

1. Terms

1.1 PARTIES

This Lease Contract (referred to as the "Lease") is between you; the Resident(s):

Sabrina N. Wright

And us, the Landlord: Bamidele Oluwole , Agent Nido, LLC

1.2 RENTAL PROPERTY IN LEASE

Resident(s) have agreed to rent:

3011 Garrison Blvd - Unit 3
Baltimore, MD 21216

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the landlord listed above (or any landlord's successors' in interested or assigns). Written notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.

1.3 OCCUPANTS

The Unit listed above will be occupied only by you and (list all other occupants not signing the Lease Contract):

Dizelle Dawkins

No guests of the Tenants may occupy the Property for longer than three consecutive days without the prior written consent of the Landlord.

1.4 LEASE TERMS

The initial lease term of this Lease Contract begins on 08/25/2026 and ends at 9:00 AM on 08/24/2027 . This lease contract will automatically renew month to month unless either of the above parties give at least 30 days written notice of termination or intent to move out as required in this lease or by law. This paragraph must be initialed due to the automatic month-to-month renewal provision included. Please see the section pertaining to rent increases and Lease Contract changes, which can go into effect for month-to-month renewals at the end of the lease term or renewal periods.

1.5 SECURITY DEPOSIT

Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all parties in the residence is: \$ \$850.00 due on or before the date this Lease Contract is signed. An animal deposit will be stated in any animal addendum. The total deposits will not exceed the equivalent of two (2) month's rent. The Security Deposit is intended to protect the Owner against non-payment of rent, the cost of damages, cleaning, excessive wear and tear, and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges or attorney fees suffered by the Owner by reason of the Tenant's default of this Lease in accordance to state and local laws and regulations. This Lease Contract and any animal addendum will constitute your receipt for the security deposit(s) paid. Your security deposit(s) will be deposited and held in an interested bearing account in a federally insured banking institution located in Maryland. The account will be dedicated solely to security deposits. At the time your deposit is due to be returned, we will pay you simple interested, not compounded, which accrues at six month intervals at the rate of one and a half percent (1.5%) per year on your deposits. See paragraph 44 for security deposit return information.

1.6 SECURITY DEPOSIT DUE DATE

The security deposit is due no later than 8-19-2026 in order to hold the property.

1.7 NOTIFICATION OF YOUR RIGHTS REGARDING SECURITY DEPOSITS

A. The security deposit or any portion of it may be withheld for unpaid rent, damage due to breach of Lease Contract, or for damage by

you or your family, agents, employees, guests, or invitees in excess of ordinary wear and tear to the leased premises, storage units, common areas, major appliances, and furnishings owned by us.

B. You have the right to be present when we or our agent inspects the premises in order to determine if any damage was done to the premises if you notify us by certified mail of your intention to move, the date of moving, and your new address.

C. Your notice requesting a move-out inspection in our presence must be furnished to us by mail at least fifteen (15) days prior to the date you move out.

D. The date of the inspection will take place the day you move out or within five (5) days after the date of moving that is designated in your notice.

E. Failure by us to comply with this requirement forfeits our right to withhold any part of the security deposit for damages.

F. The security deposit is not liquidated for damages and may not be forfeited to us for breach of the Lease Contract, except in the amount that we are actually damaged by your breach.

G. In calculating the damages for lost future rents, any amount of rents received by us for the premises during the remainder, if any, of your lease term, will reduce the damages you owe us by a like amount.

Under Maryland Code 8-203.1 this Lease also constitutes your receipt for payment of your security deposit(s). We acknowledge receipt of the security deposit(s) from you in the amount of \$ \$850.00 .

You have the following rights with regard to this security deposit(s).

A. You have the right to have your residence inspected by us in your presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if you request an inspection by certified mail within fifteen (15) days of your occupancy (the date you move in).

B. You have the right to be present when we inspect the premises at the end of your tenancy in order to determine if any damage was done to the premises if you notify us by certified mail fifteen (15) days prior to the date of your intended move, of your intention to move, the date of moving, and your new address.

C. We are obligated to conduct the move out inspection within five (5) days after your stated date of intended moving.

D. You have the right to receive, by first class mail, delivered to your last known address, a written list of the charges against your security deposit claimed by us and the actual costs, within forty-five (45) days after the termination of tenancy.

E. We are obligated to return any unused portion of your security deposit, by first class mail, addressed to your last known address within forty-five (45) days after the termination of your tenancy.

F. Our failure to comply with the security deposit law may result in us being liable to you for a penalty of up to three (3) times the security deposit withheld, plus reasonable attorney's fees.

G. We will retain a copy of this receipt for a period of two (2) years after the termination of your tenancy, abandonment of the premises, or your eviction, as the case may be.

1.8 RENT AND CHARGES

Unless modified by addenda, you will pay \$ \$850.00 per month for rent, payable in advance and without demand to Bamidele Oluwole and mailed to 8725 Loch Raven Blvd, Suite 201, Towson, MD 21286. Rent may also be paid online through the online resident portal. Prorated rent of \$ \$191.94 is due for the remainder of the 1st month when the Lease Contract is signed. Otherwise, you must pay your rent on or before the 1st day of each month (due date). You will be charged as additional rent equal to five percent (5%) of such overdue amount of the rental period which said payment is delinquent.

Postdated checks will not be accepted unless prior written permission is granted by us. If you remit a postdated check, we will not be liable for any charges incurred by our bank if the check is returned. Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless authorized by statute. We may, at our option, require at any time that you pay all rent and sums in cash, certified cashier's check, money order, or one monthly check rather than multiple checks. Upon your request or in the event we elect to accept cash, we will provide you with a receipt for payment of rent, security deposit, or other fee or charge paid which states the amount of time or obligation it covers.

1.9 FIRST MONTH'S RENT

The first full month's rent and any prorated rent is due no later than 8-19-2026.

1.10 NOTICES

For any matter relating to this tenancy, the Tenant may be contacted at the Property or:

Sabrina N. Wright
Financially Responsible
(732) 470-2889 (Mobile)
Mswrights@yahoo.com
Dizelle Dawkins
Other Occupant

Tenant agrees to receive any and all notices via email, phone, mail, and/or resident online portal accessed at www.Nidomgt.com

Should your contact information listed above change at any time during the term of this Lease Contract, you are responsible for promptly notifying us within 24 hours of the change. Failure to provide your updated contact information puts you at risk and fault of not receiving notices that could be sent to you.

By initialing below, you acknowledge and agree to the terms in Section 1.

X SW
Sabrina N. Wright

2. Legal

2.1 LEGAL OBLIGATIONS

Tenant hereby acknowledges that they have a legal obligation to pay their rent on time each month and every month regardless of any other debts or responsibilities that they may have. They agree that they will be fully liable for any back rent owed. If the rent is five (5) days late, or if the Tenant shall breach any other term, covenant or condition of this Lease Agreement, Management may:

- A. Distain therefore in all accordance with the applicable provisions of law,
- B. Re-enter the Property and terminate this Lease Agreement in accordance with the applicable provisions of law, or
- C. Bring summary proceedings to evict the tenant, or
- D. Pursue any other remedy available to Management at law or in equity.

Tenant further agrees that if the Tenant pursues action in District Court for Rent Escrow prior to giving Management proper notice of defects and sufficient time to remedy defects per Code, Tenant will be charged One Hundred Dollars (\$100) per hour for any court time and time associated with preparation for court by Management, plus any miscellaneous charges including, but not limited to parking, copies, etc. Notice must be in writing and delivered by certified mail to proper parties.

2.2 ADDITIONAL CHARGES AND ATTORNEY’S FEES

In the event any monthly installments of Resident’s rent are received by the Landlord after the due date thereof, Resident agrees to pay Landlord additional rent in the amount of five percent (5%) of the rent amount. Additional rent shall be due and payable immediately after the passing of the due date for each month’s rental installment.

In the event it shall become necessary for the Landlord to institute legal proceedings against the Resident for nonpayment of rent or for violation of any other term or condition of this Lease Contract, Resident agrees to pay, as additional rent, attorney’s fees of ten percent (10%) of any amount claimed or reasonable attorney’s fees for the enforcement of any of the covenants of this Lease Contract, plus all costs (including all private process service fees paid by Landlord and all costs of litigation), and court costs incurred.

By initialing below, you acknowledge and agree to the terms in Section 2.

X SW
Sabrina N. Wright

3. Utilities

3.1 INCLUDED UTILITIES

The following items are included in your lease:

3.2 UTILITIES

The Resident(s) will be responsible for paying for all utilities not listed as included in Section 3.1, which may include but not be limited to gas, electric, heat (including oil where applicable), garbage pickup, water and sewer, cable, and internet incurred during their residency. The cost of utilities that are to be furnished at the expense of the Resident, shall be considered additional rent and the Resident agrees to pay such costs when due. Unless otherwise stated as being included in the rent or a flat fee, utilities may be billed back to the tenant. If the Resident fails to pay any utility costs within fifteen (15) days of receipt of the bill, such failure shall constitute a default under this Lease Contract and the Landlord may, in the Landlord's discretion, pay such costs, in which even, the amount thereof shall be added to and deemed part of the rent due and shall be payable by the Resident to the Landlord on demand. The Landlord shall have the same remedies for the collection of such utility costs as for the non-payment of rent under this Lease Contract. In the event the Landlord or Resident is prevented or is unable, for reasons beyond the Landlord's or Resident's control, to obtain fuel, electricity, water or sewer or the service they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Landlord is hereby released and discharged from any liability, loss, cost, damage or expense, direct or indirect, which might be suffered by the Resident, and this Lease Contract shall continue in full force and effect for the full rent without abatement.

By initialing below, you acknowledge and agree to the terms in Section 3.

X SW
Sabrina N. Wright

4. Insurance

4.1 NON-COVERAGE BY LANDLORD

We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from including but not limited to fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited / uninvited guests or vandalism unless otherwise required by law.

4.2 INSURANCE REQUIREMENTS BY TENANT(S)

You are required to have insurance coverage for your personal property, injury, and personal liability. Failure to obtain or maintain insurance is an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law. Additionally, should you fail to obtain or maintain insurance we reserve the right to purchase insurance coverage on your behalf and expense. Should we purchase insurance at your expense the amount thereof shall be added to and deemed part of the rent due and shall be payable by the Resident to the Landlord on demand.

Your insurance coverage shall name Bamidele Oluwole and Nido, LLC as additional insured on your policy. The address you should use is 8725 Loch Raven Blvd, Ste 201, Towson, MD 21286 unless otherwise stated in writing.

4.3 INSURANCE REPORTING REQUIREMENTS

You shall provide a copy of your insurance policy to us within 48 hours of 08/25/2026 and the renewal of the policy.

By initialing below, you acknowledge and agree to the terms in Section 4.

X SW
Sabrina N. Wright

5. Locks, Latches, and Lockouts

5.1 LOCKS, LATCHES AND LOCKOUTS

Resident(s) agrees not to install any additional locks or change any existing locks. Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done either before you move in, or if the unit has a keyless deadbolt on each exterior door, within ten (10) days after you move in. You may at any time ask us to: (1) install one keyed deadbolt lock on an exterior door if it does not already have one; (2) install a bar and / or sliding door pin lock on each sliding glass door; (3) install one door viewer on each exterior door; and (4) change or rekey locks or latches during the lease term. We must comply with those requests, but you must pay for them. All keys will be returned by the Resident(s) to us upon termination of the Lease Contract or vacating of the Property, whichever occurs first. If you should lock yourself out and are unable to gain access into the home, we can supply entry into the residence. We charge a Lockout Fee of Seventy-Five Dollars (\$150.00) for providing this service between business hours 8:00AM – 5:00PM, Monday through Friday, at other times, there will be a fee of One Hundred and Twenty-Five Dollars (\$300). The Lockout Fee may be increased to the actual cost of providing service if the cost is greater than the stated fee. This fee will be due before service is provided.

Payment for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to devices by you or your family, occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after you request that you are more than thirty (30) days delinquent in reimbursing us for repairing or replacing a device which was misused by you, your guest or an occupant; or if you have requested that we repair, install, change or rekey the same device during the thirty (30) days preceding your request and we have complied with your request.

By initialing below, you acknowledge and agree to the terms in Section 5.

X SW
Sabrina N. Wright

6. Inclusions and Exclusions

6.1 INCLUDED APPLIANCE AND ITEMS

Included in this property are all permanently attached fixtures, including all smoke and carbon monoxide detectors. The following items existed in the property prior to this Lease Contract and are therefore part of the Residence. These items include:

Additional Inclusions:

Exclusions:

By initialing below, you acknowledge and agree to the terms in Section 6.

X SW
Sabrina N. Wright

7. Move Out

7.1 EARLY MOVE OUT

You will be liable to us for a reletting charge of \$ \$850.00 (not to exceed 100% of the highest monthly rent during the lease term) if you: (1) fail to give written move out notice as required in this Lease Contract; (2) move out without paying rent in full for the entire lease term or renewal period; or (3) move out at our demand because of your default; or (4) are judicially evicted. The reletting charge is not a Lease Contract cancellation fee and does not release you from your obligations under this Lease Contract. Please see the next paragraph.

Not a Release. The reletting is not a Lease Contract cancellation fee or a buyout fee. It is an agreed to liquidation amount covering only part of our damages, time, effort and expenses in finding and processing a replacement. These damages are uncertain and difficult to ascertain – particularly those relating to inconvenience, paperwork, advertising, showing units, utilities for showing, checking prospects, office overhead, marketing costs, and locator service fees. You agree that the reletting charge is a reasonable estimate of such damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs so far as they can be determined. The reletting charge does not release you from continued liability for future or past due rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

7.2 MOVE-OUT NOTICE

Before moving out, you must give our representative advance written move-out notice as provided below. Your move-out notice will not release you from liability for the full term of the Lease Contract or renewal term. You will still be liable for the entire lease term if you move out early (Section 7.1) except as otherwise provide in this Lease Contract or the military clause (Section 16). YOUR MOVE-OUT NOTICE MUST COMPLY WITH THE FOLLOWING:

A. We must receive advance written notice of your move-out date within sixty (60) days of it. The advance notice must be at least the number of days of notice required in paragraph 4. Oral move-out notice will not be accepted and will not terminate your Lease Contract.

B. Your move-out notice must not terminate the Lease Contract sooner than the end of the lease term or renewal period.

C. YOUR NOTICE IS NOT ACCEPTABLE IF IT DOES NOT COMPLY WITH ALL OF THE ABOVE. Please use our written move-out form. You must obtain written acknowledgement from our representative that we received your move-out notice. If we terminate the Lease Contract, we must give you the same advance notice—unless you are in default.

7.3 MOVE-OUT PROCEDURE

The move-out date cannot be changed unless we and you both agree in writing. You will not move out before the lease term or renewal period ends, unless all rent for the entire lease term or renewal period is paid in full. Early move-out may result in reletting charges and acceleration of future rent under Section 7.1 and as otherwise provided in this Lease Contract. You are prohibited by law from applying any security deposit to rent. You will not stay beyond the date you are supposed to move out. All residents, guests, and occupants must vacate the residence before the forty-five (45) day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing each resident's forwarding address.

7.4 CLEANING

Your unit was professionally cleaned prior to your move-in. You will be responsible for the cost of having your residence professionally cleaned upon leaving. This cleaning includes windows, carpeting, flooring, cabinets, bathrooms, kitchen, appliances, light fixtures, and ceiling fans. You are responsible for removing all trash, debris, and personal belongings from the residence and storage areas when you vacate.

7.5 MOVE-OUT INSPECTION

You have the right to be present during our inspection of the premises (unless you have been evicted, ejected, or abandoned the premises) if you notify us by certified mail within fifteen (15) days prior to your specified move-out date of your intention to move, the date of the move, and your new address. After receiving your move-out notice, we will inform you by certified mail of the time and date on which the inspection will occur. The date of the inspection will be within (5) days after the moving date specified in your notice. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our

representative are to subject to our correction, modification, or disapproval before final refunding or accounting.

7.6 SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES

You will be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the unit and is missing; replacing dead or missing smoke-detector batteries; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable services or rental items; trips to open the residence when you or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed reletting charges; packing, removing, or storing property; removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under Section 19; government fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late payment and returned check charges; a charge (not to exceed \$500.00) for owner or manager's time and inconvenience or expense actually incurred in our lawful removal of an animal or in any valid eviction proceeding against you, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract. You will be liable to us for: (1) charges for replacing all keys and access devices referenced in Section 5 if you fail to return them on or before your actual move-out date; (2) accelerated rent as provided in this Lease Contract; and (3) a reletting fee if you have violated Section 7.1.

7.7 DEPOSIT RETURN, SURRENDER, AND ABANDONMENT

We will mail you your security deposit refund (less lawful deductions) and an itemized accounting of any deductions by first class mail to your last known address no later than forty-five (45) days after termination of your tenancy unless statutes provide otherwise.

Eviction, Ejection, or Abandonment: You may within 45 days of being evicted, ejected, or abandoning the premises, make a written demand, by first class mail, that we return the security deposit, less proper deductions. Within 45 days of receiving such a notice, we will present you a written list of damages together with a statement of costs actually incurred and will return to you the security deposit together with simple interest at three percent (3%) per annum, less any damages rightfully withheld. You have surrendered the unit when: (1) the move-out date has passed and no one is living in the unit in our reasonable judgment; or (2) all unit keys and access devices listed in this Lease Contract have been turned in where rent is paid—whichever date occurs first. You have abandoned the unit when all of the following have occurred: (1) everyone appears to have moved out in our reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (3) you have been in default for non-payment of rent for 5 consecutive days or water, gas, or electric service for the unit not connected in our name has been terminated; and (4) you have not responded for two (2) days to our notice left on the outside of the main entry door, stating that we consider the unit abandoned. A unit is also "abandoned" ten (10) days after the death of a sole resident. Surrender, abandonment, and judicial eviction end your right of possession for all purposes and give us the immediate right to: clean up, make repairs in, and relet the residence; determine any security deposit deductions; and remove property left in the Property. Surrender abandonment, and judicial eviction affect your rights to property left in the unit, but not affect our mitigation obligations.

By initialing below, you acknowledge and agree to the terms in Section 7.

X SW
Sabrina N. Wright

8. Reimbursement

8.1 REIMBURSEMENT

You must promptly reimburse us for loss, damage, government fines, or costs of repairs or service in the residence due to a violation of the Lease Contract or rules, improper use, negligence by you or your guests or occupants, rescheduled or missed inspections, or deliveries. Unless the damage or wastewater stoppage is due to our negligence, we are not liable for – and you must pay for – repairs, replacement costs, and damage to the following if occurring during the lease term or renewal period: (1) damage to doors, windows, or screens; (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your residence. We may require payment at any time, including advance payment for repairs for which you are liable. Delay in demanding sums you owe is not a waiver.

By initialing below, you acknowledge and agree to the terms in Section 8.

X SW
Sabrina N. Wright

9. Contractual Lien and Property left in Residence

9.1 CONTRACTUAL LIEN AND PROPERTY LEFT IN RESIDENCE.

Once this Lease Contract is terminated by action of the parties or operation of law, and all property therein is abandoned, all property in the residence is (unless not permitted or exempt by law) subject to a contractual lien to secure payment of delinquent rent, and landlord may seek a court order that the property be sold to offset any rent due.

Removal after we Exercise Lien for Rent. If the lease is terminated by reason of your rent being delinquent, to the extent permitted by law, our representative may seek to obtain a judicial order of court so that a court officer may peacefully enter the residence and remove and/or store all property subject to lien for public sale.

Removal after Surrender, Abandonment or Eviction. To the extent permitted by law, we or law officers may remove and/or store all property remaining in the residence or in common areas (including any vehicles you or your occupant or guest owns or uses) if you are judicially evicted or if you surrender or abandon the residence.

Storage. Pending public sale, we will store all property removed. We may store, but have no duty to store, property removed after judicial eviction, surrender, or abandonment of the residence. We are not liable for casualty loss, damage, or theft except for property removed under a lien. You must pay reasonable charges for our packing, removing, storing, and selling any property. To the greatest extent permitted by Maryland law, we have a lien, or shall seek to obtain a lien, on all property removed and stored after surrender, abandonment, or judicial eviction for all sums you owe.

Redemption. If we have seized and stored property under a contractual lien for rent as authorized by the state statute, you may redeem the property by paying all delinquent rent due at the time of seizure. However, if notice of sale (set forth as follows) is given before you seek redemption, you may redeem only by paying the delinquent rent and reasonable charges for packing, removing, and storing. If we have removed and stored property after surrender, abandonment, or judicial eviction, you may redeem only by paying all sums you owe, including rent, late charges, reletting charges, storage, damages, etc. We may return redeemed property at the place of storage, the management office, or the residence (at our option). We may require payment by cash, money order or certified check.

Disposition or Sale. Except for animals and property removed after the death of a sole resident, we may, to the extent of the law, throw away or give to a charitable organization all items of personal property that are left in the residence after surrender or abandonment. Animals properly removed after the surrender, abandonment or eviction may be kennelled or turned over to local authorities or humane societies. Property not thrown away or given to charity may be disposed of only by sale, in compliance with Maryland law.

By initialing below, you acknowledge and agree to the terms in Section 9.

X SW
Sabrina N. Wright

10. Rent

10.1 FAILURE TO PAY FIRST MONTH'S RENT

If you do not pay the first month's rent when or before the Lease Contract begins, all future rent will be automatically accelerated without notice and immediately due. We also may seek to end your right of occupancy and recover damages, future rent, reletting charges, attorney's fees, court costs, and other lawful charges. Our rights and remedies as provided in this Lease Contract apply to acceleration under this section.

10.2 RENT INCREASES AND LEASE CONTRACT CHANGES

If, at least 5 days before the advanced notice deadline referred to in Section 1.4, we give you written notice of rent increases or lease change

effective when the lease term or renewal period ends, this Lease Contract will automatically continue month to month with the increased rent or lease changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless you give us written move out notice under Section 7. Please see Section 1.4 pertaining to the Lease Term.

By initialing below, you acknowledge and agree to the terms in Section 10.

X SW
Sabrina N. Wright

11. Delay of Occupancy

11.1 DELAY OF OCCUPANCY

If occupancy is or will be delayed for construction, repairs, cleaning or a previous resident's holding over, we are responsible for the delay only to the extent of the law. The Lease Contract will remain in force subject to: (1) abatement of rent on a daily basis during delay; and (2) your right to terminate as set forth below. Termination notice must be in writing. After termination, you are entitled only to a refund of deposit(s) and any rent paid. Rent abatement or lease termination does not apply if delay is for cleaning or repairs that do not prevent you from occupying the residence, such cleaning or repairs do not materially affect the life, health or safety of ordinary persons, and habitation is possible with reasonable safety. If the delay in providing possession of the residence is due to another resident's holding over, we are entitled to bring an action of eviction and damages against the resident holding over and join you as a party to that eviction. If there is a delay in providing you with possession of the residence, you may terminate, cancel, or rescind your lease up to the date when the residence is ready for occupancy (the time at which we are ready to delivery possession to you), but no later.

By initialing below, you acknowledge and agree to the terms in Section 11.

X SW
Sabrina N. Wright

12. Disclosure Rights

12.1 DISCLOSURE OF INFORMATION

If someone requests information on you or your rental history for law enforcement, governmental or business purposes, we may provide it.

12.2 CREDIT REPORTING

We reserve the right to report information about you and your rental history to credit reporting agencies.

By initialing below, you acknowledge and agree to the terms in Section 12.

X SW
Sabrina N. Wright

13. Conduct

13.1 COMMUNITY POLICIES OR RULES

You and all guests and occupants must comply with any written residence rules and community policies, including instructions for the care of your property. Our rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective

immediately, if they are distributed and applicable to all units and do not change dollar amounts in Section 1 of this Lease Contract. Refer to Rules and Regulations Addendum

13.2 LIMITATIONS ON CONDUCT

The residence and other areas reserved for your private use must be kept clean. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storage rooms, laundry rooms, and similar areas must be used with care in accordance with the residence rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not use the following anywhere in the residence: candles or kerosene lamps and heaters without our prior written approval; cook on balconies or outside; solicit business or contributions. We may regulate: (1) the use of patios, porches, and balconies; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas. You will be liable to us for damage caused by you, any guests, or occupants.

Business Work in Residence. Conducting any kind of business (including child care services) in your residence or in your residence community is prohibited – except that any lawful business conducted “at home” by computer, mail, or telephone is permissible if customers, clients, patients, or other business associations do not come into your residence for business purposes.

Resident(s) and Guest Exclusion. We reserve the right to exclude guests or others from the residence who, in our judgment, have been violating this Lease Contract, any unit rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside area or common area a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant, or guest of a specific resident in the residence or residence building.

Criminal Conviction Notification. You agree to notify us if you or any occupants are convicted of any felony, or misdemeanor involving a controlled substance, violence to another person or destruction of property. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions of sex offender registry does not waive our right to evict you.

13.3 PROHIBITED CONDUCT

You and your occupants or guests may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety or convenience of others (including our agents and employees) in or near the residence or residence community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the residence or residence community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others; storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the residence or residence community; or injuring our reputation by making bad faith allegations against us to others.

By initialing below, you acknowledge and agree to the terms in Section 13.

X SW
Sabrina N. Wright

14. Parking

14.1 PARKING

We may regulate the time, manner and place of parking cars, trucks, motorcycles, bicycles, boats, trailers and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. A vehicle is unauthorized or illegally parked if: the vehicle has a flat tire or other condition rendering it inoperable; or it is on jacks, blocks, or has wheel(s) missing; or it has no current license; times up more than one parking space; belongs to a resident or occupant who has surrendered or abandoned the residence; is parked in a marked handicap space without the legally required handicap insignia; or is parked in a space marked for manager, staff, or guests at the office; or blocks another vehicle from exiting; or is parked in a fire lane or designated “no parking” area; or is parked in a space marked for other resident(s) or residence(s); or is parked on the grass, sidewalk, or patio; or blocks garbage truck from access to a dumpster.

By initialing below, you acknowledge and agree to the terms in Section 14.

X SW
Sabrina N. Wright

15. Release of Resident

15.1 TERMINATION OF LEASE

Unless you are entitled to terminate this Lease Contract as provided within this Lease Contract, you will not be released from this Lease Contract for any reason – including but not limited to voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, or bad health.

15.2 MILITARY PERSONNEL CLAUSE

You may terminate the Lease Contract if you enlist or are drafted or commissioned and on active duty in the U.S. Armed Forces. You also may terminate the Lease Contract if: (1) you are a member of the U.S. Armed Forces or reserves on active duty, or a member of the National Guard called to active duty for more than thirty (30) days in response to a national emergency declared by the President of the United States; and (2) you receive orders for a permanent change of situation, receive orders to deploy with a military unit or as an individual in support of a military operation for ninety (90) days or more, or are relieved or released from active duty.

15.3 DEATH

In the event of your death, any authorized occupant or family member may transfer this Lease Contract into their name within 30 days of your death. To transfer this Lease the person wishing to become the financially responsible tenant shall provide in writing to us their intention to take over this Lease. The person wishing to take over this Lease must submit to routine tenancy background screening and be approved before they can take over this Lease.

If in the event of your death, this Lease is not transferred within the allotted time it shall be considered terminated effective immediately.

If there are multiple financially responsible tenants and one dies, it is the responsibility of the other tenant(s) to promptly notify us of the death.

By initialing below, you acknowledge and agree to the terms in Section 15.

X SW
Sabrina N. Wright

16. Resident Safety and Property Loss

16.1 GENERAL SAFETY

You and all occupants and guests must exercise care for yourself and others' safety and security, especially in the case of smoke detectors, keyed deadbolt locks, window latches, and other safety and security devices. You agree to make every effort to follow the security guidelines attached as an addendum.

16.2 SMOKE DETECTORS

e will furnish smoke detectors as required by statute and will test them. **THIS RESIDENCE MAY CONTAIN AN ALTERNATING CURRENT (AC) POWERED SMOKE DETECTOR AND / OR A BATTERY POWERED SMOKE DETECTOR. WE WILL PROVIDE WORKING BATTERIES WHEN YOU FIRST TAKE POSSESSION OF THE RESIDENCE, AFTER THAT YOU MUST PAY FOR AND REPLACE BATTERIES UNLESS THE LAW STATES OTHERWISE.** Smoke detector malfunctions must be immediately reported to us. Neither you nor anyone else may disable smoke detectors. If you damage or disable any smoke detectors in your residence or residence community without replacing it with a working battery, you may be liable to us under state statute for a charge of one hundred dollars (\$100.00) plus one month's rent, actual damages, and attorney's fees. If you disable or damage the smoke detector, or fail to replace a dead

battery or report malfunctions to us, you will be liable to us or others for any loss, damage, or fines from fire, or smoke.

16.3 CASUALTY LOSS

We are not liable to any resident, guest, or occupant for any personal injury, damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. Unless we instruct otherwise, you must – for 24 hours a day during freezing weather – (1) keep the residence heated to at least fifty (50) degrees; (2) keep cabinet and closet doors open; and (3) drip hot and cold water faucets. You will be liable for damage to our and others' property if damage is caused by broken water pipes due to your violating these requirements.

16.4 CRIME OR EMERGENCY

Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accidental, fire, smoke, or suspected criminal activity or other emergency involving imminent harm. You should then contact our representative. You will not treat any of our security measures as an express or implied warranty of security, or as a guarantee against crime or reduced risk of crime. Unless otherwise provided by law, we are not liable to you 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. We are not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security unless required by statute. We are not responsible for obtaining criminal history checks on any residents, occupants, guests, or contractors in the community. If you or any occupant or guest is affected by crime, you must make a written report to our representative and to the appropriate local law enforcement agency. You must also provide us with the law enforcement agency's incident report number upon request.

By initialing below, you acknowledge and agree to the terms in Section 16.

X SW
Sabrina N. Wright

17. Repair, Maintenance, and Alterations

17.1 CONDITION OF THE PREMISES AND ALTERATIONS

You accept the residence, fixtures, and furniture as is, except for conditions materially affecting the life, health or safety of ordinary persons. We disclaim all implied warranties. Within seven (7) days after move in you must note on the form all defects or damage and notify the property manager in writing. Otherwise, everything will be considered to be in a clean, safe, and working condition. You must use customary diligence in maintaining the unit and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter the property. No holes or stickers are allowed inside or outside the residence. However, we do permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood paneled wall, unless our rules state otherwise. No water furniture, washing machines, additional phone or TV cable outlets, alarm systems, lock changes, additions, or rekeying is permitted unless lawfully allowed or we have consented in writing. You may not install a satellite dish unless given prior consent. You agree to not alter, damage, or remove our property including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks and security devices. Your improvements to the residence (whether or not we consent) become ours unless we agree otherwise in writing.

17.2 REQUESTS, REPAIRS AND MALFUNCTIONS

IF YOU OR ANY OCCUPANTS NEEDS TO SEND A NOTICE OR REQUEST IT MUST BE SIGNED AND IN WRITING TO OUR DESIGNATED REPRESENTATIVE (except in situations of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). Our written notes on your oral request do not constitute a written request from you. Our complying with it responding to any oral request regarding security or non-security matters does not waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems, malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health or safety. We may change or install utility lines or equipment serving the unit if the work is done reasonable without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify your representative immediately. Air conditioning problems are not emergencies. If heat or air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We will act with customary diligence to make repairs and reconnections. Rent will not abate in whole or in part. If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate this Lease Contract within a reasonable time by giving you written notice. If the Lease Contract is terminated, we will refund prorated rent and all deposits, less lawful deductions.

17.3 WATER, MOISTURE, AND MOLD

Resident shall promptly notify Management in the event of presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets, flooding) and/or water damage to the Property. Resident shall take immediate measures to contain the water and prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Resident shall notify Management promptly in the event that mold of any type is observed within the Property.

Upon notification by the Resident, Management, at Owner's sole expense, shall promptly remediate and repair any water damage to the property caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the Property which occur through no fault of the Resident. In the event water damage or mold occurs within the Property through negligence of the Resident, Resident shall pay, as additional rent, all costs and expenses incurred by the Owner, to remediate and repair such water damage and removal of mold.

17.4 RESPONSIBILITIES OF OWNER

We will act with customary diligence to: (1) keep common areas reasonably clean; (2) maintain fixtures, furniture, hot water, heating and A/C equipment; (3) comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; and (4) make all reasonable repairs, subject to your obligation to pay for damages for which you are liable. If we violate any of the above, you may exercise all remedies provide by law.

17.5 RESPONSIBILITIES OF TENANT

During tenancy, the Owner is not responsible for the replacement of dead light bulbs (including interior, exterior, and appliance bulbs), changing of furnace filters, lawn maintenance (unless in a common area), removing of ice (unless in a common area), nor removing of snow (unless in a common area). The Tenant will have the responsibility to replace light bulbs (interior, exterior, & appliance) at their expense with bulbs of the same type and wattage, replace furnace filters with the same size monthly, maintain the lawn, and remove snow & ice to prevent hazardous terrain.

The Tenant agrees to keep the property reasonably clean during tenancy. This includes cleaning food and appliances & taking out trash on a regular basis so as to prevent pests, not allowing pet waste indoors, and cleaning pet waste outdoors. If the property has an exterior that is not a common area (such as a lawn, a porch, a patio), the Tenant is responsible for keeping that area free and clear of trash, even if the trash is not from the Tenant.

The Tenant is responsible for paying (or reimbursing the Owner) any fines, citations, or violations accumulated due to the Tenant's (and the Tenant's guests) actions or inactions. The Tenant is responsible for paying (or reimbursing the Owner) for any maintenance, repairs, or cures to fines, citations, or violations caused by the Tenant's (or the Tenant's guests) actions or inactions.

By initialing below, you acknowledge and agree to the terms in Section 17.

X SW
Sabrina N. Wright

18. Animals

18.1 NO ANIMALS

No animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the unit unless we have so authorized in writing. If we allow an animal, you must sign a separate animal addendum, which may require additional deposits, rents, fees or other charges. An animal deposit is considered a general security deposit.

18.2 UNATHORIZED ANIAMALS

You must remove an unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract and will be charged a fee of \$50.00 per month per pet back dated to the start of the lease.

18.3 SERVICE AND SUPPORT ANIMALS

We will authorize a service or support animal for a tenant or other authorized occupant. We may require a written statement from a qualified professional and or other documentation verifying the need for the service or support animal.

In the event that a service or support animal becomes no longer necessary you agree to remove the animal from the property within 30 days.

If a guest is bring a service or support animal to the property you shall notify us in writing prior to the animals arrival.

By initialing below, you acknowledge and agree to the terms in Section 18.

X SW
Sabrina N. Wright

19. Entering the Unit

19.1 RIGHT OF ENTRY

If you or any guest or occupant is present, then repairers, servicers, contractors, our representatives or other persons listed below may peacefully enter the unit at reasonable times for the purposes listed in below. If nobody is in the residence, 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: (1) written notice of the entry is left in a conspicuous place in the residence or via electronic portal immediately after the entry; and (2) entry is for: responding to your request; making repairs or replacement; 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 notice; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or security devices; removing or rekeying unauthorized security devices; inspecting when immediate danger to person or property is reasonably suspected; allowing persons to enter as you authorized in your rental application (if you die, are incarcerated, etc.); allowing entry by a law officer with a search or arrest warrant, or in hot pursuit; showing apartment to prospective residents (after move-out or vacate notice has been given); or showing apartment to government inspectors for the limited purpose of determining housing and fire ordinance compliance by us and to lenders, appraisers, contractors, prospective buyers, or insurance agents; in connection with inspection, response to or compliance with any citation for an alleged housing code violation. (3) We may enter the premises during business hours after providing you at least 24 hours' notice and without reasonable objection. If practical under the circumstances, we will attempt to provide at least 24 hours advance written notice of our intent to enter for the above purposes. We may enter the premises immediately without notice under the following circumstances: an emergency situation; when we have a good cause to believe you may have damaged the premises; if we reasonably believe you are 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 our apartment community and your premises. (4) You are deemed to have given us permission to enter the premises in connection with any request for services, maintenance, or repairs or to respond to housing code complaints. You agree to cooperate fully in providing us access to the premises for the same without delay or interference.

By initialing below, you acknowledge and agree to the terms in Section 19.

X SW
Sabrina N. Wright

20. Occupancy and Guests

20.1 MULTIPLE RESIDENTS OR OCCUPANTS

Each resident is liable for all Lease Contract obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and request from any resident or occupant (including notices of lease termination, repair requests, and entry permissions) constitute notice from all residents. In eviction suits, each resident is considered the agent of all other residents in the unit for service of process. Security-deposit refunds and deduction itemizations of multiple residents will comply with Section 1.7 and all other relevant sections of this Lease.

20.2 REPLACEMENTS AND SUBLETTING

Replacing a resident, subletting, or assignment is allowed only when we consent in writing. If departing or remaining residents find a replacement resident acceptable, subletting, or assignment, then: (1) a reletting charge will not be due; (2) a reasonable administrative (paperwork) fee will be due, and a rekeying fee will be due if rekeying is requested or required; and (3) the departing and remaining residents will remain liable for all Lease Contract obligations for the rest of the original lease term.

Procedures for Replacement. If we approve a replacement resident, then at our option: (1) the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or (2) the remaining and replacement residents must sign an entirely new Lease Contract. Unless we agree otherwise in writing, your security deposit will automatically transfer to the replacement resident as of the date we approve. The departing resident 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 we agree otherwise in writing—even if a new Lease Contract is signed.

By initialing below, you acknowledge and agree to the terms in Section 20.

X SW
Sabrina N. Wright

21. Default

21.1 DEFAULT BY RESIDENT

You will be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: (1) you don't pay rent or other amounts that you owe when due; (2) you or any guest or occupants violate the residence rules, fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs; (3) you abandon the residence; (4) you give incorrect or false answers in a rental application; (5) you or any occupant is arrested, convicted, or given deferred adjudication for a felony 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; (6) any illegal drugs or paraphernalia are found in your unit; or (7) you or a guest or occupant engages in any of the prohibited conduct in Section 13.3.

21.2 EVICTION

If you default, we may seek to end your right of occupancy by giving you a written notice to vacate in accordance with Maryland law and local county and city ordinances. Notice may be by: (1) regular mail; (2) certified mail, return receipt requested; (3) personal delivery to any resident; (4) personal delivery at the unit to any occupant over 16 years old; (5) affixing the notice to the outside of the residence main entry door. Termination of your possession rights or subsequent reletting doesn't release you from liability for future rent or other lease obligations, subject to you and our duties to mitigate damages as provided by this Lease Contract or by applicable Maryland law. After giving notice to vacate or filing an eviction suit, we may still accept rent or other sums due if allowed under applicable state or local law. The filing or acceptance doesn't waive or diminish our right of eviction, or any other contractual or statutory right. Accepting money at any time doesn't waive our rights to damages; past or future rent or other sums; or to continue with eviction proceedings.

21.3 ACCELERATION

All monthly rent for the rest of the lease term or renewal period may be accelerated without notice or demand (before or after acceleration) and will be immediately due and delinquent if, without our written consent: (1) you move out, remove property in preparing to move out, or give oral or written notice (by you or any occupant) of intent to move out before the lease term or renewal period ends; and (2) you've not paid all rent for the entire lease term or renewal period. Such conduct is considered defaults for which we need not give you notice. Remaining rent also may be accelerated if you are judicially evicted or move out when we demand because you have defaulted. Acceleration is subject to our mitigation obligations below.

21.4 HOLDOVER

You, any occupant, or guest must not hold over beyond the date contained in your move-out notice or our notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If holdover occurs, then: (1) holdover rent is due in advance on a daily basis and may become delinquent without notice or demand; (2) rent for the holdover period will be increased by 25% over the then existing rent, without notice; (3) you will be liable to us for all rent for the full term of the previously signed Lease Contract of a new resident who can't occupy because of the holdover; (4) at our option, we may extend the lease term—for up to one month from the date of notice of lease extension—by delivering written notice to you or your residence while you continue to hold over; and (5) we may bring an action of eviction and for damages in conformance with the Maryland Real Property Code or applicable county and city ordinances.

21.5 OTHER REMEDIES

We may report unpaid amounts to credit agencies. If you default and move out early, you will pay us any amounts stated to be rental discounts, in addition to other sums due. Such rental discounts, if any, were conditional upon your compliance with all rental obligations under this Lease Contract or as otherwise provided by law. Upon your default, we have all other legal remedies, including lease termination and lock out under state statute. Unless a party is seeking exemplary, punitive, sentimental or personal-injury damages, the prevailing party may recover from the non-prevailing party attorney's fees and all other litigation costs. Late Charges are liquidated damages for our time, inconvenience, and overhead in collecting late rent (but are not for attorney's fees and litigation costs). All unpaid amounts bear 18% interest per year from due date, compounded annually or at the maximum legal rate allowed under state and local law if such rate is less than 18% per annum. You must pay all collection-agency fees if you fail to pay all sums due within 10 days after we mail you a letter demanding payment and stating that collection agency fees will be added if you don't pay all sums by that deadline.

21.6 MITIGATION OF DAMAGES

If you move out early, you will be subject to Section 8.1 and all other remedies. We will credit all subsequent rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.

By initialing below, you acknowledge and agree to the terms in Section 21.

X SW
Sabrina N. Wright

22. Miscellaneous

22.1 MISCELLANEOUS

Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us. Our representatives (including management personnel, employees, and agents) have no authority to waive, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing. No action or omission of our representative will be considered a waiver of any subsequent violation, default, time or place of performance. Our lack of enforcing, or belatedly enforcing written-notice requirements, rental due dates, acceleration, liens, or other rights is not a waiver under any circumstances. In situation of default, you waive any notice and demand for performance from us, unless required by statute. Any person giving a written notice under this Lease Contract should retain a copy of the memo, letter, or fax that was given. Fax signatures are binding. All notices must be signed.

Exercising one remedy will not constitute an election or waiver of other remedies. Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties. All remedies are cumulative. No employee, agent, or Management Company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf. This Lease Contract binds subsequent owners. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract. All notices and documents may be in English and at our option, in any language that you read or speak. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option. All lease obligations must be performed in the county where the unit is located. This Lease Contract is subject to the twelve (12) year statute of limitations provided in MD code, CJP Section 5-102.

By initialing below, you acknowledge and agree to the terms in Section 22.

X SW
Sabrina N. Wright

23. Payment

23.1 PAYMENT APPLICATION

Payment of all sums is an independent covenant. At our option and without notice, we may apply money received (other than as specified in this Lease or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent—regardless

of notations on checks or money orders and regardless of when the obligations arose. All sums other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments.

By initialing below, you acknowledge and agree to the terms in Section 23.

X SW
Sabrina N. Wright

24. Laws and Ordinances

24.1 LAWS AND ORDINANCES

It is the intent of the parties to comply with the laws of Maryland, including local, county and municipal ordinances. The terms of this Lease Contract may be modified by another addendum which conforms to the laws of the jurisdiction in which this apartment/home is located. If there is any conflict in the terms of that addendum and this Lease Contract, the conflicting terms of that other addendum shall control. In the event no other addendum is attached to this Lease Contract and the local laws or ordinances provide additional rights or remedies not included herein, this Lease Contract 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 Contract to the extent they are in conflict. If any of the provisions of this Lease Contract are found to be unenforceable or void, then you and we agree that such unenforceable lease provisions shall be disregarded by the court, and the remaining enforceable provisions of this Lease Contract will remain enforceable and binding on both you and us and will be construed to reflect the intent of the parties.

24.2 ASBESTOS DISCLOSURE

The Landlord CERTIFIES THAT:

1. The Landlord has investigated and there is no asbestos in or about the Property.
2. The Landlord has NO records or reports with respect to asbestos in or about the Property.

The Tenant ACKNOWLEDGES receipt of the information contained in the above Landlord's Disclosure including any reports and records.

By initialing below, you acknowledge and agree to the terms in Section 24.

X SW
Sabrina N. Wright

25. Notices

25.1 TENANT ACKNOWLEDGEMENT

The Tenant consents and acknowledges, for any matter relating to this tenancy, the Tenant may be contacted at:

3011 Garrison Blvd
Baltimore, MD 21216

and by phone & email at:

Sabrina N. Wright

Financially Responsible

(732) 470-2889 (Mobile)

Mswrights@yahoo.com

Dizelle Dawkins

Other Occupant

The Tenant consents & agrees to receive online messages, notices, and contact at the email & phone number above, and via online portal located at www.Nidomgt.com.

By initialing below, you acknowledge and agree to the terms in Section 25.

X SW
Sabrina N. Wright



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 must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, 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).



Simple 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 inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- 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 healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil 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 lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

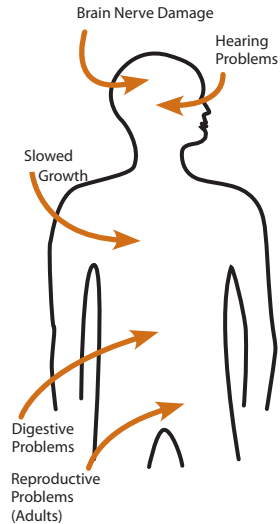
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely 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.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- 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 tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

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

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, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 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, and
- 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 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 the following levels of lead in dust as hazardous:

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

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 dust—which you may not be able to see—both can 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

You can 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. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a 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 and if your home 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.

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:

- 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. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **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 the Federal Relay Service at 1-800-877-8339.

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 bed time.
- 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- 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 nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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- 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 permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



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.
- To correct lead hazards permanently, hire a certified lead abatement contractor. 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 as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean 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 or local agency (see pages 15 and 16), [epa.gov/lead](https://www.epa.gov/lead), or call 1-800-424-LEAD.

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 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. They 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.
- **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 are lead pipes, faucets, and fixtures.

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.

Remember 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. Remember, 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, don't forget to 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 contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

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.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. 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, or refinishing furniture. 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. 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.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

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 in excess of 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 **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

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 **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, 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 or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

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.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

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

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

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

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

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

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

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

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

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
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. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
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 in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care 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).

Nido Management

8725 Loch Raven Blvd, Ste 201 • Towson, MD 21286
(410) 600-7400



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Lead_Pamphlet.pdf

X *Sabrina Wright*

Lessee

IP Address: 172.56.3.232
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MARYLAND TENANTS' BILL OF RIGHTS

(EFFECTIVE JULY 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. 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
- 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.

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

A landlord who rents five or more units may not charge more than \$25 in fees, outside of a security deposit.

Some landlords may choose to accept a tenant screening report prepared in the previous 30 days by a consumer reporting agency which the tenant obtains and pays for. If a landlord accepts such a report from you, the landlord may not charge you an application fee.

(Real Property Article of the Maryland Code, Sections 8-213 and 8-218)

2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is 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.

However, if your landlord does give you a written lease, it must include:

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- 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 contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

A landlord that rents four or fewer units in the state is not required to use a written lease.

Some local jurisdictions may require additional information in leases.

A lease may not include:

- Requires you to allow the landlord to "confess judgment" 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 by you separately

For the landlord to end your tenancy:

- For a written lease with a stated term, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For month-to-month periodic tenancies, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For year-to-year periodic tenancies, the landlord must notify you in writing at least 90 days before the tenancy ends

For you to end your tenancy:

- For leases with a stated term, month-to-month tenancies, and all other tenancies but a year-to-year tenancy, you must notify your landlord in writing at least 30 days before terminating the tenancy
- For year-to-year tenancies, you must notify your landlord in writing at least 90 days before terminating the tenancy

- Exceptions to these provisions:
 - Exception #1: If you are a victim of domestic violence or sexual assault and have a protective order or peace order, you have 30 days to vacate the leased premises after giving notice. You are only responsible, however, for rent from the time following the notice, until the date that you vacate, which may be fewer than 30 days. If you vacate in fewer than 30 days after giving notice, you must provide signed, notarized, written notification to the landlord, by first class mail or hand delivery, stating that you vacated the premises.
 - Exception #2: These provisions do not apply in Baltimore City.

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 8-208, 8-210, and 8-402)

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
- Your landlord must give you a receipt for your rent payment if you pay rent in cash.
- 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 the amount by which 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.
- If you pay utilities directly to your landlord, your landlord must give you copies of the monthly utility bills.

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

4. SECURITY DEPOSITS

In most cases, a landlord may not require you to pay a security deposit higher than one month's rent. But your security deposit may be up to two months' rent. If you qualify for utility assistance from the Department of Human Services and lease agreement requires that you make payments for utility services directly to your landlord.,

A "security deposit" is any payment you give to the landlord to cover things like breaking the lease, damage to the property, or unpaid rent, including pet deposits.

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 and give you a written receipt, which must be included with the written lease. The landlord must advise you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

At the end of your tenancy, your landlord must provide you with a written list of any charges deducted from the security deposit. They must return the rest of your deposit with interest within 45 days.

If you plan to move out, you must send your landlord a certified letter at least 15 days before leaving. The letter should say you're moving and give your new address. If you do this, you have the right to be present when the landlord inspects your unit for damage that may reduce your security deposit.

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 landlord does not return your deposit or give you a written list of charges within 45 days after you move out, they may lose the right to keep any of the deposit. You may also be able to get up to three times any amounts they unlawfully did not return.

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

5. CONDITION OF RENTAL UNITS

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

If you find such a problem, notify your landlord in writing right away. You must provide your landlord with access to your property to make repairs.

If your landlord doesn't fix the problem within a reasonable time after you provide notice, you have options: you can bring suit in the District Court for damages and a decrease in rent, or you may refuse to pay rent (and then raise the issues as a defense to the landlord's suit for rent). . You may also file a rent escrow case, through which you pay rent into the court instead of the landlord.

You have the right to basic services, including heat, light, electricity, hot and cold running water, and proper sewage disposal. Depending on the specific safety or living condition problems in your unit (for example in the case of lead paint), you may

- Have the right for temporary relocation assistance from the landlord
- Take legal action if your landlord does not assist with safe relocation

If the issue is not dangerous but violates local housing codes, you may contact your local code enforcement office if your landlord does not respond.

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as 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, and 8-212)

6. EVICTIONS

If you violate your lease, don't pay rent on time, or don't move out when your lease ends, your landlord may start the eviction process by filing a case in the District Court.

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 include 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.

You have the right to attend any court hearing in an eviction case brought against you by a landlord. You may also have the right to have an attorney provided to represent you if you are unable to afford one.

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. The 10 day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.

If judgment is entered against you for failing to pay rent, you have four days to appeal that decision to the Circuit Court.

In most cases, you can stop the eviction by paying all past-due amounts and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."

However, redemption is not an option if you have had 3 (4 in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case.

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

7. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when a landlord's actions - or failure to act – make it difficult for a tenant to use and enjoy their rental unit, forcing the tenant to move out.

In order to successfully claim constructive eviction, a tenant must prove several things, such as the landlord's actions or neglect significantly disrupted the tenant's use and enjoyment of the property, the landlord is responsible for the interference, the tenant told the landlord about the issue, and the tenant moved out a reasonable time after the interference. If you are interested in pursuing a claim for constructive eviction, you should consult with an attorney.

If constructive eviction is proven (1) You can treat your lease as ended and you are no longer responsible for paying rent; and (2) you may be able to sue the landlord for your losses. This may include moving costs, rent differences, attorney fees, and other related expenses resulting from the constructive eviction claim.

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

8. TENANT RIGHT OF FIRST REFUSAL

If you are a named tenant on the lease and have lived in a rental property with 1, 2, or 3 units for at least six months, your landlord may be required to give you the chance to buy the property before selling it to someone else. This applies if your landlord plans to sell the property, or receives an offer to buy it from a third party. This rule does not apply in certain situations, such as when the property is transferred without a sale; for example, when the property is transferred to a family member, to a business owned by the landlord, or pursuant to a court order, among several other examples. .

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)

9. 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, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

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

- a. making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property;
- b. filing or participating in a lawsuit involving the landlord;
- c. participating in a tenants' organization;
- d. requesting police or emergency services at the property; or
- e. providing information to the landlord relating to lead paint issues.

Retaliation may include filing or threatening to file a lawsuit against you, 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.

Unless your lease provides 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. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; 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)

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

The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed below.

10. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

[Tenant and Landlord Affairs Website](https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx) (<https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx>)

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 Access to Counsel in Evictions Program

Contact Information: Call 211 or go to [Legal Help Maryland](https://www.legalhelpmd.org) (LegalHelpMD.org)

Services Provided:

- This program can provide legal representation and advice to renters who have household income at or below 50% of Maryland's median income, and the household is at risk of eviction, have lost or are at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours: [District Court Help Centers](https://www.courts.state.md.us/helpcenter/inperson/dc)
(<https://www.courts.state.md.us/helpcenter/inperson/dc>)

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.

Nido Management

8725 Loch Raven Blvd, Ste 201 • Towson, MD 21286
(410) 600-7400



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Tenant_Bill_of_Rights.pdf

X *Sabrina Wright*

Lessee

IP Address: 172.56.3.232
08/19/2026 11:53pm EDT

Nido Management

8725 Loch Raven Blvd, Ste 201 • Towson, MD 21286
(410) 600-7400



28. Sign and Accept

28.1 SIGNATURE

You are legally bound to this document. Read it carefully before signing. You are entitled to receive an original after it is fully signed. Keep it in a safe place.

Complete Property Address:
3011 Garrison Blvd
Baltimore, MD 21216

X *Sabrina Wright*

Lessee	IP Address: 172.56.3.232
	08/19/2026 11:53pm EDT

X *Jakob Lewis*

Lessor	IP Address: 173.64.124.12
	08/21/2026 12:58pm EDT