

RESIDENTIAL LEASE

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

THIS LEASE is made on August 27th, 2026, by the Tenant and the Manager, with the Manager acting as the agent for Landlord with full authority to legally bind the Landlord to this Lease.

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

(a) “Landlord” [check one]:

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

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

(c) “Tenant”: Charles Joseph Reichelt
Julia Daniels

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

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

- (i) Make the terms and provisions of this Lease legally binding on the Landlord; and
- (ii) Exercise any and all of the Landlord’s rights under this Lease.

2. Leased Premises.

The Landlord hereby leases the “Premises” known as **703 E. Preston St. Baltimore, MD 21202** to the Tenant on the terms and conditions stated in this lease.

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

3. Lease Term.

(a) The “Beginning Date” for this Lease is **August 28th, 2026**, and the “Ending Date” is **August 27th, 2027**. The time between the Beginning Date and the Ending Date is called the “Initial Term” of the Lease. The Premises are being made available in a condition permitting habitation, with reasonable safety.

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

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

4. Monthly Rent.

Manager  Tenant  Tenant  Tenant _____

(a) The “Monthly Rent” for each month is **\$1,600.00** The Monthly Rent is due by the first (1st) day of each month and shall be payable by the Tenant in immediately available funds. By such date, payment shall be either delivered or mailed to, and received by, the Manager at 1129 N. Caroline St., Baltimore MD 21213. If the Lease begins on a day other than the first (1st), the first month’s rent shall be prorated based on a daily rate and is due on or before the Lease start date in the amount **of \$0.00.**

(b)

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

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

5. Increases in the Monthly Rent.

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

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

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

6. Services and Utilities.

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

Manager  Tenant  Tenant  Tenant _____

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

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

(b) Reserved.

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

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

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

7. Additional Rent.

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

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

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

8. Security Deposit.

(a) As security for Tenant's performance of each of its obligations under this Lease, including but not limited to those obligations of the Tenant at the end of the Term, the Tenant has deposited **\$1,600.00** with the Landlord. The Landlord will hold this "Security Deposit" for the period the Tenant occupies the Premises. After the Tenant has moved from the Premises, the Landlord will determine whether the Tenant is eligible for a refund of any or all of the Security Deposit. The amount of the refund will be determined in accordance with the conditions and procedures set forth below and applicable law.

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

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

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

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

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

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

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

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

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

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

9. Late Fees.

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

10. Bad Checks.

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

11. Reporting Past Rent Owed.

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

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

12. Order in Which Rent Payments Are Applied.

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

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

13. Number of Occupants.

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

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

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

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

14. Appliances.

Manager  Tenant  Tenant  Tenant _____

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

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

15. Changes to the Premises.

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

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

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

16. Insurance.

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

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

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

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

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

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

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

18. Tenant's Additional Responsibilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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- (iii) Any criminal, threatening or intimidating activity or behavior that threatens the health, safety or right to peaceful enjoyment of any on the Manager's staff, be it at the Premises, Manager's or Landlord's other property, or elsewhere; or
- (iv) Any drug-related criminal activity on or near said Premises, engaged in by a Tenant, Unauthorized Occupant, guest or family member of the Tenant, any Unauthorized Occupant, or guest or person under the Tenant's control.

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

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

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

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

(o) *Reserved.*

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

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

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

(s) *Repairs and Maintenance.*

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

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

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

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

19. External Equipment.

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

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

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

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

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

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

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

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

20. Landlord's Right to Enter Premises.

Manager  Tenant  Tenant  Tenant _____

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

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

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

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

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

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

21. Damage to the Premises.

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

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

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

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

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

Manager  Tenant  Tenant  Tenant _____

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

22. Smoke and Carbon Monoxide Detectors.

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

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

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

23. Pets.

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

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

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

24. Joint and Individual Liability.

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

25. Tenant May Not Assign or Sublease.

Manager  Tenant  Tenant  Tenant _____

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

26. Military Transfer.

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

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

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

27. Failure to Recertify Income.

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

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

Manager  Tenant  Tenant  Tenant _____

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

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

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

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

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

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

29. Sale of Property.

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

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

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

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

30. Notices.

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

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

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

31. Death of Tenant During Lease.

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

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

32. Change to Provisions of the Lease.

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

33. Holdover.

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

Manager  Tenant  Tenant  Tenant _____

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

34. Termination of Tenancy.

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

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

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

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

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

Manager  Tenant  Tenant  Tenant _____

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

36. Failure to Vacate at Termination.

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

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

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

37. Landlord's Rights if Tenant Breaches Lease.

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

(i) Terminate this Lease;

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

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

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

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

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

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

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

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

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

39. Landlord's Consent Rights.

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

40. Tenant's Rights Brochure.

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

41. Quiet Enjoyment.

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

42. Lead Paint.

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

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

Tenant’s Initials

43. Entire Agreement.

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

44. Condemnation.

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

45. Additional Tenant Rights.

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

[SIGNATURES ON THE FOLLOWING PAGE]

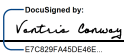
Manager  Tenant  Tenant  Tenant _____

ReBUILD METRO

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

MANAGER:

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

By: _____

TENANT:

_____

_____

Jointly and Severally

ADDENDUM 1RULES AND REGULATIONS

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

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

Manager DS Tenant Initial Tenant Initial Tenant _____

ADDENDUM 2RULES AND REGULATIONS FOR PETS

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

Manager  Tenant  Tenant  Tenant _____

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

Manager  Tenant  Tenant  Tenant _____

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

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

[PET PERMIT APPLICATION ON FOLLOWING PAGE.]

PET PERMIT APPLICATION

Name: _____

Address: _____

Date: _____

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

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

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

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

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

Resident: _____

Manager  Tenant  Tenant  Tenant _____

Premises inspected by _____

Date: _____

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

Pet Caretaking Agreement complete, notarized and received by _____

Date: _____

Pet Permit approved by _____

Date: _____

Pet Permit rejected by: _____

Date: _____

Reason: _____

Tenant notified by: _____

Date: _____

Initial Veterinarian Statement received by: _____

Date: _____

Pet Permit issued by: _____

Date: _____

TENANT INCOME CERTIFICATION

☒Initial Certification ☐Recertification ☐Other _____

Effective Date: 08/28/2026
Move-in Date: 08/28/2026
(MM/DD/YYYY)

PART I - DEVELOPMENT DATA

Property Name: TRF DP Holdings, LLC Program Name: CDBG
Address: ReBuild Metro- Holdings, LLC; 1129 N Caroline Street;Baltimore, MD Unit Number: 703 Bedrooms: 3

PART II. HOUSEHOLD COMPOSITION

HH Mbr #	Last Name	First Name & Middle Initial	Relationship to Head of Household	Date of Birth (MM/DD/YYYY)	F/T Student (Y or N)	Social Security or Alien Reg. No.
1	Reichelt III	Charles, J	H	02/17/2003	Y	338-02-1738
2	Daniels	Julia, E	A	10/13/2001	Y	542-61-0331
3						
4						
5						
6						
7						

PART III. GROSS ANNUAL INCOME (USE ANNUAL AMOUNTS)

HH Mbr #	(A) Employment or Wages	(B) Soc. Security/Pensions	(C) Public Assistance	(D) Other Income
1	15,248.94	0.00	0.00	16,992.00
2	9,252.10	0.00	0.00	12,000.00
TOTALS	\$24,501.04	\$0.00	\$0.00	\$28,992.00

Add totals from (A) through (D), above TOTAL INCOME (E): \$53,493.04

PART IV. INCOME FROM ASSETS

Hshld Mbr #	(F) Type of Asset	(G) C/I	(H) Cash Value of Asset	(I) Annual Income from Asset
1	Checking	C	3,570.00	0.00
1	Checking	C	3,956.00	0.00
1	Other Assets	C	781.00	0.00
2	Checking	C	4,848.95	0.00
2	Checking	C	2,073.51	0.00
	TOTALS:		\$15,229.46	\$0.00

Enter Column (H) Total Passbook Rate = (J) Imputed Income \$9.14
If over \$5,000 \$15,229.46 X 0.06%
Enter the greater of the total of column I, or J: imputed income TOTAL INCOME FROM ASSETS (K) \$9.14

(L) Total Annual Household Income from all Sources [Add (E) + (K)] \$53,502.18

HOUSEHOLD CERTIFICATION & SIGNATURES

The information on this form will be used to determine maximum income eligibility. I/we have provided for each person(s) set forth in Part II acceptable verification of current anticipated annual income. I/we agree to notify the landlord immediately upon any member of the household moving out of the unit or any new member moving in.

Under penalties of perjury, I/we certify that the information presented in this Certification is true and accurate to the best of my/our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.

Signed by: <u>Charles Reichelt III</u> Signature	<u>8/28/2026</u> (Date)	Signed by: <u>Julia Daniels</u> Signature	<u>8/28/2026</u> (Date)
Signature	(Date)	Signature	(Date)

PART V. DETERMINATION OF INCOME ELIGIBILITY

RECERTIFICATION ONLY:

TOTAL ANNUAL HOUSEHOLD INCOME
FROM ALL SOURCES:
From item (L) on page 1

\$53,502.18

Household Meets
Income Restriction
at: 80.00 %

Current Income Limit x 100.00 % :

Household Income exceeds 100.00 % at
recertification:

☐ Yes ☐ No

Current Income Limit per Family Size: \$83,400.00

Household Income at Move-in: _____

Household Size at Move-in: _____

PART VI. RENT

Tenant Paid Rent \$1,600.00
Utility Allowance \$265.00

Rent Assistance: \$0.00
Other non-optional charges: \$0.00

GROSS RENT FOR UNIT:
(Tenant paid rent plus Utility Allowance &
other non-optional charges)

\$1,865.00

Unit Meets Rent Restriction at: _____ %

Rent Limit for this unit: Minimum: \$0.00 Maximum: \$0.00

PART VII. STUDENT STATUS

ARE ALL OCCUPANTS FULL TIME STUDENTS?

☒ yes ☐ no

If yes, Enter student explanation*
(also attach documentation)

*Student Explanation:

- 1 TANF assistance
- 2 Job Training Program
- 3 Single parent/dependent child
- 4 Married/joint return
- 5 Former Foster Care

PART VIII. PROGRAM TYPE

Mark the program (s) listed below (a. through e.) for which this household's unit will be counted toward the property's occupancy requirements. Under each program marked, indicate the household's income status as established by this certification/recertification.

a. Tax Credit ☐

See Part V above.

b. HOME ☐

Income Status

- ☐ ≤ 50% AMGI
☐ ≤ 60% AMGI
☐ ≤ 80% AMGI
☐ OI**

c. Tax Exempt ☐

Income Status

- ☐ 50% AMGI
☐ 60% AMGI
☐ 80% AMGI
☐ OI**

d. AHDP ☐

Income Status

- ☐ 50% AMGI
☐ 80% AMGI
☐ OI**

e. CDBG ☒

(Name of Program)

Income Status

- ☒ 80% AMGI
☐ OI**

** Upon recertification, household was determined over-income (OI) according to eligibility requirements of the program(s) marked above.

SIGNATURE OF OWNER/REPRESENTATIVE

I certify that this Tenant's eligibility, rent and assistance payments, if any have been determined in accordance with program rules and administrative Procedures and that all required verifications were obtained.

DocuSigned by:
Ventura Conway

SIGNATURE OF OWNER/REPRESENTATIVE

8/28/2026

DATE

Control Num: 5571

Tenant Income Certification

**VIOLENCE, DATING VIOLENCE
OR STALKING****U.S. Department of Housing
and Urban Development**
Office of HousingOMB Approval No. 2502-0204
Exp. 05/31/2011**LEASE ADDENDUM****VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005**

TENANT	LANDLORD	UNIT NO. & ADDRESS
Charles Reichelt III	ReBuild Metro- Holdings	703 E. Preston St.

This lease addendum adds the following paragraphs to the Lease between the above referenced Tenant and Landlord.

Purpose of the Addendum

The lease for the above referenced unit is being amended to include the provisions of the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA).

Conflicts with Other Provisions of the Lease

In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

Term of the Lease Addendum

The effective date of this Lease Addendum is 08/28/2026. This Lease Addendum shall continue to be in effect until the Lease is terminated.

VAWA Protections

1. The Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
2. The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
3. The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

Signed by:
Charles Reichelt III
AC6A0B00BF8465...
Tenant

8/28/2026**Date**

DocuSigned by:
Ventura Conway
E7C820944D0E46E...
Landlord

8/28/2026**Date**Form **HUD-91067**
(9/2008)

MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ADDENDUM TO LEASE

This ADDENDUM is hereby incorporated into and hereafter is a part of the Lease by and between Tenant and Owner for rental unit # 703 (the “**Rental Unit**”) located at E. Preston St..

WHEREAS, the Rental Unit is a part of a rental housing project (the “**Project**”) that was financed with one or more loans from the Department of Housing and Community Development, a principal department of the State of Maryland and/or the Community Development Administration, a unit of the Division of Development Finance of the Department of Housing and Community Development (each separately and collectively, the “**Department**”); and

WHEREAS, as a condition of making the loan(s), the Department requires the owner of the Project (the “**Owner**”) to provide rental housing to households of limited incomes and otherwise comply with the terms, requirements and restrictions contained in one or more Regulatory Agreements, Declaration of Restrictive Covenants and/or Low-Income Housing Tax Credit Covenants, and certain other documents executed between the Owner and the Department in connection with the loan(s) (collectively, the “**Department Documents**”, as each may be amended and modified from time to time); and

WHEREAS, as a condition of making the loan(s), the Department requires any management agent of Owner¹ to agree to comply with the requirements of the Department Documents in their management of the Project; and

WHEREAS, the Tenant may be required to have an annual income which does not exceed certain income limits established by the Department, in order to be eligible to occupy the Rental Unit;

NOW, THEREFORE, it is hereby agreed and understood by the Tenant and the Owner that the following conditions apply to this Lease:

Affordability Compliance Provision. The Tenant is required to provide to the Owner, at the time of application and once a year thereafter, information necessary for the completion of the Department’s Form Owner’s Certificate of Continuing Program Compliance, or its equivalent, acceptable to the Department. This form requires the tenant to certify each year, information about Tenants current income and household composition, and to provide documentation acceptable to the Department to support the information provided to the Owner as to income and household composition.

Prohibited Lease Provision. Any provision of the Lease which falls within the classifications below shall not apply and not be enforced by the Owner:

(1) *Fees, Costs and Charges as Rent or Additional Rent.* Agreement by Tenant that fees, costs, charges, or expenses, or any amounts other than the agreed upon recurring periodic sum owed by the Tenant for occupancy of the Rental Unit, are included in or treated as “rent” or “additional rent”.

(2) *Application of Payments.* Agreement by Tenant that Owner may apply payments from the Tenant in any manner or order as the Owner chooses, without regard to whether the Tenant directs the

¹ All references to Owner in this Addendum shall include the “Landlord” identified in the Lease, if other than the Owner, and legal agents of the Owner.

[Project}
Addendum To Lease
r:/loandocs/mf/hws(10/07/15)

Page 2

payment to be used towards a specific purpose.

(3) *Inconsistent with Department Documents or Applicable Law.* Any provision contained in the Lease which, as written or when applied, is inconsistent with or fails to comply with applicable State and local law or the terms, conditions and provisions of the Department Documents.

It is understood and agreed that in the event of any inconsistency between the terms, conditions, and provisions of the Lease and this Lease Addendum, the Lease Addendum shall control and prevail over the inconsistent or conflicting term, condition or provision of the Lease.

By signing below, Owner and Tenant each acknowledges that it has read, understands, and agrees to the foregoing.

TENANT:

8/28/2026

Date

Signature: 
Printed Name: _____

TENANT:

8/28/2026

Date

Signature: 
Printed Name: _____

OWNER/MANAGING AGENT:

8/28/2026

Date

Signature: 
Printed Name: _____

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

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

Lessor's Disclosure

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

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

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

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

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

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

Lessee's Acknowledgment

(c) Lessee has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) ☒ ^{Initial} Lessee has received the pamphlet Protect Your Family from Lead in Your Home (initial).

Agent's Acknowledgment (initial or enter N/A if not applicable)

(e) _____ Lessor's Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(f) _____ Lessee's Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

DocuSigned by: <i>Ventria Conway</i> E7C829FA45DE4E6	8/28/2026	Signed by: <i>Charles Reidelt III</i> AC3A9B20205F5465...	8/28/2026
Lessor	Date	Lessee	Date
		<i>Julia Daniels</i> B8D71772B029C4F4	8/28/2026
Lessor	Date	Lessee	Date
Lessor's Agent	Date	Lessee's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the lessee's agent receives compensation from the lessor.

TENANT BILL OF RIGHTS ACKNOWLEDGMENT OF RECEIPT

Property Name: _____

Property Address: 703 E. Preston St. Baltimore, MD 21202

Resident Name(s): Charles Reichelt III and Daniels

Unit Number: _____

Date Provided: 8/28/2026

Acknowledgment

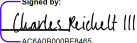
I acknowledge that I have received a copy of the **Tenant Bill of Rights** from management.

I understand that this document provides information regarding my rights and responsibilities as a tenant under applicable federal, state, and/or local laws. My signature below confirms **receipt** of the Tenant Bill of Rights only. It does **not** indicate that I waive any legal rights or agree to any additional terms beyond those contained in my Lease Agreement.

If I have questions regarding the information provided, I understand that I may contact the management office or seek independent legal advice.

Resident Signature

Resident Name (Printed): Charles Reichelt III

Resident Signature:  Signed by: Charles Reichelt III
ACBA08000BF8405

Date: 8/28/2026

Resident Name (Printed): Julia Daniels

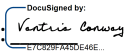
Resident Signature:  Signed by: Julia Daniels
88071712802954F4

Date: 8/28/2026

Management Certification

I certify that the Tenant Bill of Rights was provided to the above-named resident(s).

Management Representative (Printed): Vantria Conway

Signature:  DocuSigned by:
Vantria Conway
E7C828F4A5D646E...

Date: 8/28/2026

Office Use Only

☐ Delivered in Person

☐ Mailed

☐ Emailed

☒ Included with Lease/Renewal Packet

☐ Other:

ADDENDUM NO. 4

SMOKE-FREE POLICY

Tenant and all members of Tenant's household are parties to a written lease with Landlord (the Lease). This Addendum states the following additional terms, conditions, and rules that are hereby incorporated into the Lease. A breach of this Lease Addendum gives each party all the rights contained herein, as well as the rights in the Lease.

1. Purpose of Smoke-Free Policy. The parties desire to mitigate (i) the irritation and known adverse health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the higher costs of property insurance for a non-smoke-free building.

2. Purpose of Smoke-Free Policy. The parties desire to mitigate (i) the irritation and known adverse health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the higher costs of property insurance for a non-smoke-free building.

3. Scope of Smoke-Free Policy. Tenant agrees and acknowledges that the premises to be occupied by Tenant and members of Tenant's household have been designated as a smoke-free living environment. Tenant, members of Tenant's household, and any guests under control of the Tenant will not smoke anywhere in or on the:

- Unit rented by Tenant, including any associated balconies, decks, or patios;
- Common areas of the property, including, but not limited to, lobbies, hallways, stairwells, elevators, laundry rooms, community rooms, community bathrooms, or offices; or
- Grounds of the property, including, but not limited to, entryways, playgrounds, pool areas, walking paths, or sitting areas.

4. Tenant to Promote Smoke-Free Policy and Alert Landlord of Violations.

Tenant will inform Tenant's guests of the smoke-free policy. Tenant will also promptly give Landlord a written statement of any incident where Tenant observes smoking not allowed by this policy or believes smoke is migrating into the Tenant's unit from sources outside of the Tenant's unit.

5. Landlord to Enforce Smoke-Free Policy. Landlord will post no-smoking signs at entrances and exits, common areas, and in conspicuous places adjoining the grounds of the property. Landlord will also take reasonable steps to promptly remedy known and reported violations of the smoke-free policy. Landlord is not required to take steps in response to smoking unless Landlord knows of the violation.

Manager  Tenant  Tenant  Tenant

Addendum To Lease #9

RULES AND REGULATIONS ON BEDBUGS

Tenant has an important role in preventing and controlling bedbugs. Even though the presence of bedbugs is not completely related to cleanliness or housekeeping, good housekeeping will help control the problem by making it easier to identify bedbugs, minimizing infestation and limiting the spread of the bedbugs. Accordingly, the Tenant shall comply with the following rules and regulations:

- A. Maintain the premises in a sanitary manner that prevents the occurrence of a bedbug infestation, and to immediately notify the Landlord of any signs of an infestation. When an infestation is caught early, treatment is often quicker and less disruptive to Tenant than when the infestation is more advanced.
- B. Tenant represents and warrants that all furnishings and other personal belongings, to be brought into the premises, at any time, have been inspected by the Tenant and are free of bedbugs.
- C. Tenant shall practice good housekeeping to prevent infestation by:
 - a. Keeping the unit free of clutter. bedbugs thrive in dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, and laundry, especially under beds and in closets.
 - b. Regularly vacuum and dust, particularly in the bedroom area. The Tenant should use a brush attachment to vacuum furniture legs, headboards, baseboard areas, and in and around the night stand and other bedroom furniture.
 - c. Avoid using any secondhand or rental furnishings, especially beds and mattresses. If Tenant must use rented or secondhand furnishings, Tenant shall inspect them carefully and never accept any item that shows signs of bedbugs. Tenant shall not bring discarded items from the curbside into the Dwelling Unit.
 - d. Landlord strongly recommends that Tenant cover mattresses, box springs, and bed pillows with zippered, bed bug resistant cotton coverings. Such covers can prevent bedbugs from getting inside the mattress and can prevent bedbugs inside a mattress from getting out. If a bedbug infestation occurs in the building, Tenant will be required to encase any salvageable mattresses and box springs at Tenant's expense.
 - e. Tenants should attempt to keep beds and upholstered furniture several inches away from the walls. Bedbugs are able to jump as far as three inches.
 - f. Wash all machine-washable bedding, drapes, clothing, etc., on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.
 - g. Move furniture toward the center of the room so that the pest control professionals can easily treat the carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

I hereby acknowledge that I (the Tenant) have received a copy of the Bed Bug Fact Sheet and have been fully informed about the Rules and Regulations for bedbug infestation. These Rules and Regulations are hereby incorporated into the Lease between Landlord and Tenant. Failure to abide by these Rules and Regulations may result in legal actions against Tenant, including eviction. Thank you for your cooperation in helping us to maintain a positive living environment for each and every Tenant.

TENANT

Charles Reichelt III
Print Name

8/28/2026
Date

Signed by:
Charles Reichelt III
Signature

Julia Daniels
Print Name

8/28/2026
Date

Signed by:
Julia Daniels
Signature

LANDLORD

Vantria Conway
Print Name

8/28/2026
Date

DocuSigned by:
Vantria Conway
Signature

ADDENDUM 6**DAMAGE CHARGE RATES**

The rates listed below are not binding on the Landlord. The Landlord may make reasonable changes to the rates listed below at any time without prior notice to the Tenant.

Note: Repairs not covered in the list below will be charged for Maintenance Technician labor at \$25 per normal work hour and \$37.50 per overtime hour.

Interior doors	
Bifold doors	
24" x 80"	\$50.00& up
30" x 80"	\$60.00& up
32" x 80"	\$65.00& up
36" x 80"	\$70.00& up
Hinge doors – interior	
29" x 80"	\$105.00& up
30" x 80"	\$110.00& up
36" x 80"	\$115.00& up
Hinge Door- Exterior Prehung 6 panel metal	
32" x 80"	\$350.00& up
36" x 80"	\$375.00& up
Bypass doors – interior	
48" x 80"	\$100.00& up
60" x 80"	\$115.00& up
Interior door locks	
Kwikset entry lock	\$30.00& up

Kwikset deadbolt lock	\$40.00& up
Schlage entry lock	\$35.00& up
Schlage deadbolt lock	\$400.00& up
Passage lock	\$12.00& up
Privacy lock	\$15.00& up
Peep hole	\$10.00& up
Failure to return keys (per lock re-key)	\$15.00& up
Mailbox lock (replace without key to original)	\$25.00& up
Entry lock re-key	\$30.00& up
Deadbolt re-key	\$30.00& up
Lock set change (does not include new lock cost)	\$30.00& up
Door/lock parts	
Strike plate	\$3.00
Spring latch	\$5.00
Deadbolt	\$5.00
Bifold door knob	\$3.00& up
Duplicate keys	\$10.00& up
Repair and lock changes	
Repair to door for lock installed without permission	\$60.00
Mailbox lock change	\$15.00
Appliances	
Electric range	\$400.00& up
Gas range	\$450.00& up
Refrigerator	\$525.00& up

Dishwasher	\$250.00 & up
Garbage disposal	\$80.00& up
Washer	\$440.00& up
Dryer	\$400.00& up
Compact washer	\$375.00& up
Stackable washer/dryer	\$995.00& up
Compact refrigerator (10 cubic feet)	\$500.00& up
Washer pan	\$30.00& up
Water heater pan	\$20.00& up
Kitchen fixtures	
Kitchen faucet	\$70.00& up
Ice trays	\$1.00& up
Crisper cover	\$40.00& up
Crisper drawer	\$75.00& up
Freezer door	Market rate
Defrost tray	\$30.00& up
Butter dish	\$11.00& up
Refrigerator racks: shelves	\$30.00& up
Sink stopper	\$3.00& up
Exhaust range hood	\$60.00& up
Speed switch control	\$20.00& up
Burner racks	\$8.00& up
Oven door	\$100.00& up
Stove knobs	Market rate

Broiler pan	\$10.00& up
Oven racks	\$12.00& up
Electric fixtures	
Kitchen fluorescent, whole	\$8.00& up
Fluorescent lens only	\$13.00& up
Incandescent globe only	\$5.00& up
Bathroom, whole	\$30.00& up
Bathroom lens, globe	\$8.00& up
Hallway, foyer globe	\$10.00& up
Dining room globe	\$15.00& up
Chandelier	\$45.00& up
Smoke detectors	\$50.00& up
Bathroom	
Medicine cabinet complete	\$85.00& up
Mirror	\$100.00& up
Towel bar (ceramic)	\$25.00& up
Towel bar (chrome)	\$15.00& up
Soap dish (ceramic)	\$12.00& up
Soap dish (chrome)	\$8.00& up
Toilet paper holder (ceramic)	\$15.00& up
Toilet paper holder (chrome)	\$8.00& up

Complete toilet tank and bowl	\$180.00& up
Toilet bowl only	\$80.00& up
Toilet tank only	\$60.00& up
Toilet seat	\$15.00& up
Painting	
Repaint (less than 1 year)	\$150.00& up
Efficiency	\$160.00& up
One-bedroom	\$175.00& up
Two-bedroom	\$200.0& up
Three-bedroom	\$200.00& up
Two-three bedroom townhouse	\$200.00& up
Three bedroom townhouse	\$225.00& up
Other	
Double coat, per room	\$20.00& up
Wallpaper removal	\$40.00& up
Drywall replacement, per square foot (minimum charge)	\$5.00& up
Blinds	
Horizontal	\$20.00& up
Vertical	\$75.00& up
Windows	
Broken windows	Market rate
Missing or torn window screens	Market rate

Missing or torn window shades	Market rate
Missing or torn window blinds	Market rate
Cleaning	
Oven/stove	\$25.00& up
Refrigerator	\$25.00& up
Removal of trash or debris	\$25.00 - \$200.00& up
Bathroom cleaning	\$25.00 - \$45.00& up
Carpet cleaning	\$45.00 - \$120.00& up

Resident signature: Signed by: Charles Ridgely III
AC66AB0000E8465
 Date: 8/28/2026

Manager DS ve Tenant Initial CJR III Tenant Initial JP Tenant _____

IMPORTANT!

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

- Children under 6 years old are most at risk for lead poisoning.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and 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).



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

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

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

Read this entire brochure to learn:

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

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

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

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

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



Consumer Product Safety Commission (CPSC)

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

CPSC

4330 East-West Highway
Bethesda, MD 20814-4421
1-800-638-2772

cpsc.gov or saferproducts.gov

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

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

HUD OLHCHH

lead.regulations@hud.gov
hud.gov/lead

This document is in the public domain. It may be produced by an individual or organization without permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

U. S. EPA
U. S. CPSC
U. S. HUD

EPA-747-K-26-001
January 2026

U. S. Environmental Protection Agency (EPA) Regional Offices

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

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

Lead Gets into the Body in Many Ways

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

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

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

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



Lead is dangerous to a developing fetus.

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

Please see pages 13 and 14 for more information on sources of lead exposure.

For More Information

The National Lead Information Center

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

EPA's Safe Drinking Water Hotline

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

Consumer Product Safety Commission (CPSC) Hotline

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

Food and Drug Administration

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

Centers for Disease Control and Prevention

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

State and Local Health and Environmental Agencies

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

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

Other Sources of Lead, continued

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

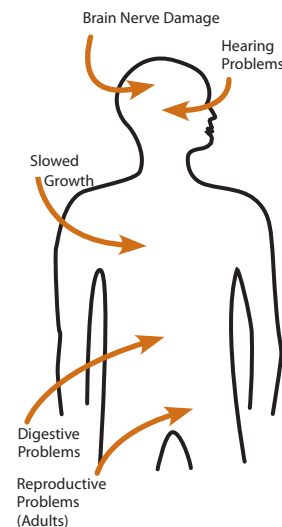
⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead above 100 ppm by weight in most children's products.

Health Effects of Lead

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

In children, exposure to lead can cause:

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



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

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

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

Check Your Family for Lead

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

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

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

Blood lead tests are required for the following groups:

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

Blood lead tests are recommended for the following groups:

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

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

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

Other Sources of Lead

Lead in Drinking Water

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

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

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

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

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

Important Steps You Can Take to Reduce Lead in Drinking Water

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

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

For more information about lead in drinking water, please use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Call your local health department or water company to find out about testing your water, or visit 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.

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

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

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



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

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

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

Where Lead-Based Paint Is Found

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

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

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

Lead can be found:

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

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

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

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

Identifying Lead-Based Paint and Lead-Based Paint Hazards

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

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

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

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

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

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

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

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

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

Reducing Lead Hazards, continued

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

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

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

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

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

Reducing Lead Hazards

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

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



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

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

Checking Your Home for Lead

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

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



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

Checking Your Home for Lead, continued

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

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

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

What You Can Do Now to Protect Your Family

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

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

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



MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

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

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

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

Additional information may be available through:

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

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

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

1. RENTAL APPLICATIONS

Application fees:

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



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

Application expenses:

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

Tenant screening report:

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

Pet policy:

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

Assistance Animals:



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

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

2. LEASES & TENANCIES

Written lease requirements:

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

A lease may not include:



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

An automatic renewal term in a lease must:

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

Ending tenancy:

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

Ending your lease early due to abuse:

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



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

If the lease ends and no one gives notice:

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

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

3. RENT

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

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

4. UTILITIES

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



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

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

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

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

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

5. SECURITY DEPOSITS

Maximum deposit:

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

What is a security deposit:

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

Payment rules:

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



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

Move-out inspection at end of tenancy:

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

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

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

If the deposit is not returned on time:

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

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

6. CONDITION OF RENTAL UNITS

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



Reporting a problem:

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

Mold-specific requirements:

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

Repair and Access:

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

If problems are not fixed:

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

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

Lead paint:

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

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

Living in your unit:

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



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

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

7. EVICTIONS

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

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

Court process required:

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

Your rights in court:

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

Notice before eviction:

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

Eviction requirements and stopping the eviction:



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

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

8. CONSTRUCTIVE EVICTIONS

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

When it applies:

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

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

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

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

What landlords must do to avoid constructive eviction:



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

9. TENANT RIGHT OF FIRST REFUSAL

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

When it applies:

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

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

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

Notice process:

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

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

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

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



10. PROHIBITED ACTS BY LANDLORDS

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

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

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

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

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

Retaliation may include actions such as:

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



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

Notice requirements before your landlord can enter your unit:

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

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

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

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

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

11. RESOURCES

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

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

Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

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

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



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

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

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

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

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

Website: [District Court Help Centers](http://courts.state.md.us/helpcenter/inperson/dc) (courts.state.md.us/helpcenter/inperson/dc)

If you are unable to go in person, call 410-260-1392 for assistance.

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

The People's Law Library of Maryland

Website: [The People's Law Library of Maryland](http://ThePeople'sLawLibraryofMaryland.org) (peoples-law.org)

The People's Law Library is a legal information and self-help website maintained by a court-related agency of the Maryland Judiciary. It's also supported by Maryland's nonprofit legal service providers, pro bono attorneys, and law schools.

Services provided:

- The website provides general information about the law to people representing themselves in court.
- They offer a directory of legal service organizations who may be able to assist you in resolving your civil legal problems.