

RESIDENTIAL LEASE

THIS LEASE IS A LEGALLY BINDING DOCUMENT. YOU SHOULD READ IT IN ITS ENTIRETY AND UNDERSTAND IT COMPLETELY BEFORE SIGNING. IF YOU DO NOT UNDERSTAND ANY PORTION OF THIS LEASE, YOU ARE ENCOURAGED TO CONSULT AN ATTORNEY. YOU HAVE THE ABSOLUTE RIGHT TO CONSULT ANY ATTORNEY BEFORE SIGNING THIS LEASE.

THIS LEASE is made on August 13th, 2026, by the Tenant and the Manager, with the Manager acting as the agent for Landlord with full authority to legally bind the Landlord to this Lease.

1. Names of Landlord, Manager, and Tenant(s).

(a) "Landlord" [check one]:

- ☐ East Baltimore Master Tenant, LLC
- ☐ East Baltimore Master Tenant II, LLC
- ☐ East Baltimore Master Tenant III, LLC
- ☒ **ReBuild Metro-Oliver, LLC**
- ☐ Teachers @ Biddle, LLC
- ☐ ReBuild Metro Holdings, LLC

(b) "Manager": ReBuild Metro Property Management Company, LLC
1129 N. Caroline St.
Baltimore MD 21213
410-563-6220

(c) "Tenant": **Brandi Richardson**

(d) In this Lease, the word "Tenant" will be used to mean not only each tenant who signs the Lease as an individual but also the all of tenants, jointly and severally, who sign the Lease as a group.

(e) The Manager hereby represents and warrants to the Tenant that Manager has the all the necessary legal authority to:

(i) Make the terms and provisions of this Lease legally binding on the Landlord; and

(ii) Exercise any and all of the Landlord's rights under this Lease.

2. Leased Premises.

The Landlord hereby leases the "Premises" known **as 1627 Hakesley Place, Baltimore, MD 21213** to the Tenant on the terms and conditions stated in this lease.

(a) Tenant has been provided with an opportunity to inspect the Premises. By signing this Lease, the Tenant acknowledges and agrees that (i) the Premises are safe, clean, and in good condition, and (ii) all appliances and equipment on the Premises are in good working order. The Tenant agrees that the Landlord has made no promises to decorate, alter, repair or improve that Premises, except as set forth in a separate written agreement signed by Landlord.

3. Lease Term.

(a) The "Beginning Date" for this Lease is **August 1st, 2026**, and the "Ending Date" is **July 31st, 2027**. The time between the Beginning Date and the Ending Date is called the "Initial Term" of the Lease. The Premises are being made available in a condition permitting habitation, with reasonable safety.

(b) If the Landlord and Tenant agree in writing, which writing must be signed by both parties, to extend the Lease beyond the Initial Term, the extended time for occupancy is called an "Extension Term;" the Initial Term, as extended, if applicable, by any Extension Term, collectively the "Term." If there is no Extension Term, the Initial Term may sometimes also be referred to as the Term. If the Tenant desires to extend the Initial Term, or any Extension Term, it shall notify the Manager at least sixty (60) days prior to the end of the Initial Term, or any Extension Term, as applicable. The Landlord may elect to deny any request for an Extension Term. In connection with any Extension Term request, the Tenant will be subject to the requirements of Section 27, if applicable to the Premises. If requested by the Landlord, if an Extension Term is agreed to by the Landlord, the Tenant may be required to sign an agreement setting forth the new Ending Date.

(c) The Landlord has not guaranteed a specific delivery date for the Premises. The Beginning Date will not commence until the Landlord delivers possession.

4. Monthly Rent.

Manager  Tenant  Tenant _____ Tenant _____

(a) The "Monthly Rent" for each month is **\$1,000.00**. The Monthly Rent is due by the first (1st) day of each month and shall be payable by the Tenant in immediately available funds. By such date, payment shall be either delivered or mailed to, and received by, the Manager at 1129 N. Caroline St., Baltimore MD 21213. If the Lease begins on a day other than the first (1st), the first month's rent shall be prorated based on a daily rate and is due on or before the Lease start date in the amount **of \$774.00.**

(b) The Tenant shall make all Monthly Rent payments in full. Payment or receipt of a Monthly Rent payment of less than the amount stated in the lease is a partial payment. Under no circumstances shall the Landlord's acceptance of a partial payment constitute accord and satisfaction or otherwise diminish Landlord's right to collect the balance due or to pursue any other remedy available under this Lease, even if there is any conditional endorsement, stipulation or other statement on any check. Failure to pay the entire amount of the Monthly Rent and all other amounts owed when required shall constitute a Breach as set forth in Section 37 below, and Landlord will be able to pursue any remedy, whether at law or in equity, allowed under the terms of this Lease or applicable law.

(c) A court action to remove a tenant may begin on the earliest day permitted by law if Landlord has not timely received the Monthly Rent and all other amounts owed to Landlord pursuant to the terms of this Lease, including but not limited to all Additional Rent as hereafter defined. Unless required by law or this Lease, Landlord will not be obligated to provide any notice prior to exercising its remedies through the Manager or directly.

5. Increases in the Monthly Rent.

(a) The Tenant agrees that the Landlord may increase the Monthly Rent from time to time prior to the commencement of an Extension Term and at any time during any Holdover Period of this Lease.

(b) In connection with any other Monthly Rent increases and subject to the provisions of subsection (c) immediately below, the Landlord agrees to give the minimum advanced written notice required by law (which in no case shall be less than thirty (30) days) of any increase in Monthly Rent, and Tenant agrees to all additional payments after that notice in accordance with the adjustments.

(c) Forty-five (45) days prior to the commencement of any Extension Term, Landlord will notify Tenant of the new Minimum Rent for the Extension Term. Tenant may thereafter elect within ten (10) days to terminate any Extension Term election previously made. If not terminated per the above, the Monthly Rent for the Extension Term shall be at the new Monthly Rent amount.

6. Services and Utilities.

The Landlord and the Tenant agree to pay for the following services and utilities as set forth below:

Manager ✓ Tenant ✓ Tenant _____ Tenant _____

	Landlord Responsibility	Tenant Responsibility
Electricity	☐	☒
Heat/Gas	☐	☒
Water/Sewer	☒	☐
Snow / Lawn	☐	☒

(a) For each of the above services and utilities, for which Tenant desires or is required to have for the Premises, the Tenant shall pay for all associated costs directly to the supplier (or to Landlord as reimbursement if such charges have to be paid to Landlord for any reason on Tenant's behalf). If Tenant fails to make such payments, the delinquent amounts may, at Landlord's discretion, be paid by Landlord and all such amounts paid by Landlord shall immediately be due and payable by Tenant to Landlord as Additional Rent. Nothing herein obligates Landlord to provide or pay for any utility or other service unless expressly provided for as a Landlord Responsibility above.

(b) Reserved.

(c) For each of the above services and utilities to be placed in Tenant's name, on or before the Beginning Date, Tenant shall furnish to Landlord proof of the transfer of services or utilities ("Proof of Utility Transfer") to Tenant's name and account. Landlord reserves the right to deny Tenant access to the Premises if Tenant fails to provide Proof of Utility Transfer.

(d) If at any time Tenant fails to keep the required utilities turned on, the Landlord, at its option, may issue a forty-eight (48)-hour notice to Tenant declaring a Breach.

(e) If either the Landlord or Tenant is prevented or is unable, for reasons beyond the Landlord's or Tenant's reasonable control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, or in the event of any other interruption of service to the Premises, Landlord is hereby released and discharged from any liability, loss, cost, damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full Monthly Rent each month as well as any Additional Rent, without abatement.

7. Additional Rent.

(a) Other than Monthly Rent, all payments due from the Tenant to the Landlord under the terms of this Lease, including (but not limited to) court costs, late fees, water and other utilities charges, as applicable, and the cost of repairs, shall be called "Additional Rent." Unless otherwise provided in this Lease, all such charges shall be collectible in the same manner as Monthly Rent.

Manager ✓ Tenant [Signature] Tenant _____ Tenant _____

- (b) The Tenant agrees to pay as Additional Rent:
- (i) Any and all sums which may become due by reason of the failure of the Tenant to comply with any of the terms and conditions of this Lease;
 - (ii) Any and all damages, costs and/or expenses which the Landlord or Manager may suffer or incur by reason of any default or Breach under this Lease by the Tenant;
 - (iii) Any and all damages to the Premises caused by any act or negligence of the Tenant, other residents of the Premises, or the Tenant's agents, employees, invitees, or family members; and
 - (iv) All other amounts owed to the Landlord pursuant to this Lease or law, other than Minimum Rent.

If Tenant fails to make any Additional Rent payments when due, Landlord shall have the same remedies for the collection of such payments as Landlord has for non-payment of Monthly Rent under this Lease.

8. Security Deposit.

(a) As security for Tenant's performance of each of its obligations under this Lease, including but not limited to those obligations of the Tenant at the end of the Term, the Tenant has deposited **\$1,000.00** with the Landlord. The Landlord will hold this "Security Deposit" for the period the Tenant occupies the Premises. After the Tenant has moved from the Premises, the Landlord will determine whether the Tenant is eligible for a refund of any or all of the Security Deposit. The amount of the refund will be determined in accordance with the conditions and procedures set forth below and applicable law.

(b) The Tenant will be eligible for a refund of the Security Deposit only if the Tenant provided the Landlord with its written notice of intent to move within the period provided by applicable law, unless the Tenant was unable to give the notice for reasons beyond his/her control.

(c) Within forty-five (45) days, after the Tenant has moved from the Premises, or such shorter period if required by any applicable law, the Landlord will inspect the Premises and complete a Unit Inspection Report that complies with applicable law. The Landlord will permit the Tenant to participate in the inspection, if the Tenant so requests in writing, and provides its new address by certified mail at least fifteen (15) days prior to the Tenant moving.

(d) The Landlord will refund to the Tenant the amount of the Security Deposit plus interest, less any amount needed to pay the cost of:

- (i) Unpaid Monthly Rent and Additional Rent;
- (ii) Damages and costs to repair that are not due to normal wear and tear.

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(iii) Reasonable charges for unreturned keys and failure to deliver the Premises back to Landlord in the condition required by this Lease.

(e) The Landlord agrees to refund the amount computed above within forty-five (45) days after the Tenant has permanently vacated the Premises, surrendered possession of the Premises to the Landlord, and given his/her new address to the Landlord. The Landlord will also give the Tenant a written list of charges that were subtracted from the Security Deposit. If the Tenant disagrees with the Landlord concerning the amounts deducted and asks to meet with the Landlord, the Landlord agrees to meet with the Tenant and informally discuss the disputed charges.

(f) If the Premises are rented by more than one person, the Tenants agree that they will work out the details of dividing any refund among themselves and that the Landlord may pay the refund to any Tenant listed in Section 1 of this Lease.

(g) Placing the Security Deposit with Landlord does not excuse Tenant from making any payment of Monthly Rent or Additional Rent owed pursuant to this Lease.

(h) The Tenant has the right to request that the Landlord, in the Tenant's presence, inspect the Premises and provide a written list of damages that exist on the Beginning Date, provided the Tenant makes the request within fifteen (15) days after the Tenant takes occupancy.

(i) Upon (a) delivery of this Lease to the Tenant reflecting the Landlord's execution, and (b) the Tenant's delivery of the full Security Deposit, this Lease will serve as the receipt to the Tenant for the providing of the Security Deposit.

9. Late Fees.

Monthly Rent is due on the first (1st) day of the month. If the Monthly Rent or any Additional Rent is received by the Landlord more than ten (10) days after the due date, the Tenant agrees to pay a late fee of five percent (5%) of the delinquent Monthly Rent and/or Additional Rent. Each late fee will be immediately due and payable, and in any event, due no later than the due date of the next Monthly Rent payment. A late fee is considered to be Additional Rent.

10. Bad Checks.

The Tenant agrees to pay a fee of thirty (\$30.00) dollars for any check that is returned for non-sufficient funds and to pay any applicable late fees at the time of repayment. If two (2) of the Tenant's checks are returned for non-sufficient funds, the Tenant agrees thereafter to pay all amounts due hereunder only by money order or certified check. The Manager will not be obligated to re-deposit any check.

11. Reporting Past Rent Owed.

The Tenant is aware that the Landlord has the right to report any unpaid charges, including past due rent, damage charges, utility charges or any other costs owed by the Tenant to the

Manager  Tenant  Tenant _____ Tenant _____

Landlord to a credit reporting agency. Tenant also understands that any unpaid debt on the Tenant's rental account may be turned over to a collection agency for further action.

12. Order in Which Rent Payments Are Applied.

The Manager shall apply rent received to money due from the past in the following order:

- (a) Past due Monthly Rent;
- (b) Past due Additional Rent;
- (c) Current Monthly Rent;
- (d) Current Additional Rent;
- (e) Legal and Court Costs.

13. Number of Occupants.

- (a) Only persons listed as "Tenants" shall occupy the Premises.

(b) The "Authorized Occupants" are the listed Tenants only. An "Unauthorized Occupant" is anyone who is not an Authorized Occupant and has been residing on the Premises for more than fourteen (14) days. The Tenant agrees to notify the Landlord whenever any Authorized Occupant is no longer residing on the Premises. The Tenant must request Landlord's approval to add an additional Authorized Occupant no less than fifteen (15) days before such person begins to reside on the Premises. All Authorized Occupants are subject to occupancy qualification and Landlord approval. No Unauthorized Occupant or other party will be approved by the Landlord as an Authorized Occupant if it would cause a violation of, or create a problem in connection with, the residency income certifications discussed in Section 27 below. Any newly approved Authorized Occupant must sign this Lease, and will (i) become jointly and severally liable for all obligations of Tenant under this Lease, and (ii) must provide any income information required by Landlord pursuant to Section 27 below.

(c) If an Unauthorized Occupant resides on the Premises, the Landlord, after issuing a warning in writing, may:

- (i) Declare a Tenant Breach and end this Lease with a thirty (30) day Notice to Quit; and/or
- (ii) Require the Tenant to pay, as Additional Rent, for all damage caused by the Unauthorized Occupant.

14. Appliances.

Manager ✓ Tenant ✓ Tenant _____ Tenant _____

The appliances identified below are supplied by the Landlord and included in the leased Premises (varies per unit):

Stove/range	☒
Refrigerator	☒
Dishwasher	☒
Heating unit	☒
Air conditioning	☒
Washer	☒
Dryer	☒
Garbage disposal	☒
Hot water heater	☒
Smoke Detector	☒

15. Changes to the Premises.

(a) The Tenant shall not make any alterations, additions, or improvements, including painting or electrical work, to the Premises without first obtaining the Manager's written consent.

(b) The Tenant agrees not to do any of the following without first obtaining the Manager's written consent:

- (i) Change or remove any part of the appliances, fixtures or equipment;
- (ii) Paint or install wallpaper or contact paper;
- (iii) Attach awnings or window guards;
- (iv) Attach or place any fixtures, signs or fences on the building;
- (v) Attach any shelves or screen doors.

16. Insurance.

(a) The Landlord agrees to carry fire and liability insurance on the Premises for the benefit of Landlord in an amount and on terms that are commercially reasonable. Tenant agrees not to do or permit anything to be done on the Premises in contravention of any insurance policy in force thereon or which will increase the premium payable on such policy.

(b) The Landlord shall not insure the Tenant's personal property or the Tenant's interest in the Premises. It is the responsibility of the Tenant to obtain and maintain renter's insurance for the contents of the Premises and for Tenant liability coverage. The Tenant shall keep such insurance current and in force at all times and shall promptly provide evidence of the required insurance to the Manager upon request, and before being permitted to move in, the Tenant must show a declarations page or other reasonable proof of coverage to the Landlord.

Manager  Tenant  Tenant _____ Tenant _____

(c) The Tenant's renter's insurance shall name the Landlord and the Manager as additional insureds.

17. Landlord Not Responsible for Tenant's Property or Tenant's Guest's Injury.

(a) The Landlord is not responsible for any loss, damage to property or theft that occurs to the Tenant or a Tenant's guest's property that is not caused by a negligent act or omission by the Landlord or the Manager.

(b) The Landlord is not responsible for any injury to the Tenant or a guest of the Tenant while on the Premises, unless caused by the intentional misconduct or gross negligence of Landlord or the Manager.

(c) All belongings left by the Tenant upon move-out or sooner termination of this Lease shall be subject to the abandoned property law of the state of Maryland. The cost of disposal and/or storage may be charged to the Tenant.

18. Tenant's Additional Responsibilities.

(a) *Primary Residence.* The Tenant agrees to use the Premises as the Tenant's primary residence.

(b) *Use of Premises.* The Tenant agrees to not operate any kind of business or profession in the Premises or display any signs on any of the windows or doors of the Premises. The Tenant further agrees to not use the Premises for any type of unlawful or hazardous purposes.

(c) *Compliance with All Laws and Landlord's Rules and Regulations.* The Tenant agrees to comply with all local, state and federal laws that are applicable to this property and the Premises, as well as the Landlord's Rules and Regulations set forth in *Addendum 1* to this Lease, as the same may be modified from time to time. If any provisions of *Addendum 1* conflicts with a provision of this Lease, the language of this Lease shall control. The Tenant further agrees to obey any additional rule and regulation that may be established after the effective date of this Lease, provided that the Tenant received written notice of the new rule and regulation at least fifteen (15) days before it was enforced.

(d) *Safety and Cleanliness.* The Tenant agrees to keep the Premises safe against fire and water damage and to comply with all obligations imposed upon Tenant by applicable provisions of building, housing and fire codes materially affecting health and safety. The Tenant agrees to remove trash and garbage in a safe and sanitary manner. The Tenant's duties shall include, without limitation:

- (i) To dispose of all ashes, garbage, rubbish and other waste from the Premises in a sanitary and safe manner and to deposit such items in the facilities provided. To seal tightly, and deposit only in dumpsters, containers which hold or have held any household cleaning preparation, or other substance which may be hazardous to the health or safety of others.

- (ii) To use only in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning ("HVAC") and other facilities and appurtenances. To refrain from depositing into any part of the plumbing or sanitary facilities any items (such as disposable diapers, socks, or sanitary supplies) not intended for use in or with such facilities.
- (iii) To refrain from destroying, defacing, damaging, or removing any part of the Premises.
- (iv) To pay reasonable charges (other than for wear and tear) for the repair of damages to the Premises caused by Tenant, any other Authorized Occupants, or their guests (as well as if caused by any Unauthorized Occupant), as determined by the Landlord.

(e) *Notice to Manager.* The Tenant agrees to report any damages or repairs needed to the Premises to the Manager immediately.

(f) *Heating Sources.* Other than the heating sources provided by the Landlord, the Tenant agrees not to use any other heating source in the Premises, including but not limited to, electric heaters, kerosene heaters and/or the oven for heating purposes. The Tenant agrees to keep the temperature in the unit at sixty (60) degrees or above at all times, and if the Tenant is unable to keep the temperature at sixty (60) degrees, the Tenant will notify the Landlord immediately either by telephone or by email.

(g) *Waterbeds.* Waterbeds are not allowed.

(h) *Washers and Dryers.* Washers and dryers are not allowed unless there is a permanent hookup on the Premises.

(i) *Freezers and Other Utility-Consuming Appliances.* No freezers or other utility-consuming appliances are permitted on the Premises other than those that were present when the Lease was signed.

(j) *Criminal, Threatening or Intimidating Activity or Behavior.* Criminal, threatening or intimidating activity or behavior on the Premises is strictly prohibited, including, but not limited to, the following:

- (i) Any criminal, threatening or intimidating activity or behavior that would risk the health, safety or right to peaceful enjoyment of the Premises or Landlord's interests in the Premises;
- (ii) Any criminal, threatening or intimidating activity or behavior that threatens the health, safety or right to peaceful enjoyment of any neighboring property by the neighboring residents;

(iii) Any criminal, threatening or intimidating activity or behavior that threatens the health, safety or right to peaceful enjoyment of any on the Manager's staff, be it at the Premises, Manager's or Landlord's other property, or elsewhere; or

(iv) Any drug-related criminal activity on or near said Premises, engaged in by a Tenant, Unauthorized Occupant, guest or family member of the Tenant, any Unauthorized Occupant, or guest or person under the Tenant's control.

(k) *Noise.* The Tenant is responsible for the behavior and conduct of persons, either living with or visiting the Tenant. It is the Tenant's responsibility to ensure that these individuals behave in a manner that will not disturb their neighbors and that comply with all laws and Landlord's Rules and Regulations.

(l) *Locks.* The Tenant agrees not to change or alter any locks on any doors of the Premises or to install any additional locks without prior written approval of the Landlord. If the Landlord approves the Tenant's request to install such locks, the Tenant agrees to provide the Landlord with two (2) keys (and any key cards/codes) for each changed lock. When this Lease ends, the Tenant agrees to return the keys to the Premises to the Landlord. The Landlord shall charge the Tenant the cost of replacing each key not returned or lost and, if applicable, for each gate access card or key cards/codes not returned and lost. The Tenant shall notify the Landlord if any such item is lost.

(m) *Storage.* The Tenant agrees not to store household or personal property outside of the Premises (or if applicable, other than in Landlord designated storage areas) without prior written authorization of the Landlord. Tenants are prohibited from placing storage in attics, crawl spaces and heater/hot water closets, as storage in these spaces is considered a fire hazard.

(n) *Phone Numbers and Email Addresses.* The Tenant agrees to provide the Manager with its current home, work and cell phone numbers, as applicable, as well as email addresses, and will promptly inform the Manager of any changes to these forms of contact.

(o) *Reserved.*

(p) *Move-Out.* Tenant agrees that, upon vacating the Premises, the Tenant will clean the Premises, equipment, and appliances supplied by the Landlord immediately before returning keys to the Manager.

(q) *Signs.* Tenant agrees to refrain from placing any signs of any type in or about the Premises.

(r) *Fraud.* Tenant shall not commit fraud in connection with any federal housing assistance program nor receive federal assistance for any dwelling unit other than the Premises during the Lease Term.

(s) *Repairs and Maintenance.*

Manager Tenant Tenant Tenant

- (i) Landlord shall maintain and/or repair/replace (if necessary, in Landlord's discretion) the plumbing, HVAC systems (provided the Tenant has complied with its obligations to change filters as set forth below), electrical systems, and the exterior walls and roof of the Premises. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by Tenant, or any Unauthorized Occupants or Tenant's guests. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace. Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant.

- (ii) Except as provided above, Tenant shall be responsible for all other repairs and replacements to the Premises. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Premises (to include burst water pipes due to freezing caused by neglect or carelessness of Tenant (or Tenant's failure to comply with subsection 18(f) above), any Unauthorized Occupants, or any of Tenant's guests), in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's sole expense, so as to restore the Premises to the same condition as existed prior to the commencement of the Term. Tenant shall also be responsible for maintaining all yards and sidewalks within or about the Premises in a neat and orderly condition, including snow and ice removal as to the sidewalks, and mowing and weed control as to the yards. If Tenant fails to make any such repair or replacement, or maintain the yards and sidewalks as required herein, Landlord, in Landlord's sole discretion, may make such repair or replacement, or take any required action, in which event the cost of such repair or replacement and Landlord action shall be added to and deemed a part of the Additional Rent and shall be payable by Tenant to Landlord on demand, and will be subject to an administrative fee equal to fifteen percent (15%) of the amounts the Landlord is forced to expend to address the Tenant's failure to do so. Landlord shall have the same remedies for the collection of such costs as Landlord has for the non-payment of Monthly Rent and any other Additional Rent under this Lease. Any damage to window glass or entry doors is the sole responsibility of Tenant. Tenant shall furnish and regularly change the HVAC system filters, batteries, trash cans, janitorial services, electric light bulbs, fuses, or any other services not specifically listed as supplied in this Lease at Tenant's expense. Finally, Tenant will be responsible for causing compliance with any Baltimore City Code Violation Notices pertaining to Tenant's failure to maintain the yards and sidewalks as required herein.

- (iii) Tenant shall also be liable to Landlord for the cost of any repairs or replacements to any surrounding buildings or property off the Premises if

the need for such repairs or replacements results from the negligence or intentional acts or omissions of the Tenant or the Tenant's guests. The cost of such repairs or replacements shall be added to and deemed a part of the Additional Rent due and shall be payable by Tenant to Landlord on demand and shall be subject to a fifteen (15%) administrative fee. Landlord shall have the same remedies for collection of such costs as Landlord has for the nonpayment of Monthly Rent under this Lease.

19. External Equipment.

(a) The Tenant shall not install any satellite or antenna ("External Equipment") on the rooftop, windowsill, or outside wall of the Premises. No part of any External Equipment may extend beyond or over any property line of the Premises.

(b) The Tenant shall not drill holes in outside walls, roofs, windows, or floors. The Tenant shall not operate the External Equipment in any manner that causes damage to the Premises except for ordinary wear and tear.

(c) If any External Equipment is permitted by the Landlord, it shall not be any larger than one (1) meter in diameter.

(d) If any External Equipment is permitted by the Landlord, the Tenant may not place it in any location that will create a safety hazard, nor may the Tenant install or operate any External Equipment in a way that creates a safety hazard. The External Equipment permitted by Landlord must be installed in accordance with all building and housing codes and the manufacturer's instructions.

(e) The Tenant agrees that the renter's insurance required by Section 16 above, shall cover any damage and/or injuries caused by the installation and/or operation of any External Equipment prior to its installation.

(f) The Tenant agrees to hold the Landlord and Manager harmless and agrees to indemnify them for any damage to property or injuries to persons as a result of the installation and/or operation of External Equipment. The Tenant's security deposit may be used by the Manager to pay for the costs to repair any damages caused by the Tenant's installation and/or operation of any External Equipment.

(g) The Tenant shall pay the Landlord a non-refundable safety inspection fee of \$75.00 for each required inspection. The inspection is for the benefit solely of the Landlord and the Manager to verify that the External Equipment is installed and operated safely. The Tenant shall not rely on the Landlord's safety inspection.

(h) If the Tenant fails to comply with the requirements above, the Manager may remove the External Equipment and charge the Tenant for the cost of such removal.

20. Landlord's Right to Enter Premises.

Manager  Tenant  Tenant _____ Tenant _____

(a) The Landlord and Manager agree to enter the Premises only during reasonable hours, to provide the Tenant with reasonable advance notice of their intent to enter the Premises, and to use reasonable efforts to obtain the Tenant's consent before entering the Premises, except when emergency situations make such notice impossible or impractical. The Landlord has the right to inspect, make repairs and perform maintenance even if the Tenant is not on the Premises.

(b) In the event of an emergency, the Landlord has the right to enter the Premises without notice, even if the Tenant is not home, to make emergency repairs. The Landlord agrees to notify the Tenant promptly, provided there is current contact information in the office.

(c) The Landlord reserves the right during the last sixty (60) days of the Lease Term to show the Premises to prospective renters with reasonable advance notice to the Tenant.

(d) The Tenant agrees to permit the Landlord to place a for sale, rent or other sign on or near the Premises without notice.

(e) If the Tenant moves before the Lease Term ends, the Landlord may enter the Premises to decorate, remodel, alter or otherwise prepare the Premises for re-occupancy without any impact to the Landlord's remedies pursuant to Section 37, if applicable.

(f) The Landlord reserves a right of re-entry into the Premises if the Tenant is in Breach of any term, condition, covenant or agreement contained in this Lease.

21. Damage to the Premises.

(a) Whenever there is damage to the Premises that is caused by the carelessness, misuse or neglect by the Tenant, any Unauthorized Occupant, or any guest or invitee, the Tenant agrees to pay the cost of all repairs to the Premises, as reasonably determined by the Landlord. Payment shall be made by the Tenant within thirty (30) days of receipt of the Landlord's billing for repairs.

(b) If the Premises are damaged to the extent that the Landlord deems them uninhabitable, the Landlord will notify the Tenant and this Lease will end immediately or on the date provided in the notice. Landlord will collect all Rent, Additional Rent and other charges currently owed by the Tenant through the date the Tenant is instructed to vacate the Premises. The Security Deposit will be governed by the provisions of Section 8 above. The Landlord will not be responsible for finding replacement housing for the Tenant.

(c) If, however, the Premises are only partially damaged or destroyed, and other portions of the Premises remain habitable, the Landlord may elect to repair the damage, and the Landlord shall make any required repairs without unreasonable delay. No Monthly Rent or Additional Rent shall be abated or lessened, and this Lease shall remain in full force and effect.

(d) The Tenant may be subject to eviction for damages caused by the intentional act or gross negligence of the Tenant, any Unauthorized Occupant, or any guest or invitee.

(e) The Tenant agrees to notify the Landlord immediately of any dangerous or defective conditions on the Premises. If the Tenant fails to do so, the Tenant may be held

financially responsible for all injury or damage caused by Tenant's failure to notify in a timely manner.

22. Smoke and Carbon Monoxide Detectors.

(a) The Tenant acknowledges that the Landlord has supplied working smoke detectors and carbon monoxide detectors ("Detectors") on the Premises. If the Detectors are battery operated, the Tenant is responsible for battery replacement. Tenant agrees to notify Landlord immediately if any Detector fails to work for any reason.

(b) The Tenant agrees not to disconnect any Detector or allow anyone else to disconnect any Detector. The Tenant is responsible for any injuries, damages or loss caused by the disabling of, or failure to provide batteries for, a Detector for any reason by an Authorized Occupant or guest.

(c) The Tenant further agrees to test the Detectors periodically and to report in writing any malfunction to the Manager. The Tenant assumes sole responsibility to test the Detectors and shall indemnify and hold the Landlord and Manager harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such Detectors which Tenant shall not have specifically reported in writing to the Manager as required.

23. Pets.

(a) The Tenant is permitted to keep pets on the Premises, but only with the prior written consent of the Landlord and subject to the additional Rules and Regulations for Pets set forth in *Addendum 2*.

(b) There is no Pet Security Deposit. However, there is a \$30.00 monthly fee for each Pet permitted on the Premises. The Landlord shall deposit the Pet Security Deposit into the Tenant's Security Deposit account required under this Lease. The Pet Security Deposit may be commingled with the Tenant's Security Deposit.

(c) Damage to the Premises by the Pets will be considered as damages to the Premises by the Tenant and shall be treated in the same way under this Lease, including but not limited to Section 8.

24. Joint and Individual Liability.

If more than one Tenant signed this Lease, each is jointly and severally responsible individually or together for making full payments of Monthly Rent, Additional Rent, and other payments required by the Tenants under this Lease. This means, among other things, that if one Tenant moves out, the Landlord can make either Tenant or just one Tenant responsible to pay the full remaining Monthly Rent and any Additional Rent.

25. Tenant May Not Assign or Sublease.

Manager ve Tenant [Signature] Tenant _____ Tenant _____

The Tenant may not assign this Lease or sublet all or any part of the Premises without the prior written consent of the Landlord, which consent may be withheld in the Landlord's sole and absolute discretion. Any assignment or subletting without the Landlord's prior written consent shall be null and void and of no effect. If the Landlord permits an assignment or sublease, the Landlord may elect to accept Monthly Rent and Additional Rent directly from any assignee or subtenant, but the acceptance of any such rent from an assignee or subtenant shall not constitute a release of the Tenant from the Tenant's liability hereunder. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability under this Lease.

26. Military Transfer.

(a) If the Tenant is a member of the Armed Forces of the United States and receives official orders to depart from the area to another duty station more than fifty (50) miles from the Premises, this Lease may be terminated under the following conditions:

- (i) The Tenant must provide to the Landlord a full thirty (30) day written notice to vacate because of the Tenant's orders;
- (ii) The written notice must be accompanied by one (1) copy of the official orders which will be interpreted only in terms of reporting dates and reporting locations; and
- (iii) At such time as the above-described notice and orders are delivered to the Landlord, all rent payments through the Tenant's intended new lease termination date must be made in full. The notice will not be valid unless accompanied by such payment.

(b) The Tenant shall remain responsible for any physical damage done to the Premises, during the Tenant's occupancy, ordinary wear and tear excepted.

27. Failure to Recertify Income.

(a) Because of various grant requirements and other financing requirements imposed on Landlord by the Federal government, the State of Maryland, and/or Baltimore City, which grants and other financings are intended to facilitate affordable housing and lower housing costs to the community, the Landlord may be obligated to collect and verify the household incomes ("Household Income Information") for the Tenant and any other occupants of the Premises. If required for the Premises, prior to the Beginning Date the Tenant shall provide all required Household Income Information, and the providing of such Household Income Information by the Tenant will be a condition to the Landlord entering into this Lease. The Tenant represents and warrants that all provided Household Income Information will be true and accurate.

(b) Additionally, if applicable to the Premises, the Tenant may be required to recertify Household Income Information annually for the occupants of the Premises, in which case the

Tenant shall provide all recertification information requested by the Landlord and shall otherwise cooperate fully and promptly with the Landlord to ensure complete compliance with the applicable income recertification requirements.

(c) All Household Income Information provided by the Tenant will be verified by a third-party source. If the verification is not consistent with the documents submitted by the Tenant, additional information will be required. The Landlord shall also have the right to terminate this Lease on thirty (60) days' notice to the Tenant, if the provided Household Income Information cannot be verified.

(d) If the Tenant fails to comply in any way with the provisions of this Section 27, the Landlord may declare a Breach and exercise all of the remedies set forth in Section 37 below.

(e) The Tenant also acknowledges and agrees that, if applicable to the Premises, the Household Income Information may be given to the providers or servicers of the grants and other financing applicable to the Premises. The Tenant will be responsible for any costs or liability incurred by the Landlord in connection with Tenant's household income exceeding permissible limits. Finally, the Tenant is hereby informed that the Landlord may be required to terminate this Lease if the permissible limits of the household income are exceeded. In such an event, the Landlord will not be liable for moving costs or any other expenses associated with any required Lease termination.

28. Tenant's Duty to Provide Truthful and Complete Information.

If Landlord learns that the Tenant was not truthful in connection with any information required to be provided by Tenant pursuant to this Lease, including but not limited to pursuant to Section 27 above, Landlord may declare a Breach, end this Lease and begin an action for possession of the Premises, and exercise any other remedies provided to the Landlord pursuant to Section 37 below or allowed by law. If the Tenant provides false information regarding family income, family composition or other information, including but not limited to, any Household Income Information, on which Tenant's eligibility was determined, the Tenant may be subject to civil and/or criminal penalties under federal or state law.

29. Sale of Property.

(a) If the Landlord transfers its interest in the Premises to a new party (the "New Landlord"), the Landlord will transfer all security deposits and any interest due to the New Landlord. The Landlord agrees to notify the Tenant about the sale and to provide the name, address and phone number of the New Landlord and where rent is to be paid.

(b) After any transfer of the Landlord's interest in the Premises, the New Landlord shall be responsible to the Tenant for the return of the security deposit and any interest that may be due after the transfer of interest.

(c) The Tenant understands that Landlord will not have any more responsibilities in this Lease after any transfer of the Landlord's interest in the Premises.

Manager  Tenant  Tenant _____ Tenant _____

(d) Nothing in this Lease is intended to mitigate or excuse the Landlord from complying with the requirements of Subtitle 6 of Article 13 of the Baltimore City Code.

30. Notices.

(a) All notices required under this Lease to be given by the Tenant to the Landlord or Manager shall be delivered by mail or hand delivery to:

ReBuild Metro Property Management Company, LLC
1129 N. Caroline St.
Baltimore, MD 21213
410-563-6220

(b) All notices required under this Lease to be given by the Landlord or Manager to the Tenant shall be delivered by mail or hand delivery to the Premises.

31. Death of Tenant During Lease.

(a) If only one person is the Tenant under this Lease, and that person dies during the term of this Lease, the Lease shall terminate as of the deceased Tenant's date of death. If two (2) or more persons are Tenants under this Lease, and one or more of the Tenants dies leaving a surviving Tenant, then the Lease shall remain in place, and the surviving Tenant(s) shall continue to be bound by the terms of this Lease.

(b) Each Tenant agrees that the Landlord may charge the Tenant's estate with the costs of the removal and storage of the deceased Tenant's property from the Premises after at least fourteen (14) days have elapsed from the date of Tenant's death.

32. Change to Provisions of the Lease.

The Landlord may change the provisions of this Lease, but any such change will become effective only at the end of the Initial Term or an Extension Term, as the case may be, unless otherwise approved by the Tenant. At any other time, the Landlord must notify the Tenant of any proposed change and must offer the Tenant a new Lease or an amendment to the existing Lease. The Tenant must receive the notice at least sixty (60) days before the proposed effective date of the change. The Tenant may accept the changed terms and conditions by signing the new Lease (or the amendment to the existing Lease) and returning it to the Landlord. The Tenant may reject the changed terms and conditions by giving the Landlord written notice that he/she intends to terminate the tenancy. The Tenant must give such notice at least thirty (30) days before the proposed change would go into effect. If the Tenant does not accept the amended agreement, the Landlord may require that Tenant to move from the project.

33. Holdover.

If Tenant still occupies the Premises after the Lease Term without Landlord's consent, then the Tenant will be deemed to be in Holdover status and will be liable for damages, including but not limited to, lost rent from the Landlord being unable to re-let Tenant's Premises in accordance

Manager  Tenant  Tenant _____ Tenant _____

with Maryland Real Property Code §8-402, in addition to all other amounts owed by the Tenant. No such holding over shall constitute any form of tenancy, but will be considered unlawful possession and a Breach, and the Landlord may exercise any right or remedy available under this Lease or the law or equity to recover possession of the Premises, and damages from the Tenant. If the Tenant continues to occupy the Premises after the expiration of this Lease, or any renewal or extension of this Lease, and Landlord consents to the Tenant's continued occupancy, the Tenant's occupancy will (unless otherwise agreed in writing) be under a month to month tenancy, at twice the Monthly Rent payable hereunder just prior to the Tenant holding over, which will continue until either party mails notice to the other at least two (2) months before the end of any calendar month, that the party giving such notice elects to terminate the tenancy at the end of the second calendar month. As long as the Tenant is in possession of the Premises, all of Tenant's obligations and all of the Landlord's rights applicable during the term of this Lease will be equally applicable during the continued period of occupancy.

34. Termination of Tenancy.

(a) The Landlord may terminate this Lease and require the Tenant to vacate the Premises if the Tenant fails to comply with any provision of this Lease, including, but not limited to, the following:

- (i) Failure to make timely payment of Monthly Rent, Additional Rent, or other charges due and payable under this Lease.
- (ii) Repeated late payment of any other sums due under and payable under this Lease; or
- (iii) Failure to timely supply the Landlord with all required Household Income Information pursuant to Section 27 above, including but not limited to failure to meet the disclosure and verification requirements for social security numbers.

(b) The Landlord shall not end the Lease prior to the end of the Lease Term or evict the Tenant except for material violations of the Lease provisions. All termination notices shall advise the Tenant that the Lease is ended, and that Tenant has a certain amount of time in which to vacate the Premises as permitted by law. At the expiration of the permitted period, the Landlord may file court actions for possession and money damages.

(c) The Tenant may terminate this Lease and vacate the Premises at any time prior to the final date of the Lease by providing Landlord with sixty (60) days' notice (the "Termination Period") and a termination fee equivalent to two (2) months' Monthly Rent. The Tenant shall remain responsible for all rent and utility obligations through the sixty (60)-day Termination Period.

35. Tenant's Responsibility at the End of Occupancy.

Manager  Tenant  Tenant _____ Tenant _____

When the Tenant's occupancy of the Premises ends, whether upon completion of the Initial Term, an Extension Term or a Holdover Term, or upon termination of this Lease under any other circumstances, the Tenant agrees to surrender the Premises to the Landlord at the in the same condition as when received, ordinary wear and tear excepted. The Tenant further agrees to surrender the Premises free and clear of all furniture and debris and in a broom clean condition.

36. Failure to Vacate at Termination.

If the Tenant does not vacate the Premises on or before the last day of the applicable Term or Holdover Period, the Landlord may:

(a) Eject the Tenant and take possession of the Premises, storing all furniture and other personal property found on the Premises at the Tenant's risk and expense without liability to the Landlord; and/or

(b) Exercise any other remedy granted to a landlord pursuant to Section 37 below or under applicable law.

37. Landlord's Rights if Tenant Breaches Lease.

(a) The Tenant's failure to fulfill any of the Tenant's responsibilities or obligations under this Lease shall be considered a "Breach" of the Lease. In the event of a Tenant Breach of the Lease, the Landlord shall be entitled to:

(i) Terminate this Lease;

(ii) Begin a court action (summary ejectment) to evict the Tenant and regain possession of the Premises;

(iii) Begin a court action (suit for rent due) to recover unpaid Monthly Rent, Additional Rent and/or other charges; and/or

(iv) Make use of any other legal or equitable remedy available to the Landlord under applicable law.

(b) If the Landlord files an eviction action, then the Tenant is responsible for legal fees and court costs incurred by the Landlord in connection with the preparation and filing of the action. Such fees are due and payable prior to the trial date for the eviction action, and the Landlord will not voluntarily dismiss such action unless the Tenant pays these fees and costs.

(c) Neither the Landlord's termination of the Lease nor the Landlord's recovery of possession of the Premises shall be construed as a waiver by the Landlord of any available action by the Landlord against the Tenant for unpaid rent or for damages that may be due or sustained prior to or subsequent to the termination of this Lease, nor shall such termination extinguish the Tenant's obligation to pay all rent and other sums due and owing to the Landlord prior to or subsequent to such termination or recovery of possession.

(d) If the Tenant vacates the Premises without the prior written consent of the Landlord before the end of an Initial Term or Extension Term of the Lease, as the case may be, the Landlord may take possession of and re-rent the Premises, as agent of Tenant, upon such terms and conditions as the Landlord shall reasonably determine. The Tenant, upon demand by the Landlord, shall pay to the Landlord all the costs and expenses incurred by the Landlord in such re-renting and shall thereafter pay monthly to the Landlord, in advance, the difference between the rent payable under this Lease and the amount of the rent received upon any such re-renting. Nothing contained in this Lease shall be deemed to impose upon the Landlord any obligation to show or lease the Premises in preference to any other rental property owned by the Landlord.

(e) If the Landlord fails to enforce any clause in this Lease, Landlord may enforce the clause at a later time without penalty. If a court finds any clause against the law, all other clauses that are legal are not affected.

38. Subordination of Tenant's Rights under the Lease.

The claims and rights of the Tenant under this Lease are subordinate to those of any party who holds a mortgage on the Premises and, if the Premises are subject to a ground lease, to the interests of the lessor.

39. Landlord's Consent Rights.

Unless expressly stated to the contrary herein, whenever the Landlord's consent or approval is required under this Lease, Landlord may withhold or grant such consent or approval in its sole discretion.

40. Tenant's Rights Brochure.

Tenant acknowledges that it has been provided a copy of the tenant's rights brochure approved by the Baltimore City Housing Commissioner.

41. Quiet Enjoyment.

The only covenant of quiet enjoyment applicable to Tenant's residency, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

42. Lead Paint.

Dwellings built before 1978 may contain lead-based paint applied on or before that date. Tenant acknowledges receiving a copy of the "Notice of Tenant's Rights" produced by the Maryland Department of the Environment, a copy of "Protect Your Family From Lead In Your Home" produced by the United States Environmental Protection Agency and a copy of "Maryland Department of the Environment, Lead Paint Risk Reduction Inspection Certificate #737163." The Premises may have been constructed before 1978. If so, the Premises may contain lead-based paint in various areas of the Premises. The Landlord does not know if there is lead-based paint in the

Premises, but the Tenant is hereby advised of that possibility. (The Tenant is referred to the separate form "Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards" given to the Tenant at the commencement of this Lease or after, which may contain more up-to-date information regarding the presence of lead-based paint and/or lead-based paint hazards.) The Tenant acknowledges that there is no chipping, flaking, loose or peeling paint, plaster or loose wallpaper in the Premises. The Tenant agrees to follow the procedures set forth in the attached "Notice of Tenant's Rights" produced by the Maryland Department of the Environment to inspect the Premises and notify the Landlord promptly when discovering chipping, flaking, loose or peeling paint, plaster or loose wallpaper in the Premises.



Tenant's Initials

43. Entire Agreement.

The provisions hereof, together with any riders attached hereto, constitute the entire agreement between the parties hereto with respect to the Tenant's occupancy of the Premises. This Lease may only be amended in writing and signed by both Landlord and the Tenant.

44. Condemnation.

In the event the Premises, or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of the date of such taking and the Tenant shall thereupon be released from any further liability hereunder arising after the termination date. Under such circumstances the Landlord shall be entitled to receive the entire award in the condemnation proceeding.

45. Additional Tenant Rights.

Nothing herein is intended to cause the Tenant to waive or forgo any right or remedy provided to tenants by any applicable law. To the extent any provision of this Lease purports to expressly do so, such provisions will be interpreted to limit the Landlord's rights or the Tenant's responsibilities to that required or permitted by applicable law.

[SIGNATURES ON THE FOLLOWING PAGE]

Manager  Tenant  Tenant _____ Tenant _____

ReBUILD METRO

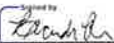
BY SIGNING ON THE LINES BELOW, THE MANAGER AND THE TENANT
AGREE TO BE LEGALLY BOUND BY THE TERMS AND CONDITIONS OF THIS LEASE,
AND THE TENANT ACKNOWLEDGES RECEIPT OF A WRITTEN COPY OF THIS LEASE.

MANAGER:

ReBUILD METRO PROPERTY MANAGEMENT
COMPANY, LLC, on behalf of itself and the Landlord

By:  _____

TENANT:

 _____

Jointly and Severally

Manager  Tenant  Tenant _____

ADDENDUM 1RULES AND REGULATIONS

The Tenant agrees to comply with the following Rules and Regulations established by the Landlord. All Authorized Occupants and guests of the Tenant must comply with the Rules and Regulations. Tenant is responsible for the compliance of all Authorized Occupants and guests with these Rules and Regulations:

- A. The Tenant shall not hang any objects, including laundry, from windows or use any patio for storage.
- B. The Tenant shall not play loud radios, stereos or any other sound producing equipment that disturbs the peace and quiet.
- C. The Tenant shall notify the Landlord if the Premises are to be unoccupied for more than 10 days.
- D. The Tenant shall comply with City, State and Federal recycling regulations.
- E. The Tenant shall not maintain or store combustible or dangerous chemicals, gas, or gasoline on the Premises.
- F. The Tenant shall see that the windows and doors of the Premises are closed and securely fastened before leaving the Premises, and Tenant will be held responsible for any damage resulting from frost, rain or other causes in violation of this rule.
- G. The Tenant shall at all times keep dwelling and fixtures clean and in sanitary condition.
- H. The Tenant shall report to the Landlord and the appropriate health authority any case of infectious or contagious disease occurring in the Premises, and they shall report to the Landlord the presence of insects or vermin on the Premises. Tenant shall cooperate and comply with all orders of health authorities. Tenant shall cooperate and comply with all extermination procedures necessary to eradicate vermin and insects.
- I. The Tenant shall immediately report to the Landlord at once any damage, accident or injury to water pipes, toilets, drains, or fixtures or other property of the Landlord, and all breakage, damage or loss of any kind.

Manager  Tenant  Tenant _____ Tenant _____

ADDENDUM 2

RULES AND REGULATIONS FOR PETS

1. The Tenant must comply with the rules of this Pet Policy. Any violation of the rules of the Pet Policy may be grounds for removal of the pet or termination of the Tenant's tenancy (or both), in accordance with the provisions set forth above or as otherwise may be amended from time to time.
2. Pet Permit Applications must be obtained from the Manager. Tenant must complete a "Pet Permit Application" and have its application approved (receive a Pet Permit) before the pet is brought onto the Premises. The Tenant must continuously remain in adherence to all rules contained in this Addendum 2 to avoid revocation of the Pet Permit.
3. The Tenant must provide information (*i.e.*, photograph) sufficient to identify the pet and demonstrate that it is a "common household pet". Pet name must be clearly indicated in the photograph. The Landlord follows the definition of a "common household pet" as defined by The Humane Society as a dog, cat, ferret, gerbil, guinea pig, hamster, rabbit, small caged birds and fish. For purposes of definition, the Landlord has defined "common household pet" to the foregoing animals. In addition, certain dogs by breed and size (*i.e.*, no Pit Bulls, Rottweilers, Dobermans, etc.) and cats by breed (*i.e.*, no lions, tigers or ocelots) are not permitted. Exotic or dangerous animals are not permitted.
4. If Pet is a dog, registration/license will be acquired by the Tenant according to local ordinance, and a copy of current registration/license will be provided to the Landlord prior to the issuance of the Pet Permit and annually in time for recertification.
5. For dogs and cats, the Tenant must provide Landlord with a Veterinarian's Statement (within 30 days of receiving initial Pet Permit and thereafter annually in time for recertification) which identifies the pet, states the animal is in good health and has received all necessary inoculations.
6. Reserved.
7. If the Tenant places a request for maintenance repairs for which the Landlord is obligated to make the repairs per the Lease, the Tenant must be available to allow maintenance personnel to enter, otherwise, maintenance personnel will not be required to enter the Premises. All pets must be contained when calling for maintenance.
8. No more than one pet is allowed, and no adult pet may be more than 20 inches high nor weigh more than 30 pounds.
9. Birdcages may not be attached to ceilings or walls.
10. Pets must be confined or restrained at all times. This means that any time a pet is outside of the Premises, it must be caged, held, or attached to a leash no longer than five feet. The Tenant is responsible for control of pet at all times.

Manager ✓ Tenant ✓ Tenant _____ Tenant _____

11. The Tenant must prevent pet from damaging the Premises, including the external portion, and assumes all personal financial liability regardless of fault in cases where said pet contributes to or causes property damage. The Tenant also assumes personal responsibility for personal injury to any party caused by said pet.
12. Reserved.
13. The Tenant must own a vacuum cleaner and clean up pet residue (odor, hair, seeds, feathers, and water) regularly.
14. The Tenant is not allowed to store pet waste or soiled kitty litter in the Premises or dispose of pet waste or kitty litter other than through the normal trash collection process. The Tenant is responsible to thoroughly and immediately clean any mess animal makes regardless of location. A pet waste removal charge of \$25.00 will be assessed for each violation and repeated offenses will be considered good cause for revocation of Pet Permit and removal of pet.
15. The Tenant is prohibited from washing their pets' bedding with other clothes in any laundry facilities owned and/or maintained by the Landlord.
16. Control of pet extends to sounds that are generally annoying to third parties or Manager including, but not limited to, barking dog, loud meowing, loud bird calls, etc.
17. Damages caused by pet as determined by inspection shall be the responsibility of the Tenant, and if the Landlord is obligated to repair any such damage, it will charge the Tenant full repair and replacement cost (materials and labor) at the time of discovery of damage. The Tenant will be billed for full repair cost at time of repair. This includes extermination charges for flea infestation. Failure to pay said costs and charges when due will result in revocation of the Pet Permit and may result in a Breach under, and eviction pursuant to, the Lease.
18. Security Deposit will be applied to damage caused by the pet upon the Tenant vacating the Premises together with assessment to the Tenant for any deficiency in the amount of the deposit as applied to specific damages, or for removal and placement of the pet(s) upon death of the Tenant.
19. Neither the Landlord nor the Manager shall be held responsible for illnesses caused to any animal due to any activities of the Landlord permitted by or required under the Lease.
20. Any person who considers a pet to be a nuisance (barking for sustained periods, so as to disturb the peace and quiet of a neighborhood or area) or a menace (vicious to persons, property or their animals), may make a complaint in writing to any law enforcement officer and that such a complaint will be filed.
21. The Tenant shall be responsible for arranging for burial or disposal, off the Premises, of any deceased pet.

Manager  Tenant  Tenant _____ Tenant _____

22. Revocation of Pet Permit will occur upon death of pet, upon permanent removal of a pet from the Premises, or, if in the Manager's judgment, the animal is not properly cared for or shows signs of abuse. Otherwise, Pet Permits will be renewed annually.
23. If the Landlord refuses to issue a Pet Permit, a written notice will be delivered to the Tenant with a full explanation for said refusal.
24. The Landlord encourages residents to spay/neuter their cat or dog before their pet becomes six months of age for the following reasons:
 - Sterilized dogs are less aggressive and less likely to bite.
 - Sterilized male cats are less likely to establish their territory by spraying urine.
 - Sterilized female cats do not go through noisy heat cycles.
 - Neutered animals of all species will not attract unwanted male animals; and
 - It reduces overpopulation.

Comment: Landlord also requests that residents make inquiries regarding pet insurance and renter's insurance.

[PET PERMIT APPLICATION ON FOLLOWING PAGE.]

PET PERMIT APPLICATION

Name: _____

Address: _____

Date: _____

Type of permit requested	__ New	__ Replace deceased pet	__ Replace removed pet
	__ Bird	__ Cat	__ Dog

Date pet is expected to be brought to the Premises: _____

I have read and understand all the Rules and Regulations for Pets in my Lease (the “Pet Policy”) and hereby certify and agree to the terms and conditions of the Pet Policy regarding the management of this pet. Further, I understand and acknowledge that this Pet Permit can be revoked for failure to abide by the Pet Policy.

Within 30 days of issuance of a Pet Permit, and annually at recertification time thereafter, the Tenant must have their veterinarian complete and return the Veterinarian’s Certificate to the Landlord in time for recertification.

If pet is a dog, registration/license will be acquired according to local ordinance, and a copy of current registration/license must be provided to the Landlord annually in time for recertification.

Resident: _____

Manager  Tenant  Tenant _____

Premises inspected by _____
Date: _____

Housekeeping: ☐Excellent ☐Good ☐Fair ☐Poor ☐Failed

Pet Caretaking Agreement complete, notarized and received by _____
Date: _____

Pet Permit approved by _____
Date: _____

Pet Permit rejected by: _____
Date: _____
Reason: _____

Tenant notified by: _____
Date: _____

Initial Veterinarian Statement received by: _____
Date: _____

Pet Permit issued by: _____
Date: _____

Manager  Tenant  Tenant _____ Tenant _____