

MARYLAND RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (hereinafter "Lease") is entered into this the 1st day of April, 2026 by and between the Lessor: Maryland Property Rentals, LLC (hereinafter referred to as "Agent"), and the Lessee(s): Claire C. Hartman William D. Hartman. All Lessees (hereinafter referred to collectively as "Tenant"), are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease.

For the valuable consideration described below, the sufficiency of which is hereby acknowledged, Landlord and Tenant do hereby covenant, contract and agree as follows:

1. GRANT OF LEASE: Landlord does hereby lease unto Tenant, and Tenant does hereby rent from Landlord, solely for use as a personal residence, excluding all other uses, the personal residence located in the state of Maryland with the address of:

1303 West Ostend Street, Baltimore, MD 21223

2. NATURE OF OCCUPANCY: As a special consideration and inducement for the granting of this Lease by the Landlord to the Tenant, the personal residence described above shall be used and occupied only by the members of the Tenant's family or others whose names and ages are set forth below:

Name: Claire C. Hartman Age: 26

Name: William D. Hartman Age: 26

Name: Judah C. Hartman Age: 1

3. TERM OF LEASE: This Lease shall commence on the 15th day of April, 2026, and extend until its **expiration** on the 31st day of March, 2027, unless renewed or extended pursuant to terms herein.

4. SECURITY DEPOSIT: Upon execution of this Lease, Tenant shall or has already deposit(ed) the sum of One Thousand Five Hundred and Fifty (\$1550) to be held by Landlord as a security deposit for reasonable cleaning of, and repair of damages to, the premises upon the expiration or termination of this Lease, or other reasonable damages resulting from a default by Tenant. Tenant shall be liable to Landlord for all damages to the leased premises upon the termination of this Lease, ordinary wear and tear excepted. Tenant is entitled to interest on the security deposit in accordance with the provisions of the laws of the state of Maryland. Tenant may not apply the security deposit to any rent due under this Lease. If Landlord sells or assigns the leased premises, Landlord shall have the right to transfer Tenant's security deposit to

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the new owner or assignee to hold under this Lease, and upon so doing Landlord shall be released from all liability to Tenant for return of said security deposit.

Landlord shall refund a security deposit to the tenant on or before the 45th day after the date the tenant surrenders the premises. Before returning a security deposit, the landlord may deduct from the deposit damages and charges for which the tenant is legally liable under the lease or as a result of breaching the lease. The landlord may not retain any portion of a security deposit to cover normal wear and tear. If the landlord retains all or part of a security deposit under this section, the landlord shall give to the tenant the balance of the security deposit, if any, together with an itemized list of all deductions. The landlord is not required to give the tenant a description and itemized list of deductions if (1) the tenant owes rent when

he surrenders possession of the premises and (2) there is no controversy concerning the amount of rent owed.

The landlord is not obligated to return a tenant's security deposit or give the tenant a written description of damages and charges until the tenant gives the landlord a forwarding address for the purpose of refunding the security deposit. The 45 day period following Lease Expiration does not commence until ALL keys have been returned.

5.RENT PAYMENTS: Tenant agrees to pay unto the Landlord during the term of this Lease total rent in the sum of Eighteen Thousand Six Hundred Dollars (\$ 18,600 .____). Rental payments are to be made in equal monthly installments of (\$ 1550 .____), said installment for each month being due and payable on or before the 1st day of the month.

Tenant agrees that if rent is not paid in full on or before the 5th day of the month by 11:59pm, Tenant will pay a late charge equal to **5% of the monthly rent** as allowed by applicable Maryland law assessed on the 6th day of the month.

Initial payment of (\$ 2,376.67 .____) is due upon move-in through one of the following means:

1. Auto Debit – must be performed 3 business days prior to move-in date
2. Cashier's Check at time of move-in
3. Money Order at time of move-in

Tenant agrees to pay rent in lawful U.S. money. Rent will be paid through **ACH Direct Debit** beginning April 15th 2026.

ADDITIONAL RENT: If Tenant(s) monthly installment is not paid as provided above, Landlord shall be due additional rent in the amount of 5% of the full month's rent in addition to any and all other outstanding charges for utilities, furniture rental, solid waste fees, damages, bad check charges, legal fees (as defined in paragraph "29" below), utility reimbursements due to landlord or agent, recycling fines or fees, repairs, and /or any other additional fees incurred by tenant(s) pursuant to any provision of this lease, due to tenant negligence, misconduct, or otherwise, shall

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be deemed to be additional rent to be paid by Tenant(s) to Maryland Property Rentals, LLC and / or Landlord on the 1st day of the month following notice to Tenant(s) of such additional assessments or expenditures.

All future payments will be allocated first to any outstanding balances other than rent. Any remaining monies will be allocated lastly to any rent balance.

All notices from Tenant to Landlord under this Lease and applicable Maryland law shall be delivered to the address:

406 S Camp Meade Rd Linthicum MD 21090

Tenant agrees that rent monies will not be considered paid until Landlord or Landlord's agent receives the rent monies, either by mail, electronic payment or by delivery to the above address. Tenant placing rent monies in the mail is not sufficient for rent to be considered paid, and rent will be considered unpaid until actual receipt thereof.

If there are multiple Tenants signed to this Lease, all such Tenants are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease. A judgment entered against one Tenant shall be no bar to an action against other Tenants.

6. CONSEQUENCES OF BREACH BY TENANT: If Tenant, by any act or omission, or by the act or omission of any of Tenant's family or invitees, licensees, and/or guests, violates any of the terms or conditions of this Lease or any other documents made a part hereof by reference or attachment, Tenant shall be considered in breach of this Lease (breach by one tenant shall be considered breach by all tenants where Tenant is more than one person).

In case of such breach, Landlord may deliver a written notice to the Tenant in breach specifying the acts and omissions constituting the breach and state that the Lease Agreement will terminate upon a date not less than thirty (30) days after receipt of the notice. If the breach is not remedied within a reasonable time not in excess of thirty (30) days; the Lease Agreement shall terminate and the Tenant shall surrender possession as provided in the notice subject to the following:

(a) If the breach is remediable by repairs, the payment of damages, or otherwise, and the Tenant adequately remedies the breach prior to the date specified in the notice, the Lease Agreement shall not terminate;

(b) In the absence of a showing of due care by the Tenant, if substantially the same act or omission which constituted a prior noncompliance of which notice was given recurs within six (6) months, the Landlord party may terminate the Lease Agreement upon at least fourteen (14) days written notice specifying the breach and the date of termination of the Lease Agreement;

If the Lease Agreement is terminated, Landlord shall return all prepaid and unearned rent, and any amount of the security deposit recoverable by the Tenant.

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However, if the breach by the Tenant is **nonpayment of rent**, the Landlord shall not be required to deliver thirty (30) days' written notice as provided above. In such event, the Landlord may serve Tenant with a seven (7) day written notice of termination, whereupon the Tenant must pay the unpaid rent in full or surrender possession of the premises by the expiration of the seven (7) day notice period.

Furthermore, the Tenant may be terminated with three (3) days' notice if the Tenant has committed a substantial violation of the Lease Agreement or applicable Maryland law that materially affects health and safety, and the violation is not cured prior to the expiration of the three day notice period.

Tenant expressly agrees and understands that upon Landlord's termination of this Lease, the entire remaining balance of unpaid rent for the remaining term of this Lease shall **ACCELERATE**, whereby the entire sum shall become immediately due, payable, and collectable. Landlord may hold the portion of Tenant's security deposit remaining after reasonable cleaning and repairs as a partial offset to satisfaction of the accelerated rent.

7. DELIVERY OF NOTICES: Any giving of notice under this Lease or applicable Maryland law shall be made by Tenant in writing and delivered to the address noted above for the payment of rent, either by hand delivery or by mail. Certified or registered mail is recommended. Delivery by mail shall not be considered complete until actual receipt by Landlord or Landlord's agent.

Any notices from Landlord to Tenant shall be in writing and shall be deemed sufficiently served upon Tenant if when deposited in the mail addressed to the leased premises, or addressed to Tenant's last known post office address, or hand delivered, or placed in Tenant's mailbox. If Tenant is more than one person, then notice to one shall be sufficient as notice to all.

8. UTILITIES: Landlord will provide and pay for the following utilities (check those that apply):
☐ Electric, ☐ Telephone, ☐ Gas - Heat ☐ Gas - Appliances ☐ Cable/Internet, ☐ Water & Sewer.

Tenant shall be responsible for contacting and arranging for any utility service not provided by the Landlord, and for any utilities not listed above. Tenant shall be responsible for having same utilities disconnected on the day Tenant delivers the leased premises back unto Landlord upon termination or expiration of this Lease.

Tenant shall use reasonable care in conservation of utilities not chargeable to the Tenant. Tenant will not bring into use any articles in the premises that will overload the gas, electric, or water capacities thereof or install any major appliances which create excess usage of any utilities that are chargeable to the Landlord.

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9. PETS. Tenant shall be entitled to keep no more than _____ (____) domestic pet; however, at such time as Tenant shall actually keep any such pet on the Premises, Tenant shall pay to Landlord a pet deposit of _____ DOLLARS (\$_____), _____ DOLLARS (\$_____) of which shall be non-refundable and shall be used upon the termination or expiration of this Agreement for the purposes of cleaning the carpets of the building.

10. NOTICE OF INTENT TO SURRENDER: Any other provision of this lease to the contrary notwithstanding, at least sixty (60) days prior to the normal expiration of the term of this Lease as noted under the heading TERM OF LEASE above, Tenant shall give written notice to Landlord of Tenant's intention to surrender the residence at the expiration of the Lease term. If said written notice is not given, the Tenant shall become a month-to-month tenant as defined by applicable Maryland law, and all provisions of this Lease will remain in full force and effect, unless this Lease is extended or renewed for a specific term by written agreement of Landlord and Tenant. Tenant acknowledges they are rent responsible for 60 days after Notice to Vacate is received.

If Tenant becomes a month-to-month tenant in the manner described above, Tenant must give a sixty (60) day written notice to the Landlord of Tenant's intention to surrender the residence. At any time during a month-to-month tenancy Landlord may terminate the month-to-month Lease by serving Tenant with a written notice of termination, or by any other means allowed by applicable Maryland law. Upon termination, Tenant shall vacate the premises and deliver same unto Landlord on or before the expiration of the period of notice.

11. OBLIGATIONS AND DUTIES OF LANDLORD: Landlord shall:

- (a) Comply with the requirements of MD building and housing code materially affecting health and safety;
- (b) Maintain the dwelling unit, its plumbing and heating system, in substantially the same condition as at the inception of the lease, reasonable wear and tear excluded, unless the dwelling unit, its plumbing and heating system is damaged or impaired as a result of the deliberate or negligent actions of the Tenant or those present with Tenant's knowledge or permission.

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12. OBLIGATIONS AND DUTIES OF TENANT: Tenant shall:

- (a) Keep that part of the premises that he occupies and uses as clean and as safe as the condition of the premises permits;
- (b) Dispose from his dwelling unit all ashes, rubbish, garbage and other waste in a clean and safe manner in compliance with community standards;
- (c) Keep all plumbing fixtures in the dwelling unit used by the Tenant as clean as their condition permits; This includes making sure a drain cover is properly placed over each shower drain to prevent clogging of the main line. In the event the shower becomes backed up and it is discovered no drain cover was in place, tenant assumes responsibility of costs to unclog and repair the drain as determined by a professional Plumber;
- (d) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances in the premises;
- (e) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises or knowingly permit any other person to do so;
- (f) Conduct himself and require other persons on the premises with his consent to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of their premises;
- (g) Inform the Landlord of any condition of which he has actual knowledge which may cause damage to the premises;
- (h) To the extent of his legal obligation, maintain the dwelling unit in substantially the same condition, reasonable wear and tear excepted, and comply with the requirements of applicable building and housing codes materially affecting health and safety;
- (i) Not engage in any illegal activity upon the leased premises as documented by a law enforcement agency;
- (j) Not smoke or permit others to smoke in the premises;
- (k) Not utilize any portable heating/cooling mechanism upon the leased premises without the Landlords permission.
- (l) Not engage in any activity creating excessive noise disturbances upon the leased premises;
- (m) Check forced air furnace and air conditioning filters monthly and replace when necessary to prevent damage. Any repairs resulting from clogged filters will be the tenant's responsibility.
- (n) Replace all light bulbs and fuses when necessary;

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Test all smoke detectors monthly and report any malfunctions to Landlord immediately;

- (o) Promptly remove any snow and ice as necessary in front of the property and on walkways;
- (p) Properly maintain exterior of unit by removing leaves, sticks and other debris that accumulates on and around the unit including exterior gutters drains and downspouts.
- (q) Keep all trees, lawn, vines, plants and shrubbery well-trimmed and in good condition.
- (r) Ensure the home is professionally cleaned at move-out or allow Landlord to schedule cleaning and deduct from Security Deposit. If the home is not returned in the same condition it was received minus normal wear and tear, fines will be assessed from the Security Deposit on file.

13. INSPECTION OF PREMISES. Landlord and Landlord's agents shall have the right at all reasonable times and specifically **ONCE EACH QUARTER** during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions that do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

14. KEYS: Each tenant over the age of 18 will be provided a set of keys to the unit upon the first day of the Lease Agreement. Please do not make copies of the key without the express consent of the Landlord. Please do not provide a copy of the key to third persons without the express consent of the Landlord. All keys to the unit are to be returned to the Landlord at the expiration of the Lease. If Tenants fail to return all copies of the keys at the expiration of the lease, a \$25.00 fine per set of keys not returned will be deducted from Tenants' security deposit. Tenant acknowledges that all additional keys purchased by tenant for said premise will be returned to Landlord at the time of move-out.

In the event the locks are changed by Tenant, Landlord should be notified immediately and receive a copy of the new key within 3 business days.

Mail Box Key: One (1) mailbox key for your unit will be provided to Tenants upon execution of this lease agreement. The mailbox key shall be returned to the Landlord at the expiration of the Lease. Failure to return the mailbox key will result in a \$25 assessment against Tenants' security deposit.

Mailbox No. 1303

Parking Space: The parking space for the unit is number N/A.

15. NO ASSIGNMENT OR SUBLET: Tenant expressly agrees that the leased premises nor any portion thereof shall not be assigned or sublet by Tenant without the prior consent of Landlord. Tenant shall provide Landlord with 60 days' notice of intent to Sublet, will be responsible for finding a suitable Subletter and be responsible for continuing payment of rent in the event the Subletter fails to make payment.

16. TENANT INSURANCE: Landlord shall not be liable to Tenant, Tenant's family or Tenant's invitees, licensees, and/or guests for damages not proximately caused by Landlord or Landlord's agents. Landlord will not compensate Tenant or anyone else for damages proximately caused by any other source whatsoever, or by Acts of God, and Tenant is therefore strongly encouraged to independently purchase insurance to protect Tenant, Tenant's family, Tenant's invitees, licensees, and/or guests, and all personal property on the leased premises and/or in any common areas from any and all damages. Tenants are not covered by Landlord's insurance for any loss or damage to personal property belonging to tenant due to fire, burglary, water damage, or other occurrence, nor for liability or medical payments.

17. CONDITION OF LEASED PREMISES: It is agreed that tenant shall within five days of occupancy give landlord or agent prompt notice in writing of any defects, leaks or breakage in the structure, equipment or fixtures of said premises, including damage by fires, storm and flood, as tenant will be held liable for all damages attributable to such unreported conditions.

Tenant agrees not to damage the premises through any act or omission, and to be responsible for any damages sustained through the acts or omissions of Tenant, Tenant's family or Tenant's invitees, licensees, and/or guests. If such damages are incurred, Tenant is required to pay for any resulting repairs at the same time and in addition to the next month's rent payment, with consequences for non-payment identical to those for non-payment of rent described herein. At the expiration or termination of the Lease, Tenant shall return the leased premises in as good condition as when taken by Tenant at the commencement of the lease, with only normal wear-and-tear excepted. Tenant shall have the right to remove from the premises Tenant's fixtures placed thereon by Tenant at his expense, provided, however, that Tenant in effecting removal, shall restore the leased premises to as good, safe, sound, orderly and sightly condition as before the addition of Tenant's fixture. Failing this, Tenant shall be obligated to pay for repairs as stated above.

18. ALTERATIONS: Tenant shall make no alterations, decorations, additions, or improvements to the leased premises without first obtaining the express consent of Landlord. Any of the above-described work shall become part of the dwelling. If carried out by independent contractors, said contractors must be approved by Landlord. All work shall be done at such times and in such manner as Landlord may designate. If a construction or mechanic's lien is placed on the leased premises as a result of the work, such shall be satisfied by Tenant within ten (10) days thereafter at Tenant's sole expense. Tenant shall be considered in breach of this Lease upon failure to satisfy said lien.

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19. NO ILLEGAL USE: Tenant shall not perpetrate, allow or suffer any acts or omissions contrary to law or ordinance to be carried on upon the leased premises or in any common area. Upon obtaining actual knowledge of any illegal acts or omissions upon the leased premises, Tenant agrees to immediately inform Landlord and the appropriate authorities. Tenant shall bear responsibility for any and all illegal acts or omissions upon the leased premises and shall be considered in breach of this Lease upon conviction of Tenant or any of Tenant's family or invitees, licensees, and/or guests for any illegal act or omission upon the leased premises-whether known or unknown to Tenant.

20. NOTICE OF INJURIES: In the event of any significant injury or damage to Tenant, Tenant's family, or Tenant's invitees, licensees, and/or guests, or any personal property, suffered in the leased premises or in any common area, written notice of same shall be provided by Tenant to Landlord at the address designated for delivery of notices (identical to address for payment of rent) as soon as possible but not later than five (5) days of said injury or damage. Failure to provide such notice shall constitute a breach of this Lease.

21. LANDLORD'S RIGHT TO MORTGAGE: Tenant agrees to accept the premises subject to and subordinate to any existing or future mortgage or other lien, and Landlord reserves the right to subject premises to same. Tenant agrees to and hereby irrevocably grants Landlord power of attorney for Tenant for the sole purpose of executing and delivering in the name of the Tenant any document(s) related to the Landlord's right to subject the premises to a mortgage or other lien.

22. DELAY IN REPAIRS: Tenant agrees that if any repairs to be made by Landlord are delayed by reasons beyond Landlord's control, there shall be no effect on the obligations of Tenant under this Lease.

23. ABANDONMENT: Abandonment shall be defined as the absence of the Tenant from the leased premises for a period of fourteen (14) or more consecutive days while rent or any owing monies remain unpaid- whereupon Tenant will be considered in breach of this Lease. This definition is subordinate to, and shall not in any way impair, the rights and remedies of Landlord under this Lease or applicable Maryland law, except that in case of abandonment, Landlord or Landlord's agents may immediately or any time thereafter enter and re-take the leased premises as provided by applicable Maryland law, and terminate this Lease without notice to Tenant.

24. NOTICE OF ABSENCE FROM PREMISES: If Tenant is to be absent from the leased premises for fourteen (14) or more consecutive days, written notice of such should be served to Landlord. If such absences are to be customary or frequent, the expected frequency and duration of absence should be summarily noted here:

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Tenant expressly agrees and understands that absence from the premises, with or without notice, in no way obviates the requirement to pay rent and other monies as stated herein, or the consequences of failure to timely pay same.

25. POSSESSION OF PREMISES: Tenant shall not be entitled to possession of the premises designated for lease until the security deposit and first month's rent (or prorated portion thereof), less any applicable promotional discount, is paid in full and the premises designated for lease is vacated by the prior tenant.

26. MATERIALITY OF APPLICATION TO RENT: All representations made by Tenant(s) on the Application to Rent are material to the grant of this Lease, and the Lease is granted only on condition of the truthfulness and accuracy of said representations. If a failure to disclose or lack of truthfulness is discovered on said Application, Landlord may deem Tenant to be in breach of this Lease.

27. MODIFICATION OF THIS LEASE: Any modification of this lease shall not be binding upon Landlord unless in writing and signed by Landlord or Landlord's authorized agent. No oral representation shall be effective to modify this Lease. If, as per the terms of this paragraph, any provision of this lease is newly added, modified, or stricken out, the remainder of this Lease shall remain in full force and effect.

28. REMEDIES NOT EXCLUSIVE: The remedies and rights contained in and conveyed by this Lease are cumulative, and are not exclusive of other rights, remedies and benefits allowed by applicable Maryland law.

29. SEVERABILITY: If any provision herein, or any portion thereof, is rendered invalid by operation of law, judgment, or court order, the remaining provisions and/or portions of provisions shall remain valid and enforceable and shall be construed to so remain.

30. NO WAIVER: The failure of Landlord to insist upon the strict performance of the terms, covenants, and agreements herein shall not be construed as a waiver or relinquishment of Landlord's right thereafter to enforce any such term, covenant, or condition, but the same shall continue in full force and effect. No act or omission of Landlord shall be considered a waiver of any of the terms or conditions of this Lease, nor excuse any conduct contrary to the terms and conditions of this Lease, nor be considered to create a pattern of conduct between the Landlord and Tenant upon which Tenant may rely upon if contrary to the terms and conditions of this Lease.

31. ATTORNEY FEES: In the event that Landlord employs an attorney to collect any rents or other charges due hereunder by Tenant or to enforce any of Tenant's covenants herein or to protect the interest of the Landlord hereunder, Tenant agrees to pay a reasonable attorney's fee and all expenses and costs incurred thereby, to the greatest extent allowed by applicable law.

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32. HEIRS AND ASSIGNS: It is agreed and understood that all covenants of this lease shall succeed to and be binding upon the respective heirs, executors, administrators, successors and, except as provided herein, assigns of the parties hereto, but nothing contained herein shall be construed so as to allow the Tenant to transfer or assign this lease in violation of any term hereof.

33. DESTRUCTION OF PREMISES: In the event the leased premises shall be destroyed or rendered totally untenable by fire, windstorm, or any other cause beyond the control of Landlord, then this Lease shall cease and terminate as of the date of such destruction, and the rent shall then be accounted for between Landlord and Tenant up to the time of such damage or destruction of said premises is the same as being prorated as of that date. In the event the leased premises are damaged by fire, windstorm or other cause beyond the control of Landlord so as to render the same partially untenable, but repairable within a reasonable time, then this lease shall remain in force and effect and the Landlord shall, within said reasonable time, restore said premises to substantially the condition the same were in prior to said damage, and there shall be an abatement in rent in proportion to the relationship the damaged portion of the leased premises bears to the whole of said premises.

34. EMINENT DOMAIN: In the event that the leased premises shall be taken by eminent domain, the rent shall be prorated to the date of taking and this Lease shall terminate on that date.

35. LANDLORD ENTRY AND LIEN: In addition to the rights provided by applicable Maryland law, Landlord shall have the right to enter the leased premises at all reasonable times for the purpose of inspecting the same and/or showing the same to prospective tenants or purchasers, and to make such reasonable repairs and alterations as may be deemed necessary by Landlord for the preservation of the leased premises or the building and to remove any alterations, additions, fixtures, and any other objects which may be affixed or erected in violation of the terms of this Lease. Landlord shall give reasonable notice of intent to enter premises except in the case of an emergency. Furthermore, Landlord retains a Landlord's Lien on all personal property placed upon the premises to secure the payment of rent and any damages to the leased premises.

36. GOVERNING LAW: This Lease is governed by the statutes and case law of Maryland.

37. DESCRIPTIVE HEADINGS. The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.

38. CONSTRUCTION. The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.

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39. ADDITIONAL PROVISIONS; DISCLOSURES.

40. ELECTRONIC SIGNATURE. In accordance with the Uniform Electronic Transactions Act (“UETA”) and the Electronic Signatures in Global and National Commerce Act (“the E-Sign Act”), and other applicable local or state legislation regarding Electronic Signatures and Transactions, the parties do hereby expressly authorize and agree to the use of electronic signatures as an additional method of signing and/or initialing this Agreement. The parties hereby agree that either party may sign electronically by utilizing a digital signature service.

SIGNATURES OF THE PARTIES TO THIS RESIDENTIAL LEASE AGREEMENT:

AGENT:

Sign: Lisa Wright Print: Maryland Property Rentals LLC Date: 4/3/2026

OWNER:

Sign: Thurston Livingston Print: Thurston and Jennifer Livingston Date: 4/1/2026

TENANT:

Sign: Claire Hartman Print: Claire C. Hartman Date: 4/3/2026

TENANT:

Sign: William D. Hartman Print: William D. Hartman Date: 4/3/2026

GUARANTOR AGREEMENT (Addendum to the Lease rental Agreement)

Dated: _____

This agreement will be attached to and formed a part of the rental lease agreement dated _____ between Maryland Property Rentals, the owner, hereinafter the 'Owner/Landlord' and _____, hereinafter the 'Tenants' for the rental/lease of the apartment located at _____.

The Co-Signer, and 'Guarantor', hereby attest and acknowledge the following:

My name is _____, a Co-signor, and 'Guarantor' to the Rental Lease Agreement referred to above. I have completed a Guarantor Application for the express purpose of enabling the Owners to check my credit. I have no intention of occupying the dwelling unit referred to in the rental/lease agreement.

I understand that by signing this document I am acting as a Co-Signor and Guarantor for the rent amount of _____ a month and for a period from _____ to _____. I promise to guarantee the Tenants, compliance with the financial obligations of the rental lease agreement. In the event that there is more than one Guarantor, then all Guarantors are jointly and severally liable for all obligations under this lease rental agreement.

In the event that the Tenants fail to pay, I understand that I may be required to pay for the following items, including but not limited to, rent, utilities, cleaning charges, water usage charges, penalties (including late fees and other administrative charges) or damage assessments in such amount as are incurred by the Tenants under the terms of this agreement.

I further understand that this Co-Signer Agreement will remain in full force throughout the entire term of the tenants' tenancy, even if the tenancy is extended and/or changed in its terms.

Should any aspect of this Agreement or tenancy be litigated, it will be litigated in _____ State of Maryland _____. Additionally, the Owners, Tenants, and Guarantors hereby agree to waive their rights to a trial by jury and agree to have the matter tried by a Judge.

This agreement is not binding on either party without a fully executed rental lease agreement.

I hereby pay the sum of ten dollars (\$10) as consideration of acceptance of this Co-signer Agreement by all parties concerned.

Guarantor Name

Guarantor Home Address

Guarantor Signature

Date

NOTARY SEAL

Accepted by Owner/Landlord

MARYLAND PROPERTY RENTALS LLC

406 S. Camp Meade Rd.
Suite #104
Linthicum Heights, MD 21090
Office Ph.: (240) 206-6044 // Fax: (443) 569-7066

Renters Insurance Notice

Date: April 1st 2026

Tenant(s): Claire C. Hartman William D. Hartman

Address: 1303 West Ostend Street, Baltimore, MD 21223

Re: You are required to have Renters Insurance....

Dear Residents,

We are writing to notify you of our requirement for residents to establish a current Renter's Insurance Policy to protect you and your personal property at the leased premises captioned above.

Renter's Insurance policies are designed to cover YOU in the event of loss to your personal property and protect you in the event you are responsible for injury or property damage to others in your rented Apartment, Home or Condo. Renter's insurance will cover all or a portion of a loss to such items as your furniture, your electronic equipment, your CD/DVD collection, computer, clothes and other personal items.

Renters Insurance is *relatively inexpensive*. The average cost of renter's insurance begins about \$10 a month for around \$30,000 worth of property coverage and \$100,000 worth of liability coverage.

RATES AND COVERAGES MAY VARY.

Please refer to sub-section 14 of your lease as outlined below:

TENANT INSURANCE: Landlord shall not be liable to Tenant, Tenant's family or Tenant's invitees, licensees, and/or guests for damages not proximately caused by Landlord or Landlord's agents. Landlord will not compensate Tenant or anyone else for damages proximately caused by any other source whatsoever, or by Acts of God, and Tenant is therefore strongly encouraged to independently purchase insurance to protect Tenant, Tenant's family, Tenant's invitees, licensees, and/or guests, and all personal property on the leased premises and/or in any common areas from any and all damages. Tenants are not covered by Landlord's insurance for any loss or damage to personal property belonging to tenant due to fire, burglary, water damage, or other occurrence, nor for liability or medical payments.

Please contact us if you have questions about this letter at 240-206-6044.

Sincerely,



Management
Maryland Property Rentals, LLC



Lead Poisoning Prevention Program

Notice of Tenants' Rights

INTRODUCTION

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

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

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

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

- 1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home," and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
- 2) Ensure that the property is currently registered with the Maryland Department of the Environment (MDE) and is required to pay a \$30.00 per property/unit registration fee.
- 3) Obtain a passing Full Risk Reduction certificate prior to you moving into the property.



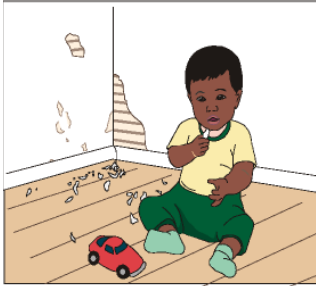
DOES MY RENTAL DWELLING UNIT HAVE TO BE INSPECTED BEFORE I MOVE IN?

Yes. The property owner must have the unit inspected at the owner's expense. All inspections are required to be performed by an inspector accredited by MDE. If the house passes the inspection, the property owner will be given a Lead Paint Risk Reduction Inspection Certificate. This certificate will be on file at MDE. The owner is required to give you a copy of the inspection certificate when you

move in. If you wish to know the results of the inspection, ask your landlord or call the Lead Hotline at 410-537-4199, 1-800-776-2706, or TTY 800-735-2258.

ARE THERE OTHER TIMES THAT THE PROPERTY OWNER MUST COMPLY WITH SPECIAL STANDARDS WHILE I LIVE HERE?

Yes. When a child under six or a pregnant woman has an elevated blood lead level (EBL) 10 µg/dl or more, the local health department will inform the property owner of the obligation to meet the **Modified Risk Reduction Standard**.



The Modified Risk Reduction Standard must also be met when the property owner receives a written Notice of Defect that there are structural defects and/or chipping, peeling, and flaking paint in your home. Chipping, peeling and flaking paint in pre-1978 constructed rental properties is presumed to contain lead, which can be dangerous to you and your children.

The property owner will have 30 days to satisfy the Modified Reduction Standard after receipt of a written Notice of Elevated Blood Lead Level or Notice of Defect.

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

You must send a notice to the property owner in writing. You may either write a letter or use a “Notice of Defect Form.” A sample copy of the form is attached on page 5. When sending a notice, it is suggested to send it **Certified Mail, Return Receipt Requested** or **Hand Deliver** it to the property owner and obtain a signature evidencing receipt. This documentation is also useful when making a referral to MDE or your local housing department.



Once the property owner receives the notice, your property must satisfy the Modified Risk Reduction Standard within 30 days.

HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect, the property owner provides for the temporary relocation of tenants to a lead free dwelling unit or another dwelling unit that has meet the full risk reduction standard;

OR

Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect, the property owner ensures that the property passes a test for lead contaminated dust and by performing certain lead hazard reduction treatments. The property owner must pay for those repairs and must use a contractors accredited by MDE to perform lead abatement work.

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

Nobody is permitted in the work area. Pregnant women and children under 6 years old are prohibited from being in the house while the lead hazard reduction treatments are being performed. If you are required to leave your house for more than 24 hours while treatments are performed, the property owner must pay for all your reasonable expenses directly related to your required relocation to temporary lead safe housing.

The property owner is also responsible for expenses related to the moving, storing, or cleaning of furniture, and possibly food costs for the family while work is being done in the home.

You must allow the property owner to enter your home to do the treatments.

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

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



1. Make a Referral

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



2. Rent Escrow

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

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

3. Rent Protection

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

4. Retaliatory Eviction

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



If you have any questions about the Maryland Lead Law, visit:

www.mde.state.md.us/lead or call the Lead Hotline at 410-537-4199 or toll-free at 1-800-776-2706, or TTY 1-800-735-2258.



1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.state.md.us
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Lawrence J. Hogan, Jr., *Governor* | Boyd K. Rutherford, *Lt. Governor* | Ben Grumbles, *Acting Secretary*

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Notice of Defect/Notice of Elevated Blood Level

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

To:	_____	From:	_____
	Name of Property Owner		Your Name
	_____		_____
	Property Owner Address		Your Address
	_____		_____
	City, State, Zip		City, State, Zip

			Phone

Property Subject To This Notice: _____

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

___ A child under the age of six years, or a pregnant woman, residing at the above address has been diagnosed with a blood lead level of 10 µg/dl or more on; **and/or**

___ The following defects require your attention:

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

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

The following areas contain structural defects:

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

Other Hazardous Conditions:

PROPERTY OWNER / MANAGER SIGNATURE

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

Signature _____ Date _____

Maryland Property Rentals Takes Maintenance Seriously.

Quality living means a home is in good condition. When you have an issue in your home that needs our attention we want to attend to it quickly. We have been working extremely hard to improve our maintenance systems and we're happy to be offering the following revised maintenance policy. This will help you to better understand what your responsibilities are as our tenant, how to report items that needs our attention as well as how to handle a few things on your own.

Meeting Expectations: The Maintenance Request

Emergency Maintenance – If you are experiencing an emergency that affects the basic livability or safety of your space, please call our main number (240)-206-6044. After business hours, our afterhours service will give you contact information for the emergency service needed. Please leave a detailed voicemail if your call is unanswered. Leaving us a voicemail will ensure we can get back to you as soon as we possible.

Emergencies include:

- Fires (CALL 911 Immediately)
- Serious flooding (defined as pooling, running water and not just a moist area in a room)
- Major electrical outages
- Sewage back-ups
- Storm damage that threatens the exterior of the house or has intruded on the house
- Heating or cooling that is out
- Break in condensation line that is running
- Leaking or exploded hot water heater
- Downed tree over power lines (CALL YOUR RESPECTIVE POWER COMPANY FIRST)
- Broken/burst water pipes (CALL WATER SERVICE AS WELL)
- Lock-outs (Tenant is required to call our emergency line for resolution DO NOT CHANGE THE LOCKS.)

Standard Maintenance requests should always be issued through your individual tenant portal in our property management software. All requests sent through the management software are monitored by the entire team and will ensure an expedient response to your requests. Once you've logged into the software, we ask that you add a detailed description of the issue. It will accelerate the process for you – and for our field team.

Non-emergency maintenance issues include but are not limited to:

- Broken or clogged garbage disposals
- Broken appliances
- Sticky doors or windows

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WDH 4/3/2026

- Unwelcome critters
- Burned out light bulbs
- Broken &/or hanging gutters
- Leaking faucets
- Running toilets

You will or should have already received the log-in instructions for your personal tenant portal— if you haven't then let us know. Please be sure to bookmark that link and save your password. When you issue a maintenance request the expected response time is normally within 24hrs - 48hrs at the latest... once we've received the owner's approval for the repair. We manage requests based on severity of the issue but do everything we can to coordinate a solution for you as quickly as possible. In some cases the fix is as simple as resetting a switch and we'll walk you through doing that with assistance.

Maintenance, Doing your Part

There are certain little things around the house that we expect tenants to be responsible for and they are pretty basic.

- Changing light bulbs (even the specialty kind)
- Changing air filters every three months
- Making sure exterior drains are clear of debris
- Ensuring heat is set to a minimum of 50 degrees if you are away during the winter
- Installing mesh traps in drain to prevent clogs in tub drains
- Turning off exterior hose bibs off in the winter and on in the summer
- Setting your thermostat
- If you are in a house, keeping walkways free of debris, trash receptacles in proper places and yard in good repair
- Shoveling and icing during inclement weather
- Setting roach and mouse traps

The Root of the Problem: Maintenance Trouble Shooting

So we can bill properly and find cost-effective solutions, our team members will identify the cause of the problem and offer a plan of action for the repair. If the source of the repair issue is caused by user error, it will be billed to you. Otherwise, all maintenance is billed to the owner. Some examples of user error are:

- Tenant placing bones or non-food items in the garbage disposal. Causing disposal to break.

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- Tenant braking windows or putting holes in walls (by non-picture hanging nails).
- Tenant not changing the air filters of the heating and cooling system, causing it to malfunction.
- Tenant placing non-flushable items (i.e. feminine sanitary products) in the toilet.

Our Key Policy

Each property comes with a full set of keys for each tenant. Maryland Property Rentals keeps one additional set. We keep lockboxes on-site for emergency issues and for Maryland Property Rentals staff use. This is for your safety –but not for your personal use. If you are locked out, we cannot offer the code for your use. One set of house keys per tenant are provided. Any additional key copies will be made at the expense of the tenant. CHANGING LOCKS IS A VIOLATION OF YOUR LEASE TERMS and will be handled accordingly.

The Appointment

Maintaining and caring for our properties is an essential part of our work and we want your property to be in excellent working order year round. Our goal is to respond quickly to all maintenance needs and work with you to have all issues resolved swiftly.

When you have a maintenance appointment scheduled, we require tenants to be present. There will be certain circumstances where we will need to enter the property without a tenant being there but we will always notify you at least 48hrs to us entering. If you are unable to meet our maintenance team, let us know as soon as possible so we can have a staff member facilitate on your behalf. If we receive no cancellation and you are not home for a repair appointment then we will have no choice but to charge a \$75 trip charge for maintenance to come back out If a follow up visit is needed for a repair, at no fault of yours, we certainly won't charge a fee.

Remember: Contact us right away with issues. Small things get bigger over time and we want to keep that from happening.

Below is my signature acknowledging that I have read and understand all of the policies and procedures listed above.

Signature: Claire Hartman Date: 4/3/2026

Name: Claire C. Hartman

Signature: William D. Hartman Date: 4/3/2026

Name: William D. Hartman

Signature: _____ Date: _____

Name: _____

Signature: _____ Date: _____

Name: _____

Signature: _____ Date: _____

Name: _____

Pet Addendum to a Rental Agreement

This pet addendum is an amendment to the lease dated PETS ARE NOT ALLOWED

between N/A and Maryland Property Rentals, LLC
(RESIDENT) (RENTAL MANAGER)

covering the premises known as N/A
(ADDRESS) (APARTMENT #)

N/A N/A N/A
(CITY) (STATE) (ZIP CODE)

1. Resident has read, understands, and agrees to abide by all applicable house policies pertaining to pets.
2. Resident has completed a Pet Application Form and has been granted permission by the (board of directors, managing agent, resident manager, etc.) to keep the pet(s) specified under the following terms and conditions:
 - a. That the pet will be allowed out of the pet owner's unit or yard only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier.
 - b. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet will be the full financial responsibility of the resident and that resident agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then resident hereby agrees to pay the full expense of replacement.
 - c. That the resident will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time. Resident will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Resident will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.
 - d. That, if there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the resident and emergency caretaker are unsuccessful, the rental manager or the rental manager's agents may contact the local animal control authority and assist its staff in entering the resident's apartment. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the resident.
 - e. That the resident agrees to indemnify, hold harmless, and defend rental manager or rental manager's agents against all liability, judgments, expenses (including attorney's fees), or claims

by third parties for any injury to any person or damage to property of any kind whatsoever caused by the resident's pet(s).

NB. Pet Deposits are Non Refundable and a Pet Rent may apply

Claire C. Hartman

PRINT RESIDENT'S NAME

Claire Hartman

RESIDENT'S SIGNATURE

4/3/2026

DATE

Maryland Property Rentals, LLC

PRINT RENTAL MANAGER'S OR PROPERTY OWNER'S NAME

Lisa Wright

RENTAL MANAGER'S OR PROPERTY OWNER'S SIGNATURE

4/3/2026

DATE

Note: When enacting regulations, an association and/or the association's attorneys should always carefully examine the building's declarations and bylaws to confirm that the proposed rules are consistent with existing documents.

Maryland Residential Lease Agreement

Audit Log

 Document e-signed by Claire C. Hartman - clairecolleengallagher@gmail.com

Claire Hartman CCH

Signature Date: 04-03-2026 - 05:42 PM UTC

IP Address: 204.195.122.133

 Document e-signed by William D. Hartman - william.hartman1037@gmail.com

William D. Hartman WDH

Signature Date: 04-03-2026 - 05:21 PM UTC

IP Address: 204.195.122.133

 Document e-signed by Thurston and Jennifer Livingston - thurston.livingston@hotmail.com

Thurston Livingston TL

Signature Date: 04-01-2026 - 08:09 PM UTC

IP Address: 71.178.191.211

 Document e-signed by Lisa Wright - lwright@marylandrentalmanagement.com

Lisa Wright LW

Signature Date: 04-03-2026 - 09:48 PM UTC

IP Address: 172.58.244.87

 Document completed

04-03-2026 - 09:48 PM UTC