

PE Property Management Group LLC



100 S Bouldin St. • Unit 1 • Baltimore, MD 21224
(443) 900-2027

1. Residential Lease Agreement

1.1 LEASE AGREEMENT

This is a legally binding contract; seek help from a professional if you do not understand. This Lease Agreement (this "Lease"), dated **08/11/2026** (the "Effective Date"), is between PE Property Management Group, LLC, as agent for the property owner (the "Landlord" also referred to as the "Lessor") and **Nicholas A. Gilman, Adam J. Warburton** (individually or collectively, as context may require "Tenant" also referred to as the "Lessee"). In the event more than one individual enters into this Lease as a "Tenant", each individual is jointly and severally liable for all obligations under the Lease and all Rent (as defined below) due pursuant to the Lease. All adults age eighteen (18) and over who will occupy the Property (as defined below) must sign this lease. If an individual who occupies the rental becomes eighteen (18) during the lease term, they will be required to sign the lease renewal. "Occupy" means any person visiting or residing at the Property for more than fourteen (14) days total during any twelve (12) month period, without Landlord's prior written consent. The following is a list of minors who will occupy the Property along with the Tenant: _ _

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

X NAG X AJW
Nicholas A. Gilman Adam J. Warburton

X GW X GG
Gary Warburton Giovanna E. Gilman

2. Lease Information

2.1 TERM

Tenant will lease the Property (as defined below) from the Landlord for the initial term of **12 months** (the "Initial Term") commencing on **08/19/2026** (the "Commencement Date") and expiring on **08/19/2027** (the "Expiration Date"). In the event that the parties

renew the initial term as set forth in Section four (4) below, the Initial Term, as extended by any Renewal Term (as defined below) shall be collectively referred to as the "Term".

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Nicholas A. Gilman Adam J. Warburton Gary Warbirton Giovanna E. Gilman

2.2 RENT

Tenant shall pay to Landlord a "Monthly Rent" in the amount of \$3,100.00 Dollars, which must be paid in advance, without notice, deduction, setoff or demand by the first (1st) day of each month of the Initial Term. On the date of the execution of this Lease, Tenant shall pay to Landlord the full Monthly Rent for the month of in which the Lease commences. Any additional amounts due from Tenant pursuant to this Lease, including but not limited to any court costs, are collectively referred to as "Additional Rent". Monthly Rent and Additional Rent are collectively referred to as "Rent".

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Nicholas A. Gilman Adam J. Warburton Gary Warbirton Giovanna E. Gilman

2.3 RENTAL PROPERTY

The Landlord agrees to rent to Tenant the property described as:

2604 Hudson Street
Baltimore, MD 21224

(the "Property"). Tenant hereby acknowledges that the Property is in a habitable, reasonable and safe condition. Tenant agrees to give immediate notice of any defects at the premises which constitute a serious threat to life, health, or safety.

2.4 RENEWAL OF LEASE

AUTOMATIC RENEWAL PROVISION (Please read carefully before initialing).

THIS LEASE SHALL AUTOMATICALLY RENEW ON A YEAR-TO-YEAR BASIS UNLESS EITHER PARTY GIVES AT LEAST NINETY (90) DAYS' WRITTEN NOTICE OF THAT PARTY'S INTENT NOT TO RENEW THE LEASE AT THE END OF THE EXISTING TERM.

The tenancy created under this Lease shall continue from year to year after the expiration of the then-existing term, subject to the same covenants, agreements, rules, and regulations as are outlined in this Lease, until either party sends written notice (in accordance with Section 2.17 of this Lease) at least ninety (90) days before the expiration date of the then existing term, of its intent not to renew the Lease. If Landlord sends written notice (in accordance with Section 2.17 of this Lease) of its intent to renew this Lease at the expiration of the then existing term, and the notice includes an offer of new lease terms pursuant to the terms and conditions contained in that notice, Tenant shall be deemed to have consented to new lease terms and conditions specified in Landlord's notice, and this Lease will be deemed to have been renewed for the following year unless at least ninety (90) days before the expiration date of the then existing term Tenant sends written notice (in accordance with Section 2.17 of this Lease) of its express intent not to renew the Lease on the terms and conditions contained in Landlord's notice.

Upon renewal of the Lease at the end of the initial term, the rent shall be subject to the standard 5% adjustment.

Landlord is not obligated to offer to renew this lease at the lease end date, and Landlord may choose, in our sole discretion, to require that the Tenant vacate on the lease end date.

If Tenant Fails to timely reject the renewal proposal, you will be deemed to have accepted such proposal, and the lease will automatically renew on the terms in the proposal.

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Nicholas A. Gilman Adam J. Warburton Gary Warbirton Giovanna E. Gilman

2.5 SECURITY DEPOSIT

Tenant has deposited with the Landlord the sum of \$ **\$3,100.00** the "Security Deposit"), which sum does not exceed one (1) months' rent and receipt of which is hereby acknowledged.

Tenant is hereby advised of Tenant's rights as set forth in Sections 8-203 (f) and 8-203.1 of the Real Property Article of the Maryland Code. The Landlord's failure to advise Tenant of Tenant's rights forfeits the Landlord's right to withhold any part of the security deposit for damages.

The security deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of lease or for damage by Tenant or Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Property, common areas, major appliances, and furnishings owned by the Landlord. In calculating damages for lost future rents any amount of rents received by Landlord for the Property during the remainder if any, of Tenant's term, shall reduce the damages by a like amount. The security deposit is not liquidated damages and may not be forfeited to Landlord for breach of the rental agreement, except in the amount that Landlord is actually damaged by the breach.

Tenant has the right to have the Property inspected by Landlord in Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if Tenant so requests by certified mail within 15 days of the Tenant's occupancy. Tenant has the right to be present when Landlord inspects the Property at the end of the tenancy in order to determine if any damage was done to the Property if the tenant notifies Landlord by certified mail at least 15 days prior to the date of the Tenant's intended move, of Tenant's intention to move, the date of moving, and Tenant's new address (the "Move- Out Inspection Request Notice"). The Move-Out Inspection Request Notice to be furnished by Tenant to Landlord shall be mailed at least 15 days prior to the date of moving.

Upon receipt of the Move-Out Inspection Request Notice, Landlord shall notify Tenant by certified mail of the time and date when the Property is to be inspected. The date of inspection shall occur within five days before or five days after the date of moving as designated in Tenant's Move-Out Inspection Request Notice.

Tenant has the right to receive, by first-class mail, delivered to the last known address of Tenant, a written list of the charges against the security deposit claimed by Landlord and the actual costs, within 45 days after the termination of the tenancy. Landlord is obligated to return any unused portion of the security deposit, by first-class mail, addressed to Tenant's last known address within 45 days after the termination of the tenancy.

Landlord's failure to comply with the security deposit law may result in Landlord being liable to the tenant for a penalty of up to 3 times the security deposit withheld, plus reasonable attorney's fees.

The foregoing provisions do not apply to any Tenant who has abandoned the Property or who has been evicted unless such Tenant makes a written demand for the return of the Security Deposit within forty-five (45) days of being evicted, ejected or abandoning the Property, and provides the Landlord with his/her new address.

- Tenant's obligations under this Lease may not end when Tenant ceases to occupy the Property. Repairs required may be so substantial or of such a nature that work will not be completed within the forty-five (45) day period following the termination of the tenancy. In such event, Landlord reserves the right to pursue Tenant for reimbursement for costs incurred to repair damages to the Property.
- In the event of a sale of the property upon which the Property is situated or for the transfer or assignment by the Landlord of this Lease, the Landlord has the obligation to transfer the Security Deposit to the new landlord. After the transfer is made and after written notice of same is given to the Tenant with the name and address of the new landlord, Landlord is released from all liability for the return of the Security Deposit and the Tenant must look solely to the new landlord for the return of the Security Deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the Security Deposit to a new landlord.
- In the event of any rightful or permitted assignment of this Lease by the Tenant to any assignee or sublessee, the Security Deposit is deemed to be held by the Landlord as a deposit made by the assignee or sublessee and the Landlord will have no further liability with respect to return of such Security Deposit to the assignor.
- Tenant agrees that this Lease serves as a receipt for the Security Deposit as set forth herein. Landlord acknowledges receipt of the Security Deposit in the amount of \$ **\$3,100.00** .
- In the event that multiple individuals make up the Tenant, it is understood and agreed by all parties that the Security Deposit shall be retained by the Landlord until the last individual designated as a Tenant under this Lease vacates the Property and all financial responsibilities have been fulfilled. The original individual residents of this Lease, who paid the Security Deposit, agree that any refund is to be given to the last remaining original tenant(s) listed on this Lease who is still residing in the Property at expiration of the then existing term, or earlier termination of, this Lease. It is the responsibility of the original individual residents constituting "Tenant" to make sure proper and current forwarding addresses are on file with the Landlord. Security deposit refunds may be made by one check jointly payable to all original individual residents.

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Nicholas A. Gilman

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Adam J. Warburton

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Gary Warbirton

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Giovanna E. Gilman

2.6 PAYMENT OF RENT

Tenant agrees to pay the Monthly Rent when due without any deduction, setoff, or demand by the first (1st) day of each month it is due. If the rent is paid after the tenth (10th) day of the month, the tenant agrees to pay as Additional Rent a late charge equal to five percent (5%) of Monthly Rent for the rental period which said payment is delinquent (in addition to costs of collection, which may include Landlord's actual, reasonable attorneys' fees and court costs, even in the event that the case is dismissed voluntarily by Landlord, unless a judgment in favor of tenant is entered by the court after trial). Tenant may not withhold or offset Monthly Rent or Additional Rent unless authorized by law. If Landlord receives a payment from Tenant that is less than the full amount owed by Tenant, Landlord may, in its sole discretion, apply such payment to any of the charges owed by Tenant, which may include paying in full any late charges, attorney fees, or any other Additional Rent charges before applying any amount of such payment to the Monthly Rent. If Tenant's check is dishonored or returned unpaid for any reason to Landlord, Tenant agrees to pay as Additional Rent a service charge in the amount of \$30.00. Landlord will only accept certified funds if two (2) returned payments occur within an eighteen (18)-month period of time.

2.7 LEGAL OBLIGATIONS

Tenant hereby acknowledges that Tenant has a legal obligation to pay the Monthly Rent on time by the first (1st) day of each month and every month regardless of any other debts or responsibilities Tenant may have. Tenant agrees that Tenant will be fully liable for any Monthly Rent or Additional Rent owed.

Except as otherwise provided in this Lease or under applicable law, neither termination of this Lease nor recovery of possession of the Property shall constitute a waiver by Landlord of any available action by Landlord against Tenant for unpaid Monthly Rent or Additional Rent or for damages which may be due or sustained before or after the termination of this Lease, nor shall such events extinguish Tenant's obligation to pay all Monthly Rent, Additional Rent and other sums due and owing to Landlord before or after such termination and/or recovery of possession. Tenant acknowledges that defaulting on this Lease could result in a judgment being filed against Tenant and in a lien being filed against Tenant's current and future assets and/or earnings.

2.8 RELETTING

If the property becomes vacant because of the exercise by Landlord of its remedies hereunder, or should tenant abandon the property, Landlord may take possession of all the same, and may relet the property to others, upon such terms and conditions as landlord shall reasonably determine. Tenant, upon demand, shall pay to Landlord the costs incurred by Landlord in such reletting and thereafter pay monthly in advance the difference between the Rent payable under this Lease and the amount of the rent received upon any such reletting. In the case of an early termination of this Lease, in addition to any other damages caused by Tenant's early termination of this Lease, Tenant is also liable for all Rent due payable under this Lease until this Lease expires or until the Property is leased to a new tenant.

2.9 NO ASSIGNMENT OR SUBLEASE

Tenant agrees that this Lease shall not be assigned in whole or in part, nor shall any portion of the Property be sublet without the prior written consent of the Landlord. Any assignment or subletting without Landlord's prior written consent shall be null and void and of no effect. Landlord may elect to accept Rent directly from any assignee or subtenant, but the acceptance of Rent from an assignee or subtenant shall not constitute a release of Tenant from 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 hereunder.

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Nicholas A. Gilman	Adam J. Warburton	Gary Warbirton	Giovanna E. Gilman

2.10 INDEMNIFICATION

Tenant shall indemnify and hold Landlord, Landlord's members, managers, agents, and representatives harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the Initial Term or any Renewal Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of Tenant. Tenant also releases Landlord from liability for Tenant's failure to fulfill any condition of this Lease, from Tenant's failure to comply with any requirements imposed by any governmental authority, or from any judgment, lien, or any encumbrance filed against the Property as a result of Tenant's action.

2.11 USE AND OCCUPANCY

Tenant agrees to use and maintain the Property in a reasonable and careful manner, and not to use or permit the use of any portion of the Property for any purpose other than as a private single-family residence. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighboring

tenants, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from the Property. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by the Tenant of any of the covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. In addition, no more than two (2) persons per bedroom shall occupy the Property. Only individuals listed as a Tenant under this Lease may reside in the Property. It is a breach of this Lease if any other person(s) are found to be residing in or occupying in the Property.

If Tenant is given permission to enter possession of the Property before the Commencement Date, Tenant covenants and agrees that such occupancy shall be deemed to be under all of the terms, covenants, rules, and regulations of this Lease, with the rent provided for under this Lease to be apportioned for such period of occupancy unless otherwise agreed to between parties.

2.12 ABANDONMENT

Tenant agrees that if Property is vacated before the expiration of the then existing term, Tenant is responsible for (i) the remainder of the Rent due for the remainder of the then existing term until the Property is relet, (ii) paying one month's leasing commission for securing a new lease, and (iii) it is responsible for any other damages due to Landlord under this Lease.

2.13 TENANT'S RESPONSIBILITY AT END OF TERM

Tenant agrees to surrender the Property and return the keys to Landlord at the end of the Initial Term, or any renewal thereof, in good, clean condition with all trash, debris, and Tenant's personal property removed. All appliances must be left in working order. Tenant shall have all carpets professionally cleaned after the Property has been vacated by the Tenant. If any painting or alterations occurred in the Property during the Term, Tenant agrees to restore the affected area to the original color. If not restored to original color and condition, Tenant agrees to pay for the restoration.

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	Nicholas A. Gilman		Adam J. Warburton		Gary Warburton		Giovanna E. Gilman

2.14 BREAK LEASE

If Tenant attempts to terminate this Lease before the Expiration Date (and any extensions thereof pursuant to any renewal terms), Tenant shall be in violation of this Lease and shall remain responsible for all Landlord's costs and damages resulting therefrom, including, but not limited to, payment of the Rent until the Property is re-rented or until the Expiration Date (as it may be extended), whichever comes first. Tenant shall not be released from its responsibilities under this Lease for any reason, including, but not limited to: school withdrawal or transfer, job transfer, marriage, separation, divorce, reconciliation, loss of co-Residents or loss of employment, unless specifically permitted by the terms of the Lease or by State or Federal law.

Upon strict compliance with this Section 2.14 and with the prior written consent of Landlord, Tenant shall have the option to terminate this Lease in advance of the Expiration Date (as the same may be extended) (the "Early Termination"). The parties hereby agree that in order to terminate this Lease early Tenant is required to:

1. Sign an early termination fee addendum ("Early Termination Form") in a form to be provided by Landlord;
2. Provide the signed Early Termination Form to Landlord no less than ninety (90) days before the date Tenant intends to terminate this Lease. The date Tenant intends to vacate the Property ("Vacate Date") shall be specified on the Early Termination Form, shall be the last day of the third month following the delivery of the Early Termination Form (if notice is delivered on July 8, the Vacate Date would be October 31); and
3. Pay to Landlord a "Lease Termination Fee" equal to two (2) months of the Monthly Rent following the Vacate Date (in other words, Tenant pays Rent through the Vacate Date, plus pays a fee equal to an additional two (2) months Monthly Rent). The Lease Termination Fee, and any outstanding Rent or other charges, must be paid no later than the day Tenant vacates the Property and provide the keys to Landlord, thereby returning possession of the Property to Landlord.

If Tenant properly exercises its option for Early Termination with the consent of Landlord, Landlord shall release Tenant from any further Rent obligations pursuant to this Lease, excluding unpaid Rent or any charges for damages to the Property, which cannot be determined until after Tenant has vacated the Property. However, if you fail to strictly comply with the provisions of this Section 2.14(1)-(3) before vacating, then Tenant will be deemed to have waived the Early Termination option, Landlord may hold Tenant responsible for defaulting on this Lease, and shall pursue all remedies available to us pursuant to law, including but not limited to reimbursement for reasonable attorney fees as set forth in this Lease.

2.15 MILITARY

2.15a. MILITARY. Notwithstanding anything contained herein to the contrary, if on the Effective Date Tenant is on active duty with the United States military, and if Tenant subsequently receives a permanent change of station orders or temporary duty orders for a period in excess of ninety (90) days (collectively, the "Orders"), Tenant's liability for Rent under this Lease shall not exceed: (i) thirty (30) days' Rent after written notice and proof of the Orders is delivered to Landlord in accordance with Section 2.17 hereof, and (ii) the cost of repairing any damage to the Property caused by an act or omission of Tenant.

If Tenant was not on active duty with the United States military on the Effective Date, Tenant may terminate this Lease at any time after it enters into military service for the United States or the date Tenant receives its Orders by providing written notice to Landlord in accordance with Section 2.17 hereof. Termination of this Lease pursuant to this Section 2.15 shall be effective thirty (30) days after the first (1st) date on which the next payment of Monthly Rent is due and payable after the date upon which written notice of such termination is received by Landlord.

2.15b. MILITARY STATUS NOTICE. As of the Effective Date, is any person listed as a "Tenant" under the terms of this Lease a member of the United States Military?

- ☐ Military Yes
☒ Military No

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Nicholas A. Gilman Adam J. Warburton Gary Warbirton Giovanna E. Gilman

2.16 FAILURE TO VACATE AT TERMINATION

If Tenant does not vacate the Property on or before the last day of the Term, Tenant shall be considered by law to be a "Holdover Tenant" and shall be obligated to pay double Monthly Rent for each month (or partial month, on a pro rata basis) that Tenant remains in possession past the Expiration Date.

2.17 NOTICES

Any notice required by this agreement from Landlord to Tenant shall be in writing and shall be delivered personally, mailed by registered or First Class mail, or sent via electronic delivery. If there are two or more undersigned as Tenants, then any notice given by Landlord to one shall constitute as notice to all. All notices from Tenant to Landlord, and all Rent, shall be delivered via Online payment or First Class Mail to PE Property Management Group, LLC at 100 S Bouldin St. Baltimore, MD 21224

2.18 VALIDITY OF RENTAL AGREEMENT PROVISIONS

If any provision of this lease contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this lease contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this lease contract while preserving the intent of the parties.

2.19 WAIVER

All rights given to the Landlord by this Lease shall be cumulative in addition to any laws that exist or might come into being. Any exercise of any rights by Landlord or failure to exercise any rights shall not act as waiver of those or any other rights. No statement or promise by Landlord, its agents or employees, as to tenancy, repairs, amount of rent to be paid, or other terms and conditions shall be binding unless it is put in writing and made a specific part of this Lease.

2.20 AGENT'S RIGHT TO ENTER

Landlord and Landlord's agents, employees and contractors shall have the right to enter upon the Property at all reasonable times for the purpose of inspection or making any repairs which Landlord is required to make under the terms of this Lease or which Landlord otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the Initial Term, or any renewal thereof, Landlord and Landlord's agents, employees and contractors shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereon, as may be permitted by law. Landlord and Landlord's agents, employees and contractors shall also have the right to take photos of the Property for the purposes of advertising the Property for rent upon twenty-four (24) hours' prior notice to Tenant.

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Nicholas A. Gilman

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Adam J. Warburton

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Gary Warburton

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Giovanna E. Gilman

2.21 TENANT'S USE OF KEYS AND LOCKS. LOCKOUTS

Tenant agrees not to install any additional locks or change any existing locks without the Landlord's prior written consent. If the lock is a coded door lock, the code for the door will be supplied to the tenant on the agreed-upon move-in date. If the lock is not a coded door lock, two (2) keys will be furnished to the Tenant and any additional keys required will be paid for by Tenant. Duplicate key(s) will not be made without Landlord's prior written consent. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Should Tenant get locked out and are unable to gain access through their own resources, they may call upon a professional locksmith or the Landlord to let them in. In either case, Tenant shall be responsible for payment of all charges and/or damages involved.

2.22 REPAIRS AND MAINTENANCE

Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant of the nature and extent of said condition requiring repair. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace. When a maintenance request is made, the request will serve as notice to the Tenant that a maintenance technician will be entering the property in reasonable time, and the maintenance request will also serve as permission from Tenant that maintenance technician may enter to inspect and repair pursuant to the maintenance request. Landlord shall maintain, and/or repair/replace the plumbing, heating, cooling, electrical systems, appliances, and the exterior walls and roof of the Property. Tenants agree and acknowledge that Landlord has permission to enter the Premises for preventative maintenance, as well as for inspection of the Premises and for any emergency inspection and/or repair. If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

2.23 TENANT RESPONSIBILITIES CONCERNING MAINTENANCE

All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only. Tenant shall be obligated for the costs of repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by Tenant or Tenant's agents, servants, employees, invitees, or family members. These items include, but are not limited to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, plumbing, appliances, or other improvements to the Property (to include burst water pipes due to freezing caused by neglect or carelessness of the Tenant, its family, or any of its guests). If Tenant shall fail to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the Additional Rent and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such costs as Landlord has for the non-payment of rent under this Lease.

Tenant also agrees to the following, as may be applicable to the Property:

1. The furnace filter must be changed quarterly. Failure to do so may result in damage to the heat and/or A/C unit. It is the tenant's responsibility to change the filter each quarter. Any repairs due to a clogged filter will be the Tenant's financial responsibility.
2. The A/C condensation line and/or the washing machine's drainage hose may empty into the laundry room sink. The sink's drain must be regularly cleaned and kept free of any debris to avoid possible overflow or flooding. Failure to clean the drain may result in flooding that could cause significant water damage. It is the Tenant's responsibility to ensure the drain remains clear. Failure to do so will be the Tenant's financial responsibility for any water damage.
3. It is the Tenant's responsibility to keep exterior drains leading to the basement clear of leaves and debris. Failure to do so will be the Tenant's financial responsibility for any water damage and/or cleanup.
4. It is the Tenant's responsibility to clean the dryer lint trap after each use.
5. The Property's landscaping must be properly maintained by the Tenant, on a regular basis, during the active growing season (March – October). This includes cutting the grass, trimming the shrubs, and trimming any tree limbs that overhang any fencing.

- ☒ Tenant is Responsible for Lawn Care
☐ Tenant is **NOT** Responsible for Lawn Care

6. The Landlord is not responsible for any lost pets due to any gates being left open, or openings in the fencing.
7. In the event of snow and/or ice, the Tenant is responsible for clearing the Property's driveway and sidewalks.
8. Window A/C units, lawn maintenance equipment, gas grills, etc. left by the Landlord as a courtesy to the Tenant will not be repaired or replaced under any circumstances.
9. Tenant is responsible for all light bulbs, batteries, trash cans, and fuses.

10. Plumbing will not accept items such as paper diapers, toys, sanitary napkins, tampon applicators, balls of hair, grease, table scraps (if no garbage disposal), clothing, rags, sand, dirt, newspapers, or similar items.

11. Tenant will comply with all laws, codes, ordinances, and rules and regulations (including HOA's) applicable to the Property.

12. Tenant will provide access to Landlord for any inspections, including, but not limited to, inspections related to preventative maintenance and emergency inspection and/or repair.

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Nicholas A. Gilman

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Gary Warburton

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Giovanna E. Gilman

2.24 ALTERATIONS

Tenant shall make no alterations, decorations, additions or improvements in or to the Property without Landlord's prior written consent, and then only by contractors or those approved by Landlord. All alterations, additions, or improvements upon the Property, made by either party, shall become the property of the Landlord and shall remain upon, and be surrendered with said Property, as a part thereof, at the end of the Term hereof. These alterations include, but are not limited to the following:

1. Tenant shall not install any paneling, flooring, built-in decorations, partitions, moldings, or any other fixture drilled into or attached to the floors, walls, decks/verandas/balconies (if any) or ceilings.
2. Tenant shall not install wallpapering or other permanent type decorations.
3. Tenant shall not paint the interior or exterior of Property.
4. Tenant shall not install or remove any equipment or wiring including but not limited to, screens, locks, smoke detectors, alarm systems, or security devices.
5. Tenant shall not make any changes to the plumbing, appliances, air conditioning, electrical or heating systems or any equipment or fixtures attached to the Property.
6. Tenant shall not install any washer, dryer, dishwasher, or use a portable washer, dryer, dishwasher or heater (except where a hook-up is provided, and Landlord confirms in writing).
7. Tenant is not permitted under any circumstances to penetrate the exterior walls, decks and side railings or the like with nails, screws or other hangers.
8. Tenant shall not add or install any air conditioning unit without Landlord's prior written approval. Tenant hereby acknowledges that any violation of this Section 2.24 shall be a violation of this Lease and grounds for eviction from the Property. Landlord may demand removal of any installation, addition, or alteration that Landlord deems, in its sole discretion, to be aesthetically displeasing, hazardous, or undesirable. Tenant further agrees that Tenant shall pay Landlord's costs of inspecting, repairing, removing, storing and disposing of anything installed or affixed by Tenant in violation of this Lease, which shall include the salaries of Landlord's staff as well as costs of outside contractors, supplies and materials, as Additional Rent.

All changes or additions to the Property made with Landlord's written consent shall become Landlord's property when completed, shall be fully paid for by Tenant, and shall remain as part of the Property at the end of the Term, unless Landlord demands that Tenant remove them.

2.25 FIRES AND CASUALTY

No goods or materials of any kind or description that are combustible may be taken or placed in a storage area of the residence itself. Tenant shall not in any way obstruct any public sidewalks, nor permit anything to be done in the Property contrary to the rules and regulations of the fire department, health department, or of any other government agency. If the Property becomes uninhabitable by reason of fire, explosion, or by other casualty, Landlord may, at its option, terminate this Lease or repair damages within thirty (30) days. If Landlord does not make repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If Landlord elects to repair damages, rent shall be abated and pro-rated from the date of the fire, explosion, or other casualty to the date of re-occupancy, providing that during repairs, Tenant has vacated and removed Tenant's possessions as required by Landlord. The date of re-occupancy shall be the date of notice that residence is ready for occupancy. Landlord is not obligated to provide alternative housing while the repairs are being done. Landlord is not responsible for damages to Tenant's personal property caused by fire or other casualty unless caused by Landlord's Gross negligence. If the fire or other casualty is caused by Tenant or Tenant's family members, guests, visitors, occupants, or invitees, Tenant shall remain responsible for Rent and pay for all damages and repairs as Additional Rent.

2.26 TENANT INSURANCE

Tenant agrees to obtain and maintain, at Tenant's sole expense, during the Term of this Lease and any subsequent renewal periods, policies of insurance coverage as set forth herein. The insurance company is required to provide notice to Landlord within thirty (30) days of any cancellation, non-renewal, or material change in Tenant's coverage. Tenant acknowledges that Landlord is not responsible to any Tenant, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water or pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, vandalism, or negligence of any Resident, occupants, guests or trespassers, unless otherwise required by law. Tenant acknowledges that Tenant is not considered a co-insured of the Landlord and is not protected under Landlord's insurance. Landlord also retains the right to hold Tenant responsible for any losses in excess of Tenant's insurance coverage or for damages not covered, as permitted by law. If any insurance

coverage maintained by Landlord is found to apply to any loss or damage covered by Tenant's insurance, Landlord's insurance and any obligation of Landlord to pay is considered excess coverage only. Tenant's insurance must be fully used up before any claim can be made against Landlord or against Landlord's insurance coverage. Tenant waives any right of subrogation by Tenant or by any insurance company that covers Tenant. Subrogation is the right to be repaid for any payments made by Tenant or Tenant's insurance for injury, loss or damage to personal property or persons.

The following policies of insurance are REQUIRED:

1. Personal Property Insurance: Tenant acknowledges that Landlord is not responsible for Tenant's personal property. Tenant agrees to obtain and maintain a policy of "renter's" insurance to protect his or her personal property.
2. Liability Insurance: Tenant agrees to obtain and maintain a policy of personal liability insurance, which provides limits of liability to third parties, including the Landlord, in the amount not less than \$100,000.00 per occurrence. Such liability insurance does not protect Tenant against loss or damage to Tenant's personal property or belongings – only a "renter's" insurance policy does this. The policy of liability coverage must name the Landlord as an Additional Insured.

Tenant will provide Landlord with written proof of compliance with this policy on or prior to the Commencement Date and subsequent renewal periods, and from time to time thereafter upon Landlord's request. It is a violation of the Lease to fail to have the insurance or fail to produce proof when requested.

X NAG X AJW X GW X GG
Nicholas A. Gilman Adam J. Warburton Gary Warbirton Giovanna E. Gilman

2.27 CONDITION OF PROPERTY

The Tenant hereby acknowledges that it has had the opportunity to inspect the Property and it is in good condition. Tenant will be furnished with a Move-In-Report upon the Commencement Date. If there is anything about the condition of the Property that is not in good condition, Tenant agrees to record it on the Move-In-Report and return said report to Landlord within fifteen (15) days of taking possession of the Property. Tenant agrees that failure to file any written notice of defects will be legally binding proof that the Property is in good condition at the time of occupancy. If during the Term of this Lease Tenant has any complaint concerning conditions of the Property which Tenant believe makes the Property uninhabitable, Tenant must give written notice delivered to Landlord by certified mail, return receipt requested, of these conditions, and must provide Landlord with a reasonable opportunity to effect repairs correcting these conditions.

X NAG X AJW X GW X GG
Nicholas A. Gilman Adam J. Warburton Gary Warbirton Giovanna E. Gilman

2.28 PEST CONTROL

Whereas, both parties desire to clarify their respective rights and obligations relative to the potential of infestation of roaches, water bugs, spiders, fleas, bedbugs, mice, rats, and all other pests. It is agreed as follows:

1. Prior to occupying the Property, Tenant verifies that it has visually inspected the Property carefully and has discovered no evidence of infestation of insects or rodents. Tenant is responsible for maintaining the clean and sanitary conditions of the Property.
2. Should the Property become infested by insects or rodents, then Tenant shall immediately notify Landlord of said infestation, and Tenant shall, at Tenant's sole expense, promptly cause the Property to be treated by a Pest Control company selected by Tenant and approved by Landlord.
3. Should Tenant fail to promptly treat any infestation of insects or rodents in the Property during the Term, then Landlord may enter the Property upon 24 hours' notice and proceed to treat the Property, through any Pest Control company of Landlord's choice, and the expense of said treatment shall be completely paid or reimbursed by Tenant.
4. The failure of Tenant to promptly treat the unit for a known infestation of insects or rodents, or the failure of the Tenant to immediately notify the Landlord of such infestation, or the failure of the Tenant to pay the full cost of insect or rodent extermination in the Property, or the failure to promptly reimburse the Landlord for the full cost of extermination of insects or rodents, will be deemed a breach of this Lease and subject to eviction.

X NAG X AJW X GW X GG
Nicholas A. Gilman Adam J. Warburton Gary Warbirton Giovanna E. Gilman

2.29 WATER/MOISTURE/MOLD

2.29a. WATER/MOISTURE/MOLD. Tenant shall immediately notify Landlord, in writing, in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets, flooding and/or water damage to the Property. Tenant shall take immediate measures to contain the water and to prevent further water damage including, turning off the water main to the property, turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant shall immediately notify Landlord in the event mold of any type is observed within the Property. Upon notification from Tenant, Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the Property which occur through no fault of Tenant. In the event water damage or mold occurs within the Property through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold.

28b. MOLD To minimize the occurrence and growth of mold in the Property, Tenant hereby agrees to the following:

1. **MOISTURE ACCUMULATION.** Tenant shall remove any visible moisture accumulation in or on the Property, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected areas as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Property at reasonable levels.
2. **APARTMENT CLEANLINESS.** Tenant shall clean and dust the Property regularly, and shall keep the Property, particularly kitchen and bath, clean.
3. **NOTIFICATION OF MANAGEMENT.** Tenant shall promptly notify management in writing of the presence of the following conditions:

1. A water leak, excessive moisture, or standing water inside the Property;
2. A water leak, excessive moisture, or standing water in any community common area;
3. Mold growth in or on the Property that persists after Tenant has tried several times to remove it with household cleaning solution, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach; and
4. A malfunction in any part of the heating, air-conditioning, or ventilation system in the Property.

4. **LIABILITY.** Tenant shall be liable to Landlord for damages sustained to the Property or to Tenant's person or property as a result of Tenant's failure to comply with the terms of this Section.

5. **VIOLATION.** Violation of this Section shall be deemed a material violation under the terms of the Lease, and Landlord shall be entitled to exercise all rights and remedies it possesses against the Tenant at law or in equity. Landlord also has all other rights and remedies set forth in this Lease including damages, eviction, and attorney fees to the extent allowed by law.

X <u>NAG</u>	X <u>AJW</u>	X <u>GW</u>	X <u>GG</u>
Nicholas A. Gilman	Adam J. Warburton	Gary Warbirton	Giovanna E. Gilman

2.30 UTILITIES

UTILITIES INCLUDED WITH THE RENT - None .

2.30a. UTILITIES. Tenant will be directly responsible for payment of all charges for gas, electric, heat (including oil where applicable), garbage pickup, water and sewer, cable, and any other bills incurred during their residency that are not listed above as included with the Rent. Tenant agrees to immediately title all accounts for the above utilities or other services in Tenant's name unless otherwise agreed by the parties to this Lease. In the event Landlord pays any of the above charges on behalf of Tenant, the cost of utilities or services that are to be furnished at the expense of Tenant, shall be considered additional rent and Tenant agrees to pay such costs when due. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this Lease. In the event Landlord or Tenant is prevented or is unable, for reasons beyond Landlord's or Tenant's 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, 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 rent without abatement.

2.30b. WATER USE TO BE PAID BY TENANT. It is the responsibility of the Tenant to pay the metered water bill and sewer charge on the Property immediately on presentation of these bills from Landlord AS ADDITIONAL RENT. Failure to pay such additional rent when notified by Landlord shall give Landlord the right to file summary ejectment for nonpayment of rent in the Rent Court Division of the District Court of Maryland, and the Tenant shall be subject to eviction for nonpayment of water and sewer service charge in the same manner as any other Rent. Tenant will not be billed directly for these bills if they are charged a flat monthly fee in Section 2.30c. Pursuant to this lease, tenant is a designee, under Maryland's Public Information Act, to request and to receive copies of any account records for the water or wastewater account at issue.

2.30c. WATER USAGE FEE. During the Term of this Lease, Tenant shall pay an amount of:

as a water usage fee each month that will be considered Additional Rent. This monthly charge will be pro-rated if Tenant moves in on any other day than the first of the month.

X NAG
Nicholas A. Gilman

X AJW
Adam J. Warburton

X GW
Gary Warburton

X GG
Giovanna E. Gilman

2.31 SMOKE DETECTORS

Landlord has installed smoke detector(s) in the Property as required by State and, if applicable, local law. Tenant acknowledges and agrees that each smoke detector is in good condition and property working order as of the Commencement Date. Tenant agrees not to remove, tamper with or otherwise render any smoke detector inoperable. Tenant further agrees to test each smoke detector periodically and to report in writing any malfunction immediately to Landlord. Tenant agrees and acknowledges that it has the responsibility to test each smoke detector and hereby waives and releases Landlord from any and all liability resulting from any defective smoke detector(s) which Tenant did not specifically notice Landlord of in accordance with Section 2.17 of this Lease. If applicable,

If Tenant elects to install a dual powered smoke detector, the installation must be performed by a licensed electrician and written notice of the installation must be sent to Landlord in accordance with Section 2.17 of this Lease. Notwithstanding the anything contained in here to the contrary, in no event shall Tenant remove or alter any smoke detector provided by Landlord in the Property.

2.32 PETS

No pets (including, but not limited to, dogs, cats, birds, reptiles, or insects) may be kept on the Property without the prior written permission of the Landlord. If pets are allowed, an addendum containing pet provisions (the "Pet Addendum") must be attached to this Lease. If it is discovered that there is a pet on the Property without a signed Pet Addendum, the Tenant will immediately be billed up to a \$500.00 additional non-refundable pet fee per pet and charged monthly pet rent retroactive from the Effective Date. This action is also considered breach of the terms of the Lease and could result in termination of the Lease. A service animal is not a pet. In order for Landlord to approve a service animal as a reasonable accommodation for a disability related need, Tenant must sign and provide documentation at our request.

2.33 SMOKING

NO SMOKING IS PERMITTED INSIDE THE PROPERTY AT ANY TIME.

X NAG
Nicholas A. Gilman

X AJW
Adam J. Warburton

X GW
Gary Warburton

X GG
Giovanna E. Gilman

2.34 RESIDENT'S GUIDE

Tenant, and Tenant's agents, employees, invitees and family members, shall observe and comply with the rules and regulations, if any, set forth in or attached to this Lease. Landlord reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations as Landlord shall, in its judgment, determine to be necessary for the safety, care, cleanliness of the Property, for the preservation of good order, or for the comfort or benefit of residents generally.

2.35 EMINENT DOMAIN

If the Property or any part thereof is taken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemner. Tenant waives all claims against Landlord and condemner by reason of the complete or partial taking of the Property, and all damages awarded as a result of any condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Landlord, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.

2.36 INSPECTIONS

Tenant acknowledges that Landlord has the right to be present at any and all inspections in and about the Property, and agrees to notify Landlord prior to allowing any inspection of the Property by anyone.

2.37 VEHICLES

Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations and restrictions.

ONSITE PARKING SPACES/DESIGNATED PARKING SPACES:

2.38 TRASH

All garbage and trash must be placed in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup. Tenant will be responsible for any overages or citations as a result from their improper storage of trash.

2.39 JOINT AND SEVERAL LIABILITY

Each individual executing this Lease as a "Tenant" is jointly and severally liable for all Lease obligations, regardless of whether any individual(s) vacates the Property before the expiration of the Lease. In other words, we may require any one individual to pay the entire amount of the Rent or other Additional Rent. It is Tenant's responsibility, and not Landlord's responsibility, to collect any amount that Tenant may believe a co-tenant owes to the other co-tenants.

2.40 PROHIBITED CONDUCT

Tenant shall not engage in any activity that disturbs, threatens, or interferes with the rights, comfort, health, safety, or convenience of others (including other residents and our agents, employees, vendors and contractors). Tenant shall not engage in or threaten violence, possess a weapon prohibited by law, discharge a firearm in the rental property, display or possess a gun, knife, or other weapon in a common area. Tenant shall not disrupt Landlord's business operations, or injure Landlord's reputation by making allegations against Landlord which are false or made in bad faith. Tenant shall not conduct any illegal or dangerous activity, and will not store any flammable, dangerous, illegal, or hazardous materials or substances, other than ordinary household cleaning materials in the Property.

2.41 APPLICABLE LAW

The laws of Maryland shall govern the validity, performance and enforcement of this Lease. Jurisdiction and venue shall be in the State of Maryland.

2.42 ATTORNEY'S FEES AND COURT COSTS

If Tenant breaches this Lease in any respect, including, but not limited to, (a) the failure to pay Rent in a timely manner, (b) Tenant has committed any act that is ground for eviction, or (c) a dispute has arisen in connection with the negotiation of a new lease or lease extension, Landlord may choose to engage the services of an attorney (including in-house counsel) to represent, advise and otherwise assist us. Should Landlord employ an attorney because of any such violation or dispute, Tenant shall pay such reasonable attorney fees and court costs as are incurred by Landlord.

2.43 OWNER DOES NOT WAIVE LEGAL RIGHTS

The failure of Landlord to insist upon the strict performance of any of the terms and conditions of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition or an election for future instances.

2.44 TERMS

This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. In this agreement the singular shall include the plural and the plural shall include the singular, the use of any genders shall be applicable to all genders.

2.45 APPLICATION INFORMATION

If Tenant breaches this Lease in any respect, including, but not limited to, (a) the failure to pay Rent in a timely manner, (b) Tenant has committed any act that is ground for eviction, or (c) a dispute has arisen in connection with the negotiation of a new lease or lease extension, Landlord may choose to engage the services of an attorney (including in-house counsel) to represent, advise and otherwise assist us. Should Landlord employ an attorney because of any such violation or dispute, Tenant shall pay such reasonable attorney fees and court costs as are incurred by Landlord.

2.46 LEAD PAINT - APPLICATION LAW

Title X, Section 10108. The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards about the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. If the Property was built prior to 1978, the Property is also subject to the Maryland Lead Paint Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the

Property was constructed prior to 1978, all provisions of the Maryland Program will apply to the Property.

Classification of Property: Landlord represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that (initial all that apply):

The Federal Program (check one)

- ☒ Built Before 1978 - the Property was built before 1978; **the Federal Program applies.**
☐ Built After 1978 - Property was built during or after 1978; **the Federal Program does not apply.**

The Maryland Program (check one)

- ☒ Built Before 1978 - Property was built prior to 1978, **the Maryland Program applies fully.**
☐ Built After 1978 - Property was built during or after 1978, **the Maryland Program does not apply.**

Age Classification Unknown (check, if applicable)

☐ Age Classification Unknown - Landlord is uncertain as to age classification; therefore, Landlord acknowledges that, for the purposes of the rental contemplated by this Lease, The Property will be treated as though it had been constructed prior to 1978, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards.

NOTICE TO TENANT - LEAD BASED PAINT, HAZARDS, AND CONSUMER DISCLOSURES. Tenant acknowledges that Property may be subject to Federal and Maryland Law as to the presence of lead-based paint and/or lead-based paint hazards. Tenant acknowledges the receipt of the following required brochures from Landlord:

- a. The EPA **"Protect Your Family From Lead in Your Home"** brochure. (Under Federal Law-The Residential Lead Based Paint Hazard Reduction Act of 1992)
b. The **"Notice of Tenants Rights, Lead Poisoning Prevention"** published by the Maryland Department of the Environment. (Under Maryland Law – The Maryland Lead Poisoning Prevention Program)
c. Tenant(s) has received a copy of the Lead Inspection Certificate where applicable.

Tenant understands and acknowledges that compliance under Federal and Maryland Law is the sole responsibility of the owner, and the Tenant will read and become familiar with the requirements of Federal and Maryland Law as contained in the above brochures and notices.

X NAG X AJW X GW X GG
Nicholas A. Gilman Adam J. Warburton Gary Warburton Giovanna E. Gilman

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

X NAG X AJW
Nicholas A. Gilman Adam J. Warburton

X GW X GG
Gary Warburton Giovanna E. Gilman

3. Maryland Receipt of Security Deposit

3.1 MARYLAND RECEIPT OF SECURITY DEPOSIT

Landlord/Agent: **PE Property Management Group LLC** Tenant: **Nicholas A. Gilman, Adam J. Warburton**

Leased Property:

**2604 Hudson Street
Baltimore, MD 21224**

In accordance with Maryland Code 8-203.1; Tenant is being provided with this receipt for the payment of a security deposit along with a list of the tenant's rights concerning security deposits. Agent has received from the tenant a security deposit in the amount of **\$3,100.00** in the form of **CERTIFIED FUNDS**.

Tenant has the following rights:

1. Tenant has the right to have the Leased Property inspected by the Agent in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Tenant so requests by certified mail within 15 days of the Tenant's occupancy.
2. The Tenant has the right to be present when the Agent inspects the Leased Property at the end of the tenancy in order to determine if any damage was done to the Leased Property, if the Tenant notifies the Agent by certified mail at least 15 days prior to the date of the Tenant's intended move, of the Tenant's intention to move, the date of moving, and the Tenant's new address.
3. The Agent is obligated to conduct a move-out inspection within 5 days before or after the Tenant's stated date of intended moving.
4. The Agent is obligated to notify the Tenant in writing of the date of the inspection.
5. The Tenant has the right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security deposit claimed by the Agent and the actual costs, within 45 days after the termination of the tenancy.
6. The Agent is obligated to return any unused portion of the security deposit, by first class mail addressed to the Tenant's last known address within 45 days after the termination of the tenancy.
7. Tenant understands that the failure of the Agent to comply with the security deposit law may result in the Agent being liable to the Tenant for a penalty of up to 3 times the security deposit withheld, plus reasonable attorney's fees.
8. The Agent will retain a copy of the receipt for a period of 2 years after the termination of then tenancy, abandonment of the premises, or eviction of the Tenant, as the case may be.
9. The Agent shall be liable to the Tenant in the sum of \$25.00 if the Agent fails to provide a written receipt for the security deposit to the Tenant.

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

X NAG
Nicholas A. Gilman

X AJW
Adam J. Warburton

X GW
Gary Warbirton

X GG
Giovanna E. Gilman

PE Property Management Group LLC



100 S Bouldin St. • Unit 1 • Baltimore, MD 21224
(443) 900-2027

4. Appliance Addendum

4.1 APPLIANCE ADDENDUM

This Addendum is added to and made a part of the Lease Agreement dated 08/11/2026 entered into between **PE Property Management Group LLC** (Landlord) and **Nicholas A. Gilman, Adam J. Warburton** (Tenant) for the premises located at:

2604 Hudson Street
Baltimore, MD 21224

This addendum amends the lease by adding the following:

This rental property may contain various appliances, such as:

Dishwasher, Disposal, Microwave, Range/Oven, Refrigerator, and Washer/Dryer

Tenant shall assume responsibility for maintenance and care of all appliances indicated as included above (i.e Fridge Water Filters, Dryer Lint Catch, Garbage Disposal Jams) . If instruction/ownership manuals and/or warranty papers are included, Tenant shall retain these documents and will be responsible for their return. In the event Tenant neglects maintenance or care responsibilities, Owner/Agent may assume them on Tenant's behalf. Any expenses incurred by Owner as a result of Tenant's negligence and/or failure to maintain appliances shall be deemed additional rent payable on demand. The parties have entered into this Agreement on the date first above stated, and acknowledge receipt of a copy hereof.

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

X *Nicholas Gilman*

Lessee

IP Address: 72.85.28.252
08/11/2026 03:08pm EDT

X *Adam Joseph Warburton*

Lessee

IP Address: 50.234.133.206
08/11/2026 03:36pm EDT

X *Gary Warburton*

Co-signer

IP Address: 134.192.250.88
08/11/2026 04:18pm EDT

X *Giovanna Gilman*

Co-signer

IP Address: 74.103.45.162
08/20/2026 09:44am EDT

5. Bedbug Addendum

5.1 BEDBUG ADDENDUM

This Addendum is added to and made a part of the Lease Agreement between **PE Property Management Group LLC** and **Nicholas A. Gilman, Adam J. Warburton** for the premises located at:

2604 Hudson Street
Baltimore, MD 21224

It is our goal to maintain the highest quality living environment for our Residents. Landlord has inspected the property prior to lease and knows of no bedbug infestation. Residents have an important role in preventing and controlling bedbugs. While the presence of bedbugs is not always related to cleanliness or housekeeping, good housekeeping will help control the problem by identifying bedbugs, minimizing infestation, and limiting its spread.

5.2 RESIDENT REPRESENTATION

RESIDENT REPRESENTS AND WARRANTS THAT ALL FURNISHINGS AND OTHER PERSONAL PROPERTY THAT WILL BE MOVED INTO THE PROPERTY AT ANY TIME HAVE BEEN INSPECTED BY RESIDENT AND ARE FREE OF BEDBUGS.

5.3 RESIDENT RESPONSIBILITIES

Resident agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation, and to respond appropriately to any infestation. Resident agrees to comply with the following responsibilities:

1. **RESIDENT MUST REPORT ANY SIGNS OF BEDBUGS IMMEDIATELY** Do not wait. Even a few bugs can rapidly multiply to create a major infestation. When an infestation is caught early, treatment is often much quicker and less disruptive to the occupants than when the infestation is more advanced.
2. **RESIDENT SHALL PRACTICE GOOD HOUSEKEEPING TO PREVENT INFESTATION:**
 1. **Remove clutter.** Bedbugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, and laundry, especially under the beds and in closets. Reducing clutter also makes it easier to carry out housekeeping. If the apartment is excessively cluttered, Owner / Agent has a right in its sole discretion, to demand that the clutter be reduced to a reasonable amount.
 2. **Keep the property clean.** Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bedbugs and report any immediately.
 3. **Avoid using secondhand or rental furnishings, especially beds and mattresses.** Used items may be infested with bedbugs. If you must use rented or secondhand items inspect them carefully and never accept any item that shows signs of bedbugs. Do not bring discarded items from the curbside into the apartment.
 4. **Cover mattresses and box springs with zippered, vinyl coverings.** These are relatively inexpensive and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer. Though using these coverings is only a suggestion at this time, if a bedbug infestation occurs in your home, you will then be required to encase any salvageable mattress and box springs at your expense, and failure to do so will be a violation of the Lease Agreement.
 5. **Arrange furniture to minimize bedbug hiding places.** If possible, keep beds and upholstered furniture several inches away from the walls. Bedbugs can jump as far as three inches.
 6. **Check for hitch-hiking bedbugs.** If you stay in or just visit a hotel room or another home, inspect your clothing, luggage, shoes, and belongings for signs of bedbugs before you enter your apartment. After guests visit you, inspect beds, bedding, and upholstered furniture.
3. **RESIDENT SHALL COOPERATE WITH PEST CONTROL EFFORTS TO TREAT INFESTATION.**
 1. If infestation of Resident's property is reported, a pest management professional will be called in for an evaluation and treatment if necessary. ONCE INFESTATION IS REPORTED, Tenant will pay for the costs of evaluation and treatment. Treatment is much more likely to be effective if the leased property is properly prepared. If the treatment is ineffective because Resident did not properly prepare the property, the treatment will be rescheduled. Resident will again be responsible for the cost of treatment, regardless of the origin of the infestation. These charges will be considered additional rent, and will continue to be assessed until the Resident has properly prepared the property. If treatment is required, Resident must comply with the

recommendations from the pest management professional, in addition to the following:

2. Remove all bedding, drapes, curtains, and small rugs; bag these for transport to the laundry or dry cleaner.
 3. Check mattresses and box springs carefully; those with minimal infestation must be cleaned, then encased in vinyl covers, before being returned to service after treatment. Heavily infested mattresses are not salvageable; they must be sealed in plastic and disposed of properly. It is within the sole discretion of the pest management professional whether a mattress and/or box spring is salvageable.
 4. Empty dressers, night stands, and closets. Remove all items from floors and surfaces, and inspect every item for signs of bedbugs. Use sturdy plastic bags to bag all clothing, shoes, boxes, toys, stored goods, etc., separating washable and non-washable items. Seal the bags well.
 5. Vacuum floors, including insides of closets. Pay special attention to corners, cracks and dark places.
 6. Vacuum all furniture, including inside drawers, vacuum mattresses, box springs, and upholstered furniture, being sure to remove and vacuum all sides of loose cushions, as well as the undersides of furniture.
 7. Carefully remove vacuum bags, seal them in plastic, and discard.
 8. Clean all machine-washable bedding, drapes, clothing, etc., in the hottest water possible, and dry at the highest heat setting. Take other items to a dry cleaner, but be sure to advise the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.
 9. Move furniture toward the center of the room so that technicians can easily treat the carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
 10. Comply with any other instructions provided to you by the Agent/Owner or the pest professional.
4. **INDEMNIFICATION** Resident agrees to indemnify and hold harmless the Landlord, it's managing agents and employees, from any actions, claims, losses, damages, and expenses, including, but not limited to, attorney's fees that the Landlord may incur as a result of a bedbug infestation or treatment in Resident's property or resulting from a violation of this Addendum by the Resident or any guest or person occupying or using the premises. This indemnification shall not apply if such damages, costs, losses, or expenses are directly caused by the negligence of the Landlord.
5. **DEFAULT** Failure to promptly report bedbugs, failure to comply with treatment instructions or any other violation of any other provision of this Addendum is a violation and breach of the Lease Agreement. Said violation and breach constitutes grounds for eviction, and/or termination of occupancy, and/or subjecting the Resident to other penalties as stated in the Lease Agreement and/or this Addendum. In addition, Resident may be held liable for all costs, damages, and expenses, as additional rent, including the costs of treatment, resulting from any bedbug infestation during, or as a result of, Resident's occupancy if any of the following apply: The Resident failed to promptly report the infestation, and/or failed to properly prepare the apartment for treatment, and/or failed to comply with any other term of this Addendum.
6. **SEVERABILITY, WAIVER AND SURVIVAL** The provisions of this Addendum shall apply to the fullest extent permitted by law. The partial or complete invalidity or unenforceability of any one or more of the provisions shall not affect the validity or continuing force and effect of any other provision. The failure of either party to insist, at any time, upon the performance of any of the terms, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such term or right. The terms of this Addendum shall survive the termination of the Lease Agreement.
7. **RENEWAL** If the Lease Agreement is renewed, this Bedbug Addendum is automatically renewed along with the Lease Agreement without the need to sign a new Bedbug Addendum at each lease renewal.

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

X *Nicholas Gilman*

Lessee

IP Address: 72.85.28.252
08/11/2026 03:08pm EDT

X *Adam Joseph Warburton*

Lessee

IP Address: 50.234.133.206
08/11/2026 03:36pm EDT

X *Gary Warburton*

Co-signer

IP Address: 134.192.250.88
08/11/2026 04:18pm EDT

X *Giovanna Gilman*

Co-signer

IP Address: 74.103.45.162
08/20/2026 09:44am EDT

6. Carbon Monoxide Alarm Verification Form

6.1 RENTAL PROPERTY INFORMATION

Rental Property Address:

2604 Hudson Street
Baltimore, MD 21224

County:

Type of Dwelling: (Single Family/Duplex/Row Home/Townhouse)

6.2 LEGAL AGENT INFORMATION

Legal Agent Name: **PE Property Management Group LLC** Daytime Phone: **(443) 900-2027**

Legal Agent Address:

100 S Bouldin St.
Unit 1
Baltimore, MD 21224

Email Address: **www.pepropertymanagement.com**

This form is to verify that the owner and tenant have complied with the Building, Fire and Related Codes of Baltimore City §1211 Carbon Monoxide Alarms

- ☒ The Carbon Monoxide Alarms have been installed in accordance with the manufacturers' specifications.
- ☒ Provide and install a CO alarm outside all sleeping areas.
- ☒ Provide tenants with written information on alarm testing and maintenance. The owner will keep a signed copy of this form acknowledging receipt by the tenant.
- ☒ The tenant agrees to test and maintain the carbon monoxide alarm according to management guidelines.
- ☒ The tenant must replace the batteries in the alarm as needed, and notify management by certified mail immediately of any malfunctions or other problems with the carbon monoxide alarm. Upon receipt of such notice, the owner must repair or replace the alarm.
- ☒ The tenant may not remove or disconnect the alarm and may not remove the batteries or otherwise render the alarm inoperable.

Exempt: The dwelling is exempt from this law because it meets all of the following criteria:

- ☐ No Fuel Burning Equipment
- ☐ No attached garage
- ☐ No wood-burning fireplace/pellet stove.

THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EVERY CHANGE OF TENANT

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

X *Nicholas Gilman*

Lessee

IP Address: 72.85.28.252
08/11/2026 03:08pm EDT

X *Adam Joseph Warburton*

Lessee

IP Address: 50.234.133.206
08/11/2026 03:37pm EDT

X *Gary Warburton*

Co-signer

IP Address: 134.192.250.88
08/11/2026 04:18pm EDT

X *Giovanna Gilman*

Co-signer

IP Address: 74.103.45.162
08/20/2026 09:46am EDT

7. Lead Paint Disclosure

7.1 DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS LEAD WARNING STATEMENT

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.

2604 Hudson Street
Baltimore, MD 21224

Lessor's Disclosure

A. Presence of lead-based paint and/or lead-based paint hazards

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing

B. Records and reports available to the lessor

(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).

Lessee's Acknowledgement

C. Lessee has received copies of all information listed above

D. Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment

E. 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.

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.

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

X *Nicholas Gilman*

Lessee

IP Address: 72.85.28.252
08/11/2026 03:08pm EDT

X *Adam Joseph Warburton*

Lessee

IP Address: 50.234.133.206
08/11/2026 03:37pm EDT

X *Gary Warburton*

Co-signer

IP Address: 134.192.250.88
08/11/2026 04:18pm EDT

X *Giovanna Gilman*

Co-signer

IP Address: 74.103.45.162
08/20/2026 09:46am EDT

8. TENANTS' BILL OF RIGHTS ADDENDUM

8.1 TENANTS' BILL OF RIGHTS ADDENDUM

This Addendum is made part of the **Residential Lease Agreement** ("Lease") entered into between:

Landlord: PE Property Management Group LLC

Tenant(s): Nicholas A. Gilman, Adam J. Warburton

Property Address:

2604 Hudson Street

Baltimore, MD 21224

8.2 PURPOSE

Effective **July 1, 2025**, Maryland law requires that every residential lease include the official **Tenants' Bill of Rights** published by the Maryland Department of Housing and Community Development ("DHCD").

8.3 INCORPORATION INTO LEASE

The **Tenants' Bill of Rights**, attached hereto as published by DHCD, is hereby incorporated into and made part of the Lease as though fully set forth therein.

8.4 NO MODIFICATION

The Tenants' Bill of Rights must be provided **exactly as published by DHCD**. Neither Landlord nor Tenant may alter or edit the document.

8.5 ACKNOWLEDGEMENT OF RECEIPT

By signing below, the Tenant(s) acknowledges receipt of the Tenants' Bill of Rights in the form provided by DHCD, and both parties agree it is incorporated into the Lease.

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

X *Nicholas Gilman*

Lessee

IP Address: 72.85.28.252
08/11/2026 03:09pm EDT

X *Adam Joseph Warburton*

Lessee

IP Address: 50.234.133.206
08/11/2026 03:37pm EDT

X *Gary Warburton*

Co-signer

IP Address: 134.192.250.88
08/11/2026 04:18pm EDT

X *Giovanna Gilman*

Co-signer

IP Address: 74.103.45.162
08/20/2026 09:46am EDT



Protect Your Family From Lead in Your Home



September 2013

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.

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
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

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

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

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



Lead Gets into the Body in Many Ways

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

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

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

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



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

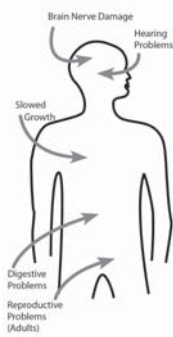
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

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

In children, exposure to lead can cause:

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



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

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

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

3

Check Your Family for Lead

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

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

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

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

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

4

Where Lead-Based Paint Is Found

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

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

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

Lead can be found:

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

Learn more about where lead is found at epa.gov/lead.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

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

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

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

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

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

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

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

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

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

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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/cm), 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.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A **lead-based paint inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.



Checking Your Home for Lead, continued

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

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

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

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

What You Can Do Now to Protect Your Family

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

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

Reducing Lead Hazards

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

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

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

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.



Reducing Lead Hazards, continued

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

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

11

Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:

- Use only cold water for drinking and cooking.
- Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

13

Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

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

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



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

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

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

12

For More Information

The National Lead Information Center

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

EPA's Safe Drinking Water Hotline

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

Consumer Product Safety Commission (CPSC) Hotline

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

State and Local Health and Environmental Agencies

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

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

14

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

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

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

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

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

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

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

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

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

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

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

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

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

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

Region 7 (Iowa, Kansas, Missouri, Nebraska)

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

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

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

Region 9 (Arizona, California, Hawaii, Nevada)

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

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

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

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

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

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
September 2013

IMPORTANT!

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

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

PE Property Management Group LLC



100 S Bouldin St. • Unit 1 • Baltimore, MD 21224
(443) 900-2027

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EPA_ProtectYourFamilyFromLead_Compressed.pdf

X *Nicholas Gilman*

Lessee

IP Address: 72.85.28.252
08/11/2026 03:09pm EDT

X *Adam Joseph Warburton*

Lessee

IP Address: 50.234.133.206
08/11/2026 03:37pm EDT

X *Gary Warburton*

Co-signer

IP Address: 134.192.250.88
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X *Giovanna Gilman*

Co-signer

IP Address: 74.103.45.162
08/20/2026 09:46am EDT



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 μ g/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.maryland.gov/lead or call the Lead Hotline at 410-537-4199 or toll-free at 1-800-776-2706, or TTY 1-800-735-2258.



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 μ g/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 _____

PE Property Management Group LLC



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(443) 900-2027

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Lead_Poisoning_Prevention_Program_MDE.pdf

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MARYLAND TENANTS' BILL OF RIGHTS

(EFFECTIVE JULY 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

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

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research
- Consulting with an attorney

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

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

1. RENTAL APPLICATIONS

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

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

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

2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.

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

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- A receipt for your security deposit
- A copy of the most recent version of the Maryland Tenants' Bill of Rights
- Contact information for the landlord or the contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

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

Some local jurisdictions may require additional information in leases.

A lease may not include:

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

An automatic renewal term in a lease must:

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

For the landlord to end your tenancy:

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

For you to end your tenancy:

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

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

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

(Real Property Article of the Maryland Code, Sections 8-208, 8-210, and 8-402)

3. RENT

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

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

4. SECURITY DEPOSITS

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

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

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

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

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

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

Charges a landlord may legally deduct your security deposit include

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

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

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

5. CONDITION OF RENTAL UNITS

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

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

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

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

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

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

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as the right to move in and use the unit starting on the date listed in your lease.

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

6. EVICTIONS

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

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

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

If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court. The 10 day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.

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

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

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

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

7. CONSTRUCTIVE EVICTIONS

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

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

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

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

8. TENANT RIGHT OF FIRST REFUSAL

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

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it. You have 30 days from the date of the notice to make an offer to buy the property or decline.

If you make an offer with the same or better terms than those in the notice, your landlord must accept it. If you decline to make an offer, your landlord may sell the property to a third party.

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

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

9. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of race, color, religion, sex, disability, marital status, familial status, sexual orientation, gender identity, national origin, source of income, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

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

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

Retaliation may include filing or threatening to file a lawsuit against you, increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities), failing to make necessary repairs, or terminating your tenancy, among other things.

Unless your lease provides otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2)

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

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

10. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

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

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

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords
- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Access to Counsel in Evictions Program

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

Services Provided:

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

Maryland District Court Self-Help Centers

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

Services Provided:

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

PE Property Management Group LLC

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11

Tenant-Bill-of-Rights-V1.pdf

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X *Adam Joseph Warburton*

Lessee

IP Address: 50.234.133.206
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Co-signer

IP Address: 74.103.45.162
08/20/2026 09:46am EDT

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12. Sign and Accept

12.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X *Nicholas Gilman*

Lessee IP Address: 72.85.28.252
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