



Residential Lease Package

Ryan Krauss, Teacher Props LLC

LANDLORD

Trinity Boyer, Kyle Hagadorn-Aranzazu

TENANT

May 1, 2026

LEASE START DATE

RESIDENTIAL LEASE AGREEMENT

This agreement, dated March 3, 2026, is between Ryan Krauss and Teacher Props LLC and Trinity Boyer and Kyle Hagadorn-Aranzazu.

1. LANDLORD:

The Landlord(s) and/or agent(s) is/are:

Ryan Krauss (Owner)

Teacher Props LLC (Agent)

All who are listed above may sign as the landlord or as an authorized representative on behalf of the owner of the Leased Premises and will be collectively referred to in this Lease Agreement as "Landlord."

2. TENANT:

The Tenant(s) is/are:

Trinity Boyer

Kyle Hagadorn-Aranzazu

and will be referred to in this Lease Agreement as "Tenant."

3. RENTAL PROPERTY:

The Landlord agrees to rent to the Tenant the property described as a(n) house located at 108 N Luzerne Ave, Baltimore, MD, 21224, which will be referred to in this Lease as the "Leased Premises."

4. TERM OF LEASE AGREEMENT:

- A. The Lease Agreement will begin on May 1, 2026 and will end on June 29, 2027.
- B. Landlord reserves the right to make the start date later than 5/1/2026 but no later than 6/15/2026. Any change in start date will be established by 4/5/2026 at the latest.

5. USE & OCCUPANCY OF PROPERTY:

- A. The only person(s) living in the Leased Premises is/are: Trinity Boyer, Kyle Hagadorn-Aranzazu
- B. Any change in occupancy will require written consent of the Landlord and may be subject to an adjustment in the amount of rent.
- C. The Tenant will use the Leased Premises only as a residence.

6. RENT:

- A. The amount of the Rent is \$1,650.00 to be paid monthly.
- B. The rent is due in advance on or before the 1st day of each month. The rent due date is the date the Landlord must receive the Tenant's payment.
- C. Tenant(s) agree to pay the rent and all additional rent when due on time, without demand. All additional charges, costs and fees set forth throughout this Lease Agreement, are considered to be additional rent. Upon the non-payment of additional rent, Landlord will have the same rights to proceed against the Tenant(s) for the collection or eviction as if Tenant(s) defaulted on the rental payment.
- D. Tenant may deposit rent and all other charges into the Landlord's bank account. Rent and charges must be deposited on or before the day it becomes due in accordance with the terms and conditions within this lease.
- E. Rent may be paid by using the following electronic payment method(s): PayPal / Online Transfer. Electronic payments such as those made via a credit/debit card, EFT or online payment processors such as PayPal refers to the network of banking institutions that have agreed to process transactions (usually instantly and automatically) electronically with no paper tender such as checks, money orders and/or cash or any other form of paper tender that is hand processed through a bank, financial institution clearinghouse or the Federal Reserve system.
- F. If an electronic payment is not paid by the financial institution on or before the date due as specified in this Lease, it shall be treated as a "Late Payment" under the terms and conditions contained in this Residential Lease Agreement.
- G. If an electronic payment fails to clear or is returned unpaid by the financial institution on or before the date due as specified in this Lease, it shall be treated as a "Returned Payment" under the terms and conditions contained in this Residential Lease Agreement.