/Agent after Tenant vacates the Premises. Tenants have the option to make the repairs only if the Landlord/Agent is notified prior to the repairs and gives written approval. The amounts shown cover materials and labor only, are not a fixed cost, and may change at any time without notice. The charges are collectible as additional rent and/or will be deducted from the Security Deposit. This list is meant to cover repairs that are described in the Lease Agreement as the responsibility of the Tenants or are not due to normal wear and tear. **This list is not an exclusive list of all possible tenant damage(s)/repair(s) to the Premises, any item not listed below will be charged to Tenant based on current costs at the time of move-out.**

a)	FAILURE TO TURN IN KEYS, NEW LOCKS.	\$50.00 PER KEY; \$100 PER LOCK
b)	FAILURE TO TURN IN MAILBOX KEYS, NEW LOCKS	\$50.00 PER LOCK
c)	INSUFFICIENT NUMBER OF KEYS RETURNED	\$30.00 PER KEY DUPLICATE
d)	DAMAGE OR REPLACEMENT GARBAGE DISPOSAL	\$400.00*
e)	DENTED OR CRACKED DISHWASHER PANEL	\$250.00*
f)	BROKEN/MISSING CRISPER MEAT DRAWERS (REFRIGERATOR)	\$50.00 TO \$150.00
g)	BROKEN/MISSING REFRIGERATOR GLASS SHELF	\$100.00 PER SHELF
h)	DENTED OVEN DOOR	\$175.00 TO \$250.00
i)	SCRATCHED OR DAMAGED REFRIGERATOR DOOR	\$10.00 TO \$250.00
j)	DAMAGED KITCHEN COUNTERS	PRICES VARY-DETERMINED AT DATE
k)	DIRTY STOVE, OVEN, DRIP PAN	\$20.00 TO \$100.00
l)	DIRTY REFRIGERATOR AND/OR FREEZER	\$20.00 TO \$100.00
m)	MISSING ICE CUBE TRAYS	\$25.00 PER TRAY
n)	DAMAGE/REPLACEMENT OF KITCHEN VINYL FLOOR	PRICES VARY-DETERMINED AT DATE
o)	DIRTY KITCHEN FLOOR	\$20.00 TO \$100.00
p)	MISSING DISPOSAL STOPPER	\$25.00
q)	EXCESSIVE DIRT OR GREASE ON CABINETS	\$15.00 TO \$100.00
r)	MISSING LIGHT LENS	\$25.00 TO \$50.00
s)	DAMAGE TO INTERIOR DOORS	PRICES VARY-DETERMINED AT DATE
t)	MISSING OR DAMAGED DOOR KNOBS	\$75.00 PER KNOB
u)	REMOVAL OF CONTACT PAPER FROM SHELVES	\$25.00 PER SHELF
v)	DIRTY RANGE HOOD AND/OR FAN FILTER	\$15.00 TO \$75.00
w)	REPLACE BROKEN OR MISSING CEILING FAN	\$250.00
x)	BROKEN OR MISSING CEILING OR LIGHT FIXTURE	\$50.00 TO \$175.00
y)	TRASH REMOVAL	PRICES VARY-DETERMINED AT DATE
z)	FURNITURE REMOVAL FROM APARTMENT	PRICES VARY-DETERMINED AT DATE
aa)	FURNITURE LEFT OUTSIDE AT DUMPSTER OR PROPERTY	PRICES VARY-DETERMINED AT DATE
bb)	TORN, DAMAGED OR MISSING SCREENS	\$25.00 TO \$150.00
cc)	BROKEN WINDOWS	PRICES VARY-DETERMINED AT DATE
dd)	DAMAGE TO VANITIES OR VANITY TOPS	\$100.00 TO \$500.00
ee)	REMOVAL OF UNAPPROVED WALLPAPER	PRICES VARY-DETERMINED AT DATE
ff)	PAINT OF AREAS WITH UNAPPROVED COLORS	PRICES VARY-DETERMINED AT DATE
gg)	DIRTY BATHROOMS (FLOORS, TOILETS, MEDICINE CABINETS)	\$25.00 TO \$75.00
hh)	DIRTY TUB OR DAMAGE TO FINISH	\$30.00 TO \$300.00
ii)	DIRTY WALL AND/OR TUB TILE	\$30.00 TO \$75.00
jj)	STAIN SEALING DUE TO NEGLIGENCE	PRICES VARY – DETERMINED AT DATE
kk)	EXCESSIVE NAIL HOLES	\$5.00 to \$50.00
ll)	LARGE HOLES IN WALLS	PRICES VARY – DETERMINED AT DATE
mm)	CARPET DAMAGE OR REPLACEMENT	PRICES VARY – DETERMINED AT DATE
nn)	EXCESSIVE CARPET SOIL CLEANING	\$20.00 TO \$250.00
oo)	DAMAGE AND/OR MISSING MINI/VERTICAL BLINDS	\$40.00 TO \$150.00

*VARIOUS QUOTES INCLUSIVE OF LABOR RATE OF \$75.00 PER HOUR

TENANT(S): Constance Harris 07 / 15 / 2026

Signature

Date

Gary L. Stanton

07 / 15 / 2026

Signature

Date

COSIGNER(S): Karen E. Westfi 07 / 15 / 2026

Signature

Date

CONSTANCE HUGGINS HARRIS

Print Name

GARY LEE STANTON

Print Name

KAREN E Karen Westfi

Print Name

Tenant: Ch *gary l. stanton*
Landlord: yav

Premises Address: **2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217**

Tenants: **CONSTANCE HARRIS AND GARY STANTON**

Landlord: **1610 MCCULLOH LLC**

Federal Register / Vol. 61, No. 45 / Wednesday, March 6, 1996 / Rules and Regulations 9075

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 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):

- Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to 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) MDE LEAD CERTIFICATE:1156903

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

Lessee's Acknowledgement (Check all that apply)

(c) gls ^{gary l. stanton} (initials)

- Lessee has received copies of all information listed above
- Lessee has received the pamphlet Protect Your Family from Lead in Your Home and Notice of Tenants' Right

Agent's Acknowledgement (initial)

(d) yav 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.

TENANT(S): Constance Harris 07 / 15 / 2026

Signature Date

CONSTANCE HUGGINS HARRIS

Print Name

Gary L. Stanton 07 / 15 / 2026

Signature Date

GARY LEE STANTON

Print Name

COSIGNER(S): Karen Westfi 07 / 15 / 2026

Signature Date

KAREN E Karen Westfi

Print Name

LANDLORD/AGENT:

Yannik Cudjoe-Virgil 07 / 15 / 2026

Signature Date

Yannik Cudjoe-Virgil | Authorized Signer - 1610 McCulloh LLC

Print Name

Tenant: gls ^{gary l. stanton}
Landlord: yav

Premises Address: 2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217

Tenants: CONSTANCE HARRIS AND GARY STANTON

Landlord: 1610 MCCULLOH LLC

Lease Agreement Addendum

Plumbing Drains Addendum

Bathroom and Kitchen Fixtures, Drains and Appliance:

Tenant understands that the bathroom and kitchen fixtures and appliances cannot be used for any purposes other than that for which it was constructed.

No sweepings, rubbish, rags, disposable diapers, sanitary napkins, tampons, ashes or other obstructive substances may be thrown therein. Notwithstanding these items described as "dissolvable", these items are not considered acceptable for disposal in any drains.

Additionally, Tenant shall not place metal, string, dental floss, grease, coffee grounds, nut shells, glass, olive or fruit pits, corn cobs, paper, wire, bones or non-food in the garbage disposal, sinks or any plumbing drains within the Leased Premises. Rule of thumb: if you cannot eat it, your garbage disposal cannot eat it. Portable washers or dryers not approved in writing by us are prohibited.

Tenant shall be responsible at sole cost and expense for any and all damage or repairs resulting from the misuse or clogging of such equipment and Tenant agrees to reimburse Landlord immediately for any and all of the costs and expenses incurred to repair such equipment, sinks, plumbing drains and related damages.

LANDLORD/AGENT:



07 / 15 / 2026

Signature

Date

Yannik Cudjoe-Virgil

Authorized Signer - 1610 McCulloh LLC

Print Name

TENANT(S):



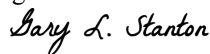
07 / 15 / 2026

Signature

Date

CONSTANCE HUGGINS HARRIS

Print Name



07 / 15 / 2026

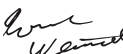
Signature

Date

GARY LEE STANTON

Print Name

COSIGNER(S):



07 / 15 / 2026

Signature

Date

KAREN E Karen Westfi

Print Name

Tenant: 
Landlord: 

Premises Address: **2028 DRUID HILL AVENUE UNIT #1 BALTIMORE MD 21217**

Tenants: **CONSTANCE HARRIS AND GARY STANTON**

Landlord: **1610 MCCULLOH LLC**

Lease Addendum Checklist

THE UNDERSIGNED HAVE AGREED THAT THE FOLLOWING DOCUMENTS HAVE BEEN RECEIVED BY TENANTS FROM LANDLORD AT THE TIME OF SIGNING ALL LISTED DOCUMENTS:

✓	LEASE AGREEMENT	✓	LAUNDRY MACHINES ADDENDUM
✓	MOVE OUT REQUIREMENTS	✓	PET FEE & POLICY ADDENDUM
✓	CRIME-FREE AND DRUG FREE HOUSING	✓	MOVE OUT CHARGES
✓	ADVANCE PAYMENTS ADDENDUM	✓	LEAD WARNING DISCLOSURE STATEMENT
✓	COSMETIC "AS-IS" CONDITIONS ADDENDUM	✓	PLUMBING DRAINS ADDENDUM
✓	PROPERTY ON PREMISES ADDENDUM	✓	MDE NOTICE OF TENANT RIGHTS
✓	GAS AND ELECTRIC BILLS	✓	TENANT BILL OF RIGHTS
✓	MOLD AND MILDEW ADDENDUM	✓	RENTAL LICENSE
✓	HVAC AND AIR CONDITIONER SYSTEM	✓	MDE LEAD INSPECTION CERTIFICATE
✓	GAS, ELECTRIC & OIL UTILITY ADDENDUM	✓	PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME BROCHURE
✓	SMOKE & CO2 DETECTORS ADDENDUM	✓	RESIDENT HANDBOOK
✓	PEST CONTROL ADDENDUM	✓	MOVE-IN INSPECTION REPORT FORM
✓	BED BUGS ADDENDUM		
✓	DISCLOSURE OF INFORMATION ON BED BUGS ACTIVITY HAZARDS		
✓	RENTERS' INSURANCE ADDENDUM		
✓	COSIGNOR/SPONSOR GUARANTY		

TENANT(S):

Constance Harris 07 / 15 / 2026
Signature Date

CONSTANCE HUGGINS HARRIS
Print Name

Gary L. Stanton 07 / 15 / 2026
Signature Date

GARY LEE STANTON
Print Name

COSIGNER(S):

Karen Westfi 07 / 15 / 2026
Signature Date

KAREN E Karen Westfi
Print Name

Tenant: gh
Landlord: gar *gary l. stanton*



MARYLAND DEPARTMENT OF THE ENVIRONMENT

NOTICE OF TENANT'S RIGHTS

INTRODUCTION

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

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

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

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



- 1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home," and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
- 2) Ensure that the property is currently registered with the MDE and is required to pay a \$75.00 per property/unit registration fee and renew property every two years.
- 3) Obtain a passing Lead Paint Inspection Certificate prior to you moving into the property.

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

Yes. The property owner must have the unit inspected at the owner's expense. This is currently mandatory for all pre-1978 rental properties. Only an inspector accredited by MDE can perform lead inspections. If the house passes the lead inspection, the property owner will receive a copy of a Lead Paint Inspection Certificate. This certificate will be on file at MDE. The owner is required by law to give you a copy of the inspection certificate when you move in. If you wish to know the results of the inspection, ask your landlord or use the Inspection Certificates online search at [Lead Certificate](#).

WHAT HAPPENS IF MY CHILD IS DIAGNOSED WITH AN ELEVATED BLOOD LEAD LEVEL?

When a child under six years of age, or a pregnant woman is identified with an elevated blood lead level (“EBL”) greater than or equal to 3.5 µg/dL, MDE or the local health department will send a Notice of EBL to the parent/guardian or pregnant woman and the property owner in writing.

MDE or the local health department will also perform an environmental investigation for a child under the age of 6 years old or pregnant woman diagnosed with a blood lead level of greater than or equal to 3.5 µg/dl. If, during the environmental investigation, the inspector identifies chipping, peeling, or flaking paint in a pre-1978 constructed rental property, MDE or the local health department will issue a Notice of Defect and send it to the property owner. Upon receipt of the Notice of Defect, the property owner must satisfy the modified risk reduction standard within 30 days.

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

You must send a notice to the property owner in writing. You may either write a letter or use a “Notice of Defect Form”, that can be found on page 5 of this brochure. When sending a Notice of Defect, MDE suggests sending it **Certified Mail, Restricted Delivery**. This documentation is also useful when making a referral to MDE or your local housing department. Once the property owner receives the Notice of Defect, they must satisfy the modified risk reduction standard within 30 days.

HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

Within 30 days after the receipt of the Notice of Defect, the property owner is required to provide for the temporary relocation of all tenants to a property built after 1977, a pre-1978 rental property that is certified as meeting the lead-free standard or that has met the lead risk reduction standard.
OR

Within 30 days after the receipt of the Notice of Defect, the property owner ensures that the property passes a test for lead contaminated dust after performing certain lead hazard reduction treatments. The property owner must pay for all required repairs and must use a contractor that is accredited by the Department to perform lead abatement work.

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

Nobody, other than individuals accredited by MDE to perform lead abatement services, is permitted in the work area. Pregnant women and children under 6 years old are prohibited from being in the house while the lead hazard reduction treatments are being performed. If you must leave your home for more than 24 hours while treatments are performed, the property owner must

pay for all your reasonable expenses related to your required relocation to temporarily lead safe housing.

The property owner is also responsible for expenses related to the moving, storing, and/or cleaning of furniture, and possibly food costs while work is being performed in the home to address lead-based paint hazards.

You must allow the property owner and accredited contractors to enter your home to perform the treatments.

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

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

1. Make a Referral

If you have given your landlord a written Notice of Defect and no repairs have been completed after 30 days, you can make a referral to Maryland Department of the Environment's Lead Poisoning Prevention Program by calling 1-800-776-2706 or 410-537-3825. When making a referral, please provide copies of the Notice of Defect, along with any verification of receipt you may have.

2. Rent Escrow

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



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

3. Rent Protection

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

4. Retaliatory Eviction

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

5. Termination of Lease & Relocation Expenses

Pursuant to § 8-215 of the Real Property Article, if you have requested a copy of the Lead Paint Inspection Certificate associated with your tenancy, and your landlord fails to provide you a copy within three business days, you may file an action in the District Court to: (i) immediately release the tenant from the terms of the lease or rental agreement for that property; (ii) pay to the tenant all reasonable relocation expenses, not to exceed \$2,500, directly related to the permanent relocation of the tenant to a lead-free dwelling unit or another dwelling unit that has satisfied the risk reduction standard in accordance with §6-815 of the Environmental Article, and reasonable attorney's fees.

* If you have any questions about Maryland's Lead Law, visit MDE's Website or call the Lead Hotline at 410-537-4199 or toll-free at 1-800-776-2706, or TTY 1-800-735-2258.

Mail copy of Notice of Defect and certified mail receipt to:

Maryland Department of the Environment
Lead Compliance and Enforcement Division
1800 Washington Boulevard, Suite 630
Baltimore, MD 21230

Notice of Defect

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

Name of Property Owner/Property Manager

Your Name

Property Owner Address

Your Address

City, State, Zip

City, State, Zip

Phone # _____

Email _____

Property Subject to This Notice: _____

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

___ The following defects require your attention:

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

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

The following areas contain structural defects:

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

Other Hazardous Conditions:

PROPERTY OWNER / MANAGER SIGNATURE

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

Signature _____

Date _____

MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

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

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

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

Additional information may be available through:

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

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

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

1. RENTAL APPLICATIONS

Application fees:

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

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

Application expenses:

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

Tenant screening report:

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

Pet policy:

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

Assistance Animals:

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

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

2. LEASES & TENANCIES

Written lease requirements:

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

A lease may not include:

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

An automatic renewal term in a lease must:

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

Ending tenancy:

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

Ending your lease early due to abuse:

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

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

If the lease ends and no one gives notice:

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

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

3. RENT

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

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

4. UTILITIES

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

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

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

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

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

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

5. SECURITY DEPOSITS

Maximum deposit:

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

What is a security deposit:

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

Payment rules:

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

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

Move-out inspection at end of tenancy:

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

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

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

If the deposit is not returned on time:

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

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

6. CONDITION OF RENTAL UNITS

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

Reporting a problem:

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

Mold-specific requirements:

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

Repair and Access:

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

If problems are not fixed:

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

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

Lead paint:

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

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

Living in your unit:

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

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

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

7. EVICTIONS

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

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

Court process required:

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

Your rights in court:

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

Notice before eviction:

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

Eviction requirements and stopping the eviction:

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

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

8. CONSTRUCTIVE EVICTIONS

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

When it applies:

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

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

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

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

What landlords must do to avoid constructive eviction:

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

9. TENANT RIGHT OF FIRST REFUSAL

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

When it applies:

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

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

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

Notice process:

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

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

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

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

10. PROHIBITED ACTS BY LANDLORDS

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

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

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

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

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

Retaliation may include actions such as:

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

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

Notice requirements before your landlord can enter your unit:

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

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

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

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

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

11. RESOURCES

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

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

Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

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

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

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

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

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

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

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

Website: [District Court Help Centers](http://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://ThePeople'sLawLibraryofMaryland.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.



gary l. stanton
ch
yav

RENTAL PROPERTY LICENSE

License No: L-517225
Registration No: R184948

License Expiration Date: January 22, 2028

OWNER

1610 McCulloh LLC
3717 BOSTON STREET
Baltimore MD 21224

OPERATOR

Property Address: 2028 DRUID HILL AVE

Block/Lot: 0314 015

Inspection Date: January 19, 2026 License Issue Date: January 22, 2026

DWELLING UNITS COUNT	ROOMING UNITS COUNT	OTHER UNITS COUNT	RENTAL LICENSE EXPIRATION DATE
3	0	0	January 22, 2028

FOR MULTIPLE-FAMILY DWELLINGS OR ROOMING HOUSES, THIS LICENSE MUST BE PROMINENTLY DISPLAYED IN THE VESTIBULE, LOBBY, OR OTHER PUBLIC PLACE ON THE PREMISES

FOR A 1- OR 2-FAMILY DWELLING, THIS LICENSE MUST BE LOCATED IN AN AREA OF EACH DWELLING UNIT THAT IS ACCESSIBLE TO THAT UNIT'S OCCUPANT AND TO HOUSING INSPECTORS

Detach and post as instructed above, keep top portion for your records



OWNER

1610 McCulloh LLC

Baltimore, MD 21224
4104127228

OPERATOR

Property Address: 2028 DRUID HILL AVE

Block/Lot: 0314 015

DWELLING UNITS COUNT	ROOMING UNITS COUNT	OTHER UNITS COUNT	REGISTRATION NUMBER	INSPECTION DATE	RENTAL LICENSE EXPIRATION DATE
3	0	0	L-517225	January 19, 2026	January 22, 2028

RENTAL PROPERTY LICENSE

MARYLAND DEPARTMENT OF THE ENVIRONMENT

ch *gary l. stanton* *yav*

LEAD PAINT RISK REDUCTION (MDE FORM 330)

INSPECTION CERTIFICATE NO. 1156903

0410195
MDE TRACKING NO.

0314060314 015
MDE PROPERTY NO.

1610 MCCULLOH LLC
OWNER NAME

02028 DRUID HILL AVE Unit # 1, 2, 3 BALTIMORE MD 21217
Street Address

Baltimore city
County

1920
Construction Year

Lead Free
Inspection Category

Limited
Inspection Method

PASSED
Inspection Status

1/17/2028
Re-Inspection required no later than

1/17/2028
Certificate Expiration Date

3
No. of Pre-1950 Lead Free Units

0
No. of Post-1949 Lead Free Units

Invalid

Invalidated Date

I certify that I inspected the above listed property/unit on 1/17/2026 2:00:00 PM under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

100% Lead Inspections
Inspection Contractor Name

13641
Inspection Contractor Accreditation No.

Thomas Flukinger
Inspector Name

16984
Inspector Accreditation No.

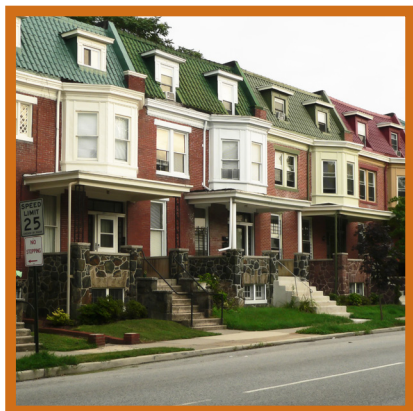
5/14/2026
Inspection Contractor Accreditation Exp. Date

5/14/2026
Inspector Accreditation Exp. Date



Inspection certificates with numbers under 1000000 are not original documents; they were issued on paper prior to implementation of this online system.

STATE OF MARYLAND



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

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

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

Read this entire brochure to learn:

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

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

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

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

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



Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

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

Lead Gets into the Body in Many Ways

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

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

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

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



Lead is dangerous to a developing fetus.

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

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

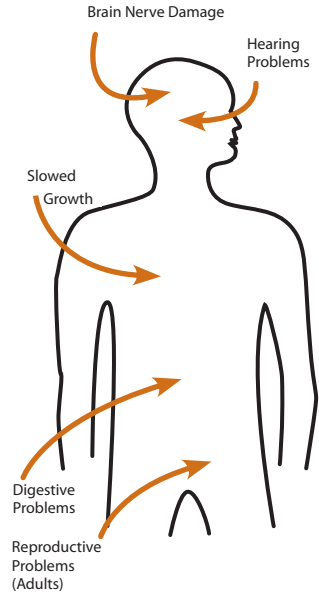
Health Effects of Lead

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

In children, exposure to lead can cause:

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

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



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

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

Check Your Family for Lead

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

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

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

Blood lead tests are required for the following groups:

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

Blood lead tests are recommended for the following groups:

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

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

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

Where Lead-Based Paint Is Found

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

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

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

Lead can be found:

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

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

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

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

Identifying Lead-Based Paint and Lead-Based Paint Hazards

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

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

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

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

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

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

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

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

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

Checking Your Home for Lead

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

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



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

Checking Your Home for Lead, continued

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

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

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

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

What You Can Do Now to Protect Your Family

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

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

Reducing Lead Hazards

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

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



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

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

Reducing Lead Hazards, continued

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

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

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

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

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

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

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

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



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

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

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

Other Sources of Lead

Lead in Drinking Water

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

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

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

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

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

Important Steps You Can Take to Reduce Lead in Drinking Water

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

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

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

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

Other Sources of Lead, continued

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

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

For More Information

The National Lead Information Center

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

EPA's Safe Drinking Water Hotline

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

Consumer Product Safety Commission (CPSC) Hotline

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

Food and Drug Administration

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

Centers for Disease Control and Prevention

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

State and Local Health and Environmental Agencies

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

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

U. S. Environmental Protection Agency (EPA)

Regional Offices

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Consumer Product Safety Commission (CPSC)

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

CPSC

4330 East-West Highway

Bethesda, MD 20814-4421

1-800-638-2772

cpsc.gov or saferproducts.gov

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

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

HUD OLHCHH

lead.regulations@hud.gov

hud.gov/lead

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IMPORTANT!

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

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

Resident Handbook | Baltimore City

Property Address: 2028 Druid Hill Avenue Baltimore MD 21217

Dear New Resident,

This handbook contains information that we hope will make your tenancy more enjoyable and answer the most common questions asked.

We hope you enjoy your rental, and we are here to assist you!

Thank you,

Ramblewood Management

****Important Information & Communication****

Tenant Portal (Buildium) - [Click Here To Sign In](#)

Rent Payment:

- All electronic payments (monthly rent and other charges) should be submitted through [Buildium](#) for all electronic rent payments and other charges.
- **You should have received an email invitation from the platform to proceed with creating an account.**
- If you have not received the invitation, please request from us at ramblewoodmanagement@gmail.com

Maintenance Requests:

- All maintenance issues/items requested should be submitted through the [Buildium](#) portal for the fastest responses and communication
- **Please create an account using the invitation referenced above to submit maintenance requests**
- **For URGENT after hours emergencies, please call 301-842-6620.** If the request is **NOT** an emergency, please submit directly through the tenant portal.

General or Maintenance Questions:

- For all general or maintenance questions, please contact the following

- o **Call/Text** – 410-412-7228
- o **Email:** RamblewoodManagement@gmail.com

Maintenance Schedule

Annual Maintenance:

- Heating, Ventilation and Cooling (HVAC) Systems
 - o On a case-by-case basis, Tenant may be responsible for changing filters quarterly to ensure the system is operating efficiently and to prevent HVAC issues.
 - o If Tenant is responsible, please change filters quarterly. The Landlord will provide filters as necessary free of charge.
 - o Annually, Landlord will schedule maintenance services directly with Tenant and HVAC technician to ensure that the HVAC system is operating efficiently and to prevent HVAC issues.

Annual/Bi-Annual Inspections (Periodically):

- Rental License Inspections
 - o Landlord will schedule services directly with Tenant
- Housing Authority of Baltimore City (if tenant has a voucher)
 - o Landlord will schedule services directly with Tenant
- Any additional inspections required, including but not limited to maintenance
 - o Landlord will schedule services directly with Tenant

Important Telephone Numbers

Emergency:	911
Baltimore City Services:	311 (also for NON-emergency police calls)
Complain Dept.	410-396-4176
Rat Eradication	410-396-7710
Urban Services	410-396-1663
Water Dept.	410-396-5398
Bulk Trash	410-396-4515
Sanitation Dept.	410-396-4515

Baltimore Gas & Electric (BGE)

Emergency: 410-685-0123 or 1-800-685-0123
Power Outage: 1-877-778-2222 (Toll free)

Telephone (Verizon): 410-954-6260

Cable TV (Comcast): 1-800-COMCAST (1-800-266-2278)

Alarm (Slomin's Shield): 1-800-ALARM-ME (1-800-252-7669)

Pest Control (Terminix): 1-800-TERMINIX

Trash and Recycling

Trash Collection: **Wednesday**

Recycling Collection: **Friday**

For Additional Services: **Call 311 To Verify**

Bulk Trash Pickup:

Call 311 or 410-396-4515 to schedule a pick-up service
Or go to www.baltimorecity.gov
Click on "I want to ->Request ->City Service (311)"
City will remove three (3) bulk items per month, Free.

Title	Signature Requested: [LEASE] 2028 Druid Hill Avenue Unit #1
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Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



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IP: 108.48.139.154



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