

TAJJ Essentials, LLC
RESIDENTIAL LEASE AGREEMENT

1701 Poplar Grove St — 2nd Floor Unit
Baltimore, MD 21216
tajjessentialsllc@gmail.com

Clause 1 — Identification of Parties

This Residential Lease Agreement ("Agreement") is entered into between **Jane'e Coombs-Martin** ("Tenant") and **Ibijoke Owolabi** ("Owner"), the legal owner of the property located at **1701 Poplar Grove St, Baltimore, MD 21216**.

TAJJ Essentials, LLC ("Property Manager"), is hereby authorized by the Owner to manage the premises, enforce the terms of this Agreement, and collect rent and all other payments on behalf of the Owner. TAJJ Essentials, LLC acts as the Owner's authorized agent for all purposes under this Agreement. All communications, payments, and notices from Tenant shall be directed to TAJJ Essentials, LLC.

This Agreement supersedes any prior lease or agreement between these parties and constitutes the entire agreement between them.

Clause 2 — Property Manager / Agent Definitions

Wherever the terms "Landlord," "Property Manager," or "Agent" are used in this Agreement, they shall refer to TAJJ Essentials, LLC and/or its authorized representatives acting on behalf of the Owner. TAJJ Essentials, LLC has full authority to manage the property, collect rent, enforce lease terms, and initiate legal proceedings on the Owner's behalf.

Clause 3 — Identification of Premises

Landlord rents to Tenant, and Tenant rents from Landlord for residential purposes only, the following premises:

1701 Poplar Grove St, 2nd Floor Unit, Baltimore, MD 21216
3 Bedroom | 1 Bathroom | 2nd Floor Unit

The premises shall be used solely as a private residential dwelling. Any use of the premises for commercial, business, or illegal purposes is strictly prohibited and shall constitute grounds for immediate termination of this Agreement.

Clause 4 — Authorized Occupants

ONLY the individuals listed below are authorized to reside at the premises. Any person not listed below is NOT permitted to occupy this unit as a primary or secondary residence.

Primary Tenant: Jane'e Coombs-Martin

Additional Authorized Occupant(s):

1. Journey lawson
2. Jeremiah chavis
3. _____
4. _____
5. _____

Date of Birth and relationship to Primary Tenant may be required by Landlord for each listed occupant. Landlord reserves the right to conduct background screening on any additional occupant prior to granting approval.

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No person(s) other than those listed above may reside at the premises at any time without prior **written consent** from Landlord. Any unauthorized occupant discovered at the premises constitutes a material breach of this Agreement and will result in immediate eviction proceedings and forfeiture of the Security Deposit. Guests may not stay longer than **15 consecutive days** in any 30-day period. Any guest exceeding this limit without written Landlord approval will be deemed an unauthorized occupant.

yes Tenant acknowledges that ONLY those listed above are authorized to reside at the premises.

Clause 5 — Term of Tenancy

The term of this Agreement shall begin on: June 4, 2026 and end on: June 3, 2027 (twelve (12) months). Upon expiration, this Agreement may, at Landlord's discretion, be terminated with proper notice or converted to a month-to-month tenancy.

Tenant must provide Landlord with at least **30 days' written notice** before vacating. Failure to provide proper notice will result in forfeiture of the Security Deposit and liability for rent through the end of the notice period.

Clause 6 — Payment of Rent

Tenant shall pay Landlord a monthly rent of **\$1,100.00**. Rent is due and payable on the **1st day** of each month. Rent must be paid electronically per Clause 36 of this Agreement.

Tenant Move-In Inspection Date: June 4, 2026

Clause 7 — Late Fees & Penalties

Rent received after **11:59 PM on the 5th day** of the month is considered late. A mandatory late fee of **\$50.00** will be immediately assessed and is considered additional rent.

30-Day Non-Payment Policy: If rent remains unpaid for **30 or more days** past the due date, Landlord will automatically initiate eviction proceedings in the District Court of Maryland without further notice to Tenant. Tenant shall be liable for all unpaid rent, late fees, court costs, and any other expenses incurred by Landlord.

Neither illness, loss of employment, financial hardship, nor any other circumstance will be accepted as justification for late or non-payment of rent. Tenant also agrees to pay all court costs for non-payment proceedings unless a court decision is rendered in Tenant's favor.

yes Tenant acknowledges the late fee policy and 30-day eviction trigger stated above.

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Clause 8 — Security Deposit

Security Deposit: **\$2,200.00** (due prior to or on move-in date, not to exceed 2 months' rent).

The Security Deposit will be held in accordance with Maryland law. Simple interest accrues annually as required by the Annotated Code of Maryland, Article 53, Section 43A. Landlord may deduct from the Security Deposit: unpaid rent, late fees, court fees, utility bills, locksmith fees if keys are not returned, costs to restore the premises beyond ordinary wear and tear, and any other amounts owed by Tenant under this Agreement.

The Security Deposit, less any lawful deductions, will be returned within **45 business days** of the end of tenancy to the forwarding address provided by Tenant. Tenant must provide Landlord with 30 days' written notice and a forwarding address to ensure return of the deposit.

If a Security Deposit was paid under a prior lease with this Landlord, that amount will be carried forward and credited toward this Agreement.

Clause 9 — Water, Gas, Electricity & Utilities

~~YAK~~ The following utilities are included in the rent: None

Tenant is responsible for all utilities NOT listed above and must establish those services in Tenant's name within **5 days** of the lease start date. Failure to do so is a lease violation.

Clause 10 — Tenant Repair Responsibility (\$150 Threshold)

Tenant shall be responsible for the first \$150.00 of any repair costs resulting from Tenant's own actions, negligence, carelessness, misuse, or failure to report issues in a timely manner. This includes but is not limited to:

- Plumbing stoppages caused by improper disposal of materials (wipes, grease, hair, foreign objects, etc.)
- Lockouts requiring a locksmith or Landlord access call
- Damage to doors, locks, windows, or fixtures caused by Tenant or Tenant's guests
- Appliance damage resulting from misuse or neglect
- Any repair arising from Tenant's failure to report a known defect within 24 hours of discovery

Repair costs exceeding \$150.00 that are due to Tenant's actions will be billed to Tenant in full (materials + labor + 20% administrative fee) and treated as additional rent. Costs below \$150.00 are entirely Tenant's responsibility and will not be covered by Landlord.

Lockout Fee: If Tenant requires Landlord or a locksmith to open the premises due to a lockout, Tenant will be charged a minimum of **\$50.00** or the actual locksmith cost, whichever is greater. This fee is due immediately and treated as additional rent.

Clause 11 — Maintenance, Damages & Repairs

Landlord agrees to maintain the roof, plumbing, heating, and electrical systems in good repair, provided that the need for repair does not result from Tenant's misuse, neglect, or abuse. Tenant must notify Landlord of all needed repairs via Electronic Mail within **24 hours** of discovery.

DAMAGES TO PROPERTY:

Tenant is responsible for reporting all damage to the premises immediately. Any damage caused by Tenant, Tenant's household members, or Tenant's guests will be repaired at Tenant's expense (actual cost + 20%). Failure to report damage within 24 hours may result in Tenant bearing full liability for resulting additional damage.

ALTERATIONS:

Tenant shall make no alterations, additions, or improvements to the premises without prior written consent of Landlord. All approved alterations become the property of the Owner upon completion.

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DAMAGED DOORS AND FRAMES:

Any damage to doors, frames, casings, locks, or thresholds caused by Tenant negligence or intent will be repaired or replaced at Tenant's full expense as determined by Landlord.

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CITY VIOLATIONS, CITATIONS AND FINES:

Any fines issued by Baltimore City resulting from Tenant's actions, including illegal dumping, improperly stored trash, unregistered vehicles, or pest infestation caused by Tenant, shall be Tenant's sole responsibility to pay.

PEST CONTROL:

Tenant is responsible for keeping the premises free of insects and pests. Any pest infestation resulting from Tenant's failure to maintain cleanliness shall be remediated at Tenant's expense. Bed bug infestations must be reported to Landlord immediately. Failure to report will result in a **\$200.00 fine**.

TOILETS AND DRAINS:

Tenant shall not flush wipes (including those labeled "flushable"), cigarettes, tissues, sanitary napkins, paper towels, grease, or any other non-waste materials. Tenant shall keep drains free of hair and debris. Any plumbing stoppage caused by Tenant's actions will be charged to Tenant in full.

YCA Tenant acknowledges and agrees to the drain and toilet policy above.

YCA Tenant acknowledges responsibility to report missing or unsecured drain strainers immediately.

YCA Tenant acknowledges responsibility to keep drains free of hair. A \$30 fee applies if Landlord must remove hair from drains.

Clause 12 — Tenant Obligations

Tenant agrees to keep the premises in a clean, safe, and sanitary condition. Tenant shall not damage, deface, or remove any part of the premises including walls, floors, ceilings, plumbing, electrical fixtures, doors, or windows. Tenant is responsible for the cost of repairing any damages beyond ordinary wear and tear.

WATER / MOISTURE / MOLD:

Tenant must immediately notify Landlord of any water leaks, moisture, flooding, or mold. Tenant shall take immediate steps to minimize damage (turn off faucets, cease use of affected fixtures). Water damage or mold resulting from Tenant's negligence shall be remediated at Tenant's expense.

LIGHT BULBS:

Tenant is responsible for replacing all light bulbs within the premises.

Clause 13 — Prohibited Acts

- No unauthorized persons may reside at the premises at any time
- No unauthorized pets without prior written Landlord approval and a signed Pet Addendum. Unauthorized pets will result in a \$500.00 non-refundable fee and may result in eviction
- No illegal drugs, firearms, or weapons on or around the premises — Zero Tolerance Policy
- No air conditioners, washing machines, dryers, or external antennae without prior written consent
- No gasoline, kerosene, or flammable substances stored on the premises
- No motorcycles, motorbikes, or motor scooters stored inside the dwelling
- No living or dead trees permitted on premises (plastic trees permitted)
- No waterbeds permitted
- No subletting or assignment of this Agreement without written Landlord consent
- Tenant shall not overload the electrical system
- Tenant shall comply with all federal, state, and local health, housing, fire, environmental, and police regulations

YCA Tenant acknowledges all Prohibited Acts listed above.

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Clause 14 — Quiet Enjoyment & Disturbances

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests shall not create nuisances, disturb neighbors, violate noise ordinances, or engage in any activity that interferes with the peaceful enjoyment of others. Violation of this clause is grounds for eviction.

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Clause 15 — Right of Entry

Landlord shall provide **24 hours' notice** before entering the premises for non-emergency purposes, including inspections, repairs, or showings. In the event of an emergency (fire, flooding, suspected illegal activity, risk of harm), Landlord may enter immediately without prior notice.

Landlord reserves the right to enter the premises at reasonable times to show to prospective tenants, buyers, appraisers, lenders, or contractors, and to conduct annual Safe & Clean Inspections, Maintenance Inspections, and Move-Out Inspections.

Clause 16 — Locks & Alarms

Tenant shall not alter, change, or add any lock without prior written consent of Landlord. If consent is given, Tenant must immediately provide Landlord with a copy of any new key. Landlord retains a passkey at all times. If an alarm system is in place, Tenant will be provided the code and must notify Landlord before making any changes.

Clause 17 — Subletting & Insurance

Tenant may not sublet or assign this Agreement without written consent of Landlord. Tenant is strongly encouraged to maintain renters insurance at their own expense. Landlord is not responsible for loss or damage to Tenant's personal property due to fire, theft, water damage, or any other cause. If Landlord's insurance premiums increase due to Tenant's actions, the increase may be charged to Tenant as additional rent.

Clause 18 — Notice of Moving / Vacating

Tenant must provide Landlord with at least **30 days' written notice** via Electronic Mail or Certified Mail prior to vacating. Tenant must remove all personal belongings, clean the premises, and return all keys on or before the move-out date. Failure to provide proper notice will result in forfeiture of the Security Deposit. Tenant must arrange a move-out inspection with Landlord.

Clause 19 — Breach of Lease

Any violation of the terms of this Agreement constitutes a breach of lease. Landlord may pursue all legal remedies available including eviction, recovery of unpaid rent, court costs, and damages. The Security Deposit will be applied toward any outstanding balances upon breach.

Clause 20 — Bad Checks

A returned check will result in a **\$40.00** returned check fee. After one returned check, all future payments must be made by Money Order or authorized electronic method only. All payments are made payable to: **TAJJ Essentials, LLC**.

Clause 21 — Destruction of Premises

If the premises become uninhabitable due to fire, flood, or causes beyond either party's control, the obligation to pay rent shall cease and Tenant must vacate immediately. Landlord shall not be liable for any loss or damage to Tenant's property under such circumstances.

Clause 22 — Tenant Insurance

Tenant agrees to obtain and maintain renters insurance at Tenant's own expense to cover personal property, liability, and relocation costs. Landlord is not responsible for any loss or damage to Tenant's personal property. Tenant waives all claims against Landlord for such losses.

Clause 23 — Eviction / Summary Ejectment

Landlord will initiate eviction (Summary Ejectment) proceedings in the District Court of Maryland under any of the following conditions:

- Rent is unpaid for 30 or more days past the due date
- Any material breach of this Lease Agreement
- Unauthorized occupants discovered residing at the premises

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- Illegal activity on or around the premises
- Repeated lease violations after written warning

Tenant shall be liable for all unpaid rent, late fees, court costs (including a minimum **\$275.00** preparation fee if a Warrant of Restitution is issued), and 15% legal expenses on all amounts claimed.

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Clause 24 — Abandonment

If Tenant vacates or leaves the premises unoccupied for **15 or more days** without paying rent, Landlord may take immediate possession of the premises, remove and store Tenant's belongings at Tenant's expense, and re-rent the unit.

Clause 25 — Cessation of Services

Landlord will make reasonable efforts to restore utilities and services in the event of breakdown. Landlord shall not be liable for temporary interruptions of services beyond Landlord's control.

Clause 26 — Waiver

Landlord's failure to enforce any provision of this Agreement on one occasion shall not waive Landlord's right to enforce that provision in the future.

Clause 27 — Charges Treated as Rent

All additional charges, fees, fines, and costs assessed to Tenant under this Agreement are deemed additional rent and are subject to the same collection remedies as base rent, including eviction proceedings.

Clause 28 — Allocation of Payments

All payments from Tenant will be applied first to outstanding balances (late fees, fines, repair costs) before being applied to current rent.

Clause 29 — Partial Rent

Acceptance of partial rent payment does not waive Landlord's right to pursue the balance through eviction or court proceedings.

Clause 30 — Expenses of Collection

If Landlord initiates legal proceedings, Tenant agrees to pay 15% of any amount claimed as legal expenses, plus all court costs, agent fees, and process service fees.

Clause 31 — Severability

If any provision of this Agreement is found unenforceable, the remaining provisions shall remain in full force and effect.

Clause 32 — Tenant Cooperation

Tenant agrees to respond promptly to all communications from Landlord and to cooperate with property showings, inspections, and any legitimate Landlord request. Tenant must notify Landlord of any changes to phone number or email within 2 business days.

Clause 33 — Non-Liability

All maintenance and repairs will be performed by Landlord-approved contractors. Tenant assumes full liability for any work performed by Tenant or Tenant-hired contractors without Landlord's written consent.

Clause 34 — Keys

Tenant acknowledges receipt of: 2 JCA (keys to be provided on or before move-in date).

Unreturned keys at move-out will be charged at **\$10.00 per key**. Lockout service calls are subject to the **\$50.00 minimum lockout fee** stated in Clause 10.

Clause 35 — Payment Methods

Tenant shall pay rent exclusively through: **Tenant Cloud, Venmo, or Zelle**. Cash is never accepted. All other electronic payment methods require prior written Landlord approval. Tenant is responsible for ensuring payment reaches the correct account. Changes to payment accounts must be confirmed in writing via Electronic Mail.

Money Orders (if applicable) must be hand-delivered — never mailed — to an address designated by Landlord.

ACH electronic withdrawals are permitted and will be set up by Landlord upon request.

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Clause 36 — Non-Refundable Move-In Fee

A non-refundable Move-In Fee equal to one month's rent (\$1,100.00) is due on the day this lease is signed. This fee is applied toward the first month's rent once Tenant moves in and pays the Security Deposit. If Tenant fails to move in by the agreed date, the fee is forfeited.

 Tenant acknowledges the Non-Refundable Move-In Fee.

Clause 37 — Early Termination

If Tenant terminates this lease before the end of the 12-month term, Tenant shall be liable for: (1) all unpaid rent through the end of the lease term, (2) a **\$500.00 early termination fee**, and (3) all costs associated with re-renting the unit, provided Landlord makes good faith efforts to re-rent. Security Deposit will be forfeited.

Clause 38 — Common Area Responsibilities

Tenant is responsible for maintaining cleanliness in all areas of the premises. Any trash, debris, or personal items left in common areas or on the property exterior may be removed by Landlord at Tenant's expense.

Clause 39 — Rental Application

Tenant certifies that all information provided in the rental application is true and accurate. Misrepresentation may result in immediate termination of this Agreement and forfeiture of all deposits and fees.

Clause 40 — Entire Agreement

NO VERBAL AGREEMENTS OR CHANGES WILL BE HONORED. This Agreement constitutes the entire agreement between the parties. Any modifications must be in writing and signed by both Landlord and Tenant.

 Tenant acknowledges that all Electronic Mail to Landlord will be sent to: tajjessentialsllc@gmail.com.

Tenant has read and understands this Agreement in its entirety and agrees to be bound by all terms and conditions set forth herein.

Accepted this day of: Jun 3, 2026



Joel Benjamin (Jun 3, 2026 21:04:59 EDT)

Signature of Landlord/Agent

Joél Benjamin, TAJJ Essentials, LLC

Date: Jun 3, 2026



Jane'e Coombs- Martin (Jun 3, 2026 21:00:26 EDT)

Signature of Tenant

Jane'e Coombs-Martin

Date: Jun 3, 2026