

RESIDENTIAL LEASE/RENTAL AGREEMENT

This agreement made this 29th day of MARCH 2026, is between FRANCIS HENDRIX (hereinafter called owner/management) and JUSTUS GRIER (hereinafter called tenant). Owner/Management leases to tenant, and tenant rents from owner/management, residential unit located at 1119 WHEELER AVENUE, BALTIMORE, MD 21216 (hereinafter called residence), under the following conditions:

1. **TERM:**

The initial term of this shall be 12 MONTHS, beginning JUNE 1, 2026, and ending Noon MAY 31, 2027.

2. **ADVANCE PAYMENTS:**

Before taking possession of the Premises, you have paid us \$900.00 as a deposit to indemnify owner against damage to the property and for Tenant's fulfillment of the conditions of this agreement.

3. **RENT:**

You shall pay \$1,000.00 in advance no later than the 1st day of each month during the term of this lease by cashier's check or utilizing the Zelle® cash transfer service through your financial institution. ***No personal checks or cash will be accepted.*** All payments should be made payable and mailed to: ***Ms. Alicia Lewis-Hendrix (property manager), 1204 Newfield Road, Gwynn Oak, MD 21207.*** Other forms of payment will be accepted upon mutual agreement between both parties.

4. **OTHER CHARGES:**

If you are permitted to pay your rent by check and your check does not clear the bank for any reason whatsoever, we shall have the right to charge you \$50.00 as Additional Rent to cover our additional expenses for bookkeeping, clerical services, and fees. You shall also owe us the late charges set forth in Paragraph 5.

If we have to institute legal proceedings against you for non-payment of rent or for violations of other terms of conditions of this lease and we prevail, we may charge you actual legal expenses not to exceed fifteen percent (15%) of the amount of rent due plus all court costs we actually incur.

If pets are permitted by owner/management, the tenant agrees to pay an additional damage deposit of \$ 100.00, for damage that may be caused by the pet. This deposit will be returned to the tenant within forty-five days of vacating the property, if no damage has been caused by the pet. The tenant agrees to pay an additional monthly rent of \$ 50.00 for the privilege of housing the pet. The tenant agrees to remove the pet from the rental unit if any of these terms or conditions are broken.

5. **LATE CHARGES:**

You shall pay a charge of \$50.00 if the monthly rent payment is paid after the 10th day of the month. This charge is not more than five percent (5%) of the monthly rent payment.

6. **APPLICATION OF PAYMENTS:**

All payments received by owner/management shall be applied first to any previous balance, including late fees, utility bills, court costs, repair costs for which the tenant is responsible, and returned check fees.

7. **DEFAULT:**

Pursuant to Maryland law and court process, you may be evicted from the residence if you violate any term, covenant, or condition of this lease, including but not limited to, non-payment of rent.

8. **REPOSSESSION:**

We may ask the court to return control of the residence to us pursuant to Maryland law if you do not fulfill your obligations under this lease or if you violate one of your duties under this lease.

9. **SECURITY DEPOSIT:**

We have received a Security Deposit of \$900.00 from you. Deposit will be returned to tenant, less a \$250 carpet cleaning charge, forty-five days after residence is vacated if:

- A. Lease term has expired or agreement has been terminated by both parties;
- B. All monies (including unpaid rent and court costs) due to owner/management by tenant have been paid;
- C. Premises is not damaged by you or your family, or social guests, and is left in its original condition, normal wear and tear excepted;
- D. Owner/management is in receipt of payment for all utility bills (water bills and oil bills, if applicable);
- E. Deposit will not be returned if tenant leaves before lease time is completed. Deposit may be applied by owner/management to satisfy all or part of tenant's obligations and such act shall not prevent owner/management from claiming damages in excess of the deposit. Tenant may not apply the deposit to any of the rent payment; and
- F. Keys have been returned and a forwarding address left.