

Lease Amendment

This Lease Amendment (the “Amendment”) made this August 7th, 20 26 between:

Landlord: Zach Winter

Tenant(s): Marshall Thomas Wilfong and Laura Denise Silva

for the property known as: 8 S Ann St 1st Fl Baltimore, MD 21231

(the “Property”).

Whereas Landlord and Tenants entered into a lease agreement for the Property on August 7th, 20 26 (the “Lease Agreement”).

Whereas Landlord and Tenants have substantially complied with the Lease Agreement terms and mutually wish to amend terms as follows:

The above recitals incorporated herein, and for good and valuable consideration, the receipt of which is hereby acknowledge, the parties agree as follows:

This Amendment adds Sarah Kathleen Duke currently residing at 233 Dove Cottage Ln Cary, NC 27519 as a co-signer/
guarantor.

All other terms of the Lease Agreement remain unchanged and fully enforceable.

Tenants:

Marshall Wilfong
Marshall Wilfong (Aug 4, 2026 19:55:59 EDT)

Name: Marshall Thomas Wilfong

Laura Silva
Laura Silva (Aug 4, 2026 21:09:42 EDT)

Name: Laura Denise Silva

Sarah Duke
Sarah Duke (Aug 5, 2026 11:19:32 EDT)

Name: Sarah Kathleen Duke

Name: _____

By: Zach Winter

Zach Winter

RESIDENTIAL LEASE AGREEMENT

Property Address

8 S Ann St 1st Fl Baltimore, MD 21231



Date of Signing



Lease Period in Months

12 months



Security Deposit Required

\$1,600.00



Lease Date

8/7/2026



End of Lease Term

6/30/2027



Security Deposit Received

\$1,600.00



Reservation Fee
Collected?



Reservation Fee Collection Date

7/24/2026



Reservation Fee Amount

\$1,600.00



Lessor

Zach Winter



Tenant 1

Marshall Thomas Wilfong



Tenant 2

Laura Denise Silva



Tenant 3



Tenant 4



Rent

\$1,650.00



Lead Certificate Number

1174791



	YES	NO
Heating Equipment?	☒	☐
HOA Fee?	☐	☒
Range?	☒	☐
Refrigerator?	☒	☐
Washer?	☒	☐
Dryer?	☒	☐
Dishwasher?	☒	☐



NEW MOVE-IN CHECKLIST

☐

Executed Lease

☐

Security Deposit Form

☐

Valid Photo ID of Every Leaseholder

☐

W-9 for Every Leaseholder

☐

Completed Application

☐

Carbon Monoxide Forms

☒

Lease Signing

☐

Via Email

Date

☐

Lead Disclosure

☐

Lease Signing

☐

Via Email

Date

☐

Notice of Tenant Rights

☐

Lease Signing

☐

Via Email

Date

☐

MDE Lead Certificate

☐

Lease Signing

☐

Via Email

Date



Residential Lease Agreement

This Residential Lease Agreement (the "Lease"), dated 8/7/2026, made between
Zach Winter, and Marshall Thomas Wilfong

Laura Denise Silva

(hereafter individually and collectively known as "Tenant" or "You") for the premises known as
8 S Ann St 1st Fl Baltimore, MD 21231 (the "Premises") therefore, in consideration of the
Owner renting the premises to the Tenants, the Tenants do hereby understand and agree to the
following terms and conditions:

Unit Includes: ☒ Heating Equipment ☐ HOA Fee

Appliances: ☒ Range ☒ Refrigerator ☒ Washer ☒ Dryer ☒ Dishwasher

1. TERM: Owner leases to Tenant and Tenant leases from Owner the Property for the term of
12 months commencing on 8/7/2026 and ending on 6/30/2027 (the "Initial Term"), at a
total rental of \$1,650.00 for said Term, due and payable in equal monthly installments of \$1,650.00,
in advance, on the first day of each month.

If this lease starts on a day other than the 1st of the month, the first month's rent shall be pro-rated for the
amount of days from the move in date, until the last day of said month, but payable on the 1st day of the next
month. Rent for the first full month, is due upon move in.

Pro-rata rent for the period of September 1st 2026 to September 30th 2026 shall be
\$1330.62. Due on September 1st 1st, 2026.

If the Premises is located in Howard County, Maryland, the "Howard County Jurisdictional Addendum" is
incorporated herein. If any term or section of such addendum conflicts with the terms of this Agreement, the
Howard County Jurisdictional Addendum Controls.

2. PAYMENT OF RENT/LATE FEES: Tenant agrees to pay the rent when due without any deduction
or setoff. If a monthly installment of rent is paid more than three (3) days after the date when due, Tenant
shall pay, as additional rent, a sum equal to 5% of the amount of delinquent rent due. Rent may be paid online
via the Tenant Portal. Credit card payments made through the portal are subject to a 3.____% transaction fee.
This fee is subject to change with sixty (60) days advance notice. RENT IS CONSIDERED PAID WHEN
RECEIVED BY THE LANDLORD.

Payments shall be applied in the following order: oldest owed rent, oldest owed late fees, oldest awarded
Sheriff/constable fees, citations, utilities, any other amount owed under this agreement

***In Baltimore City, late fees are due if rent is unpaid after the 10th day after the due date. However,
if the Tenant receives government assistance to pay any portion of the rent due, late fees are not due
until ten (10) days after the date the government assistance is regularly paid.**

****In Howard County, if Tenant fails to pay the rent in full before the 6th day of the month, Resident
will pay Owner, as additional rent, a late fee of 5% of any portion of the current monthly rent that has
not been paid by the 6th of the month. The late fee is due on the 7th of the month.**

Zach Winter
8 E Seminary Ave
Timonium, Maryland 21093

Agent ZW Tenant(s) MW LS
MW LS

If a check is accepted by Owner from Tenant for rent, it is purely as an accommodation to Tenant. If any check or ACH is dishonored, Tenant agrees to pay a \$35.00 charge to Owner as additional rent. The amount of late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such charges and fees as Owner has for the non-payment of rent. IF FAILURE TO PAY RENT CASE IS FILED, OR IF PAYMENTS MADE ARE REVERSED OR RETURNED FOR ANY, TENANT ACCESS TO MAKE PAYMENTS VIA THE TENANT PORTAL SHALL BE DISABLED, AND ALL FUTURE PAYMENTS SHALL BE BY MONEY ORDER/CERTIFIED FUNDS.

3. AUTOMATIC RENEWAL OF LEASE TERMS

MONTH-TO-MONTH: This Lease shall continue in force from month to month after the expiration of the Initial Term. Either party may terminate this Lease at the end of the Initial Term, or any renewal term, by giving written notice to the other party at least sixty (60) days prior to end of the initial or renewal term. Alternatively, should the Owner or Agent notify the Tenant in writing of its intent to change the terms of the lease, the Tenant shall have 15 days from the date of said letter to reject the new terms, otherwise it is automatically renewed per the new terms.

MW LS
MW LS

Tenant Initials

4. SECURITY DEPOSIT: PAYMENT AND RECEIPT: A security deposit is required as a condition of this Lease. Owner hereby acknowledges receipt from Tenant of the sum of \$1,600.00, in the form of certified funds in connection with the Lease to protect Owner against non-payment of rent, damage due to breach of the Lease (including failure to surrender the Property free and clear of debris and furniture, or failure to return all keys to the Property to the Owner), and for damages to the Property, common areas, major appliances and furnishings, if any, caused by Tenant, or any agent, employee, invitee or family member of Tenant, in excess of ordinary wear and tear.

The amount of the security deposit and/or surety bond shall not exceed the equivalent of two (2) months' rent per dwelling unit leased under the Lease. Tenant shall not apply the security deposit as rent and shall not apply the security deposit to the last month's rent.

Within thirty (30) days of its receipt, the security deposit shall be deposited by Owner in a Federally insured Maryland banking or savings institution, which does business in Maryland, in an interest-bearing account devoted exclusively to security deposits or, upon Owner's election, in an insured certificate of deposit at a branch of a Federally insured banking or savings institution located in Maryland, or in securities issued by the Federal Government or the State of Maryland. Within 45 days after the end of the tenancy, the Owner shall return the security deposit to the tenant together with simple interest which has accrued at the daily U.S. Treasury yield curve rate for 1 year, as of the first business day of each year, or 1.5% a year, whichever is greater, less any damages rightfully withheld, including nonpayment of rent, damages due to a breach of the Lease or damages to the leased Premises, common elements, major appliances and furnishings caused by Tenant, or by Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear. Owner may also withhold the amount of any surcharges awarded in a judgment by the District Court of Maryland for a Complaint for Repossession for Failure to Pay Rent authorized under Md. Code Ann. Cts. & Jud. Proc. §7-301(C)(5)(II). Interest shall accrue at six-month intervals from the day Tenant gives the security deposit. Interest shall not be compounded. If Owner withholds all or any portion of the security deposit for unpaid rent or for damages as provided, Owner, within forty-five (45) days after the termination of the tenancy, shall furnish, by first class mail to Tenant's last known address, a written list of damages claimed, together with a statement of the costs actually incurred.

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Agent ZW Tenant(s) MW LS
MW LS

Tenant has the right to have the Property inspected by Owner, in the presence of the Tenant, for the purpose of making a written list of damages to the Property that exist at the commencement of the tenancy if Tenant so requests, in writing, by certified mail, to Owner within fifteen (15) days of the Tenant's occupancy of the Property.

Tenant has the right to be present when Owner inspects the Property in order to determine if any damage was done to the Property, if the Tenant notifies the Owner by certified mail of Tenant's intention to move, the date of moving and Tenant's new address. Such notice from Tenant must be mailed at least fifteen (15) days prior to the date of moving. Upon receipt of such notice, Owner 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 (5) days before or five (5) days after the date of moving as designated in the notice from Tenant to Owner. Owner need not notify Tenant of his intention to withhold all or any part of the security deposit if Tenant has been evicted, or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event, Tenant may make demand for return of the security deposit by giving written notice by first class mail to Owner within forty-five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. Owner, within forty-five (45) days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail.

In the event Owner fails to comply with the provisions of Maryland law applicable to residential security deposits, Owner may be liable to Tenant for a penalty of up to three (3) times the amount of the security deposit withheld by Owner, plus reasonable attorney's fees. Owner, by Maryland law, shall retain a copy of this receipt for a period of two (2) years following the termination of the tenancy, abandonment of the Property, or eviction of the Tenant. In the event of a sale of the Property or the transfer or assignment by Owner of this Lease, Owner shall have the right to transfer the security deposit to the transferee and Owner shall be released from all liability for the return of the security deposit and Tenant shall look solely to the transferee for the return of the security deposit. It is agreed that the foregoing shall apply to every transfer or assignment made of the security deposit to a transferee. In the event of any rightful or permitted assignment or sublease of the Lease by Tenant to any assignee or sublessee, the security deposit shall be deemed to be held by Owner as a deposit made by the assignee or sublessee and Owner shall have no further liability with respect to return of such security deposit to Tenant.

Tenant agrees that Owner may deduct from the security deposit a reasonable professional cleaning fee in the amount of \$ 200 .00

If there are multiple persons listed as Tenants, and not all Tenants give a forwarding address as required, any security deposit refunds will be made payable and sent to the person leaving a forwarding address. If no listed Tenant leaves a forwarding address, and no other written instructions for return of the deposit agreed to by all listed Tenants, then any refund shall be made payable and sent to the last known address of the first Tenant listed on this lease.

5. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied only by the following person(s), and by no other persons:

Marshall Wilfong

Laura Silva

Zach Winter
8 E Seminary Ave
Timonium, Maryland 21093

Agent ZW Tenant(s) MW LS
MW LS

Tenant, by Tenant's signature, represents and warrants to Owner that neither Tenant nor any person(s) identified in this Paragraph has been convicted of a felony crime in any federal or state court except as otherwise disclosed by Tenant to Owner on the Application For Tenancy Form, as signed by Tenant.

6. WATER, GAS, ELECTRICITY, FUEL, OIL, ETC.: Failure to pay and maintain continuous services for gas, electric and water is a material breach of the terms of this lease, warranting eviction. Unless otherwise indicated above, Tenants agree to supply fuel for heat, gas for cooking and/or hot water, electricity and their own furniture and appliances, unless supplied by the owner. If the rental includes gas and/or electricity, Tenants agree to pay the Owner, as additional rent, the costs of any fuel and/or energy used in operating any of the Tenants appliances for heating or air conditioning. Tenants agree to pay for all metered water and sewer service charges, the cost of which is billed by Baltimore City periodically. If heat is fueled by oil, Tenants agree to purchase all their fuel oil from the company as may be designated by the Owner from time to time in order to obtain free oil burner service. The Owner here-in designates such Company at this time to be _____ Phone _____. If they fail to do so, Tenants will pay, as additional rent, the cost of repairs to oil burner, heating plant and controls and any other damage as a result thereof. Tenants are permitted to purchase fuel oil from a company of their own choice but must provide the Owner, prior to the start of each heating season, with a copy of a fully paid for oil burner Service Contract from said Company or other reliable Service Company. If Tenants fail to provide such Service Contract then the Owner may purchase one and charge the cost to the Tenant as additional rent. In any event, the Tenants shall pay for the cost of priming the oil burner or other repairs if necessitated by the Tenants allowing the oil tank to run too low or dry.

Water is included with rent. Nevertheless, Tenant shall not unreasonably abuse usage of water. Tenant is prohibited from intentionally leaving faucets, hose bibs, and showers open for an unreasonable amount of time. Tenant shall immediately report to Owner any constantly running or leaking toilets. Tenant shall not intentionally flush toilets other than for normal use. Intentional abuse of water usage is a material breach of lease, warranting eviction. Water usage by tenant will be evaluated on an annual basis, and shall be considered in any offer for renewal of the lease.

7. MAINTENANCE, REPAIRS, TENANT INSPECTION: Tenants have inspected the premises prior to the signing of this lease and found the premises to be safe, sanitary and suitable for habitation and all heating, lighting and plumbing to be free of any visible defects, except as indicated on a move in inspection form provided to Agent within fifteen (15) days from move in.

Owner agrees, upon notification by Tenants via email, to maintain roof and plumbing, heating and electrical facilities in good repair unless the need for such repair results from misuse, abuse or neglect by Tenants or their invitees. It is agreed that the Owner does not supply, repair, replace or install storm doors, storm windows, screen doors, window screens or shades, fuses, batteries, furnace filters, laundry wash trays, janitor service, garbage collection or any other items or services not specifically listed as supplied in this agreement. Any interior decorating such as painting or papering shall only be done with written permission of the Owner. Tenants agree to notify Owner by via email or Tenant Portal of repairs specifically exempted in this section above, at Owner's expense and within a reasonable length of time, those items caused by ordinary wear and tear. If any defective condition of the premises comes to the Tenants attention, it shall be the duty of the Tenant to immediately notify the Owner of such defective condition by e-mail or via the Tenant Portal. The Tenant shall be responsible for any liability or injury resulting to the Owner, Owner's employees, service providers and any invitees of tenant or owner as a result of the Tenants failure to so notify the Owner of such defective condition. If the need to repair is caused by Tenants or their invitees, Owner may make repairs, the cost shall be immediately be reimbursed by the Tenants upon notification of amount. Any repairs made by the Owner without request notification by Tenants shall not be construed as a waiver of the obligation of Tenants to notify Owner of any requested repairs in writing.

Tenant accepts that for any repairs, replacements, and related services that resulted from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members, that Owner may from time to time choose to perform said repairs, replacements, and related services themselves, and not hire an outside contractor. Should Owner perform such repairs, replacements, and related services themselves, Tenant agrees to pay unto Owner, as additional rent, \$50.00 per hour, per worker, for the labor such repairs, replacements, and related services and minimum charge of \$100.00. Tenant also agrees that these charges are reasonable, customary, and usual. This provision shall also apply to any damages beyond normal wear and tear chargeable to Tenant's security deposit.

8. TENANTS OBLIGATIONS TO THE PROPERTY: Tenants agree to keep property in a clean, safe and sanitary condition and not to damage, deface, impair, abuse or remove any part of the premises which includes but is not limited to walls, ceilings, floors, woodwork, paint, paper, plumbing, heating, electrical, glass, doors, window sash, hardware and fixtures; not to use water on wood floors but to keep them waxed and covered with floor covering and to wash and use liquid wax on tiled floors. Tenants agree to keep their entire dwelling unit and basement, yards, porches, fire escape, steps, walk and sidewalks clean and to keep all walks, sidewalks clean and to keep all walks, sidewalks, porches and exterior steps clear of snow and ice, except wherever any of the foregoing might be a common area of a multiple family dwelling and not under the Tenants sole control; to buy and use a sufficient number of 20 gallon metal garbage cans with tight fitting lids and to set out said cans at such times and location as designated by the Owner so as to effect the proper collection of same; and if Tenants fail to fulfill any of these obligations, Owner may perform them and charge Tenants to reasonable cost for each such item, which the Tenants agree to pay as additional rent. Tenants, if renting a one-family house, shall water and maintain all lawns and shrubbery and agree to keep all shrubs trimmed, the grass cut and to weed all flower beds and upon failure on their part to do so, Owner may have this done at Tenants expense. In a multi-family dwelling the foregoing duties shall be the responsibility of the first floor Tenant. It is understood and agreed that the rent charged for this first floor unit has been adjusted in consideration of the Tenant carrying out these duties. Tenants must continually occupy premises and keep premises heated to a temperature above freezing during cold weather by using the heating equipment on the premises and not by using the gas stove or other appliances. Tenants agree to pay the cost of repairing any damage to the building or equipment therein, including inside burst water pipes or other water facilities, due to freezing caused by neglect, carelessness or the willful act of the Tenants. It shall be the responsibility of the Tenants, after the first two weeks of occupancy, to arrange for and to pay for the cost of exterminating bugs, pests, insects, vermin and rodents in the portion of the premises under their control and to relieve any and all plumbing chokage. Tenants shall also be responsible for the replacement of all broken or cracked window glass or other glass regardless of the nature or cause of breakage. If the Tenants fail to fulfill any of these obligations, the Owner may perform them and charge Tenants the full cost for each item, which the Tenants agree to pay as additional rent.

9. SUB-LETTING, INSURANCE: Tenant shall not assign this Lease or sublet all or part of the Property without the prior written consent of Owner, which consent may be withheld in the Owner's sole and absolute discretion. Any assignment or subletting without Owner's prior written consent shall be null and void and of no effect. Owner 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.

10. NOISE AND BEHAVIOR: Tenants will permit no disturbing noises or conduct, and shall not knowingly permit to enter the premises or to remain therein any person of bad or loose character or of improper behavior, nor permit any illegal or immoral conduct or obstruct or interfere with the rights of other Tenants or any of them or in any way injure or annoy them at any time. Tenants will allow no singing or musical instrument of any kind, including television, radio, hi-fi, stereo, etc., at any time, if the

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Agent ZW Tenant(s) MW LS

same shall disturb or annoy other occupants of the building or of neighboring properties.

Threatening, abusive, obnoxious, harassing, or offensive behavior, statements, or acts, orally, or in writing, to Owner, its Agents, and/or Agent's staff, or their contractors is not tolerated to any degree. If Tenant engages in such, it will be deemed a clear and imminent dangerous breach of the lease warranting termination of the lease without advance warning.

11. EARLY TERMINATION (Buy Out): The Resident may elect to terminate this Agreement, or any renewal or extension, prior to its expiration date, by buying out of its remainder, only if the following conditions are met:

- Resident gives Agent written notice to terminate this Agreement at least sixty (60) days prior to the next rent payment due date, and gives a date certain of when Tenant is vacating, with a forwarding address.
- Tenant's rent is current upon date of notice.
- Prior to vacating, rent is paid through the end of the month in which Resident plans to vacate.
- Prior to vacating, Tenant additionally pays an amount equal to two (2) months' rent in the form of guaranteed funds.
- Tenant delivers the keys the day when moving out.

This clause is not a liquidated damages clause and is offered solely for the benefit of the Tenant. Failure to meet any of these conditions and the lease is in full force and effect regardless of whether Tenant vacates.

12. FAILURE TO VACATE AT TERMINATION: If Tenant does not vacate the Property on or before the last day of the applicable Term, Owner may (a) hold Tenant liable as a tenant holding over at double the most recent rental rate; and/or (b) exercise any other remedy granted to a Landlord under Maryland law.

13. PROHIBITED ACTS, CARE OF PREMISES: Only the persons listed above will occupy the property. No pets shall be permitted on the premises at any time; no portable swimming pools, playground equipment, electric heaters, washing machines or outside TV or radio aerials or antennae, or any other apparatus designed to receive electronic signal transmission with be installed without written consent of Owner nor shall the Tenants overload the electrical system. Nothing shall be attached to the roof or walls which would, in any manner, cause damage. Positively no waterbeds are permitted on the premises. Tenants shall not in any way obstruct the sidewalks, fire escape, entry, steps, elevators, stairways, landings, etc., not permit children to play therein.

Tenants may not disconnect or remove gas stove or refrigerator, if supplied by Owner, without written permission by Owner. Tenants agree not to violate any law in using the property, and agree to comply with all health, housing, fire and police regulations, and will not store or permit the storage of any gasoline, kerosene, or other flammable liquids or substances in the premises, common halls, basement or storage areas.

The use of illegal kerosene heaters is forbidden. Any fireplace existing on the Premises shall not be operated. Tenants are prohibited from the use of electric fireplaces, space heaters, or any devices of any kind providing supplemental heat, unless provided by landlord or authorized by landlord in writing.

14. RIGHT OF ENTRY: Owner shall have the right to enter the premises at reasonable times by use of key or by force if necessary, to inspect same and to make repairs required therein or elsewhere in Owner's property, to enforce any provision of this lease, and to show property to prospective Tenants or others, by appointment or by use of key. It is further agreed that in the event said Tenants, prior to the expiration of this lease, or any renewal term thereof, vacate, abandon, or surrender the premises at any time during the tenancy then the said Owner shall the right to enter the premises by use of key or by force,

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if necessary, for the purpose of decorating or repairing said premises so that it may be put in a habitable and proper condition for occupancy by a prospective or another Tenant, without being liable to prosecution therefore or damages by reason thereof and without relieving the Tenants of any obligation to pay the rent for said premises.

15. LOCKS: Tenants shall not alter or add any lock or lock cylinder in any door without the written consent of the Owner. If such consent is given the Tenants shall immediately provide the Owner with a key for the use of the Owner or his agent pursuant to the Owner's right of access to the premises. Owner may retain a pass key to the premises. Tenants agree that they have examined all locks throughout the premises and are satisfied that same are suitable and in good working order so as to afford a reasonable degree of safety and security.

If Tenant is locked out of the Premises, a fee of \$100.00 during normal business hours (Monday-Friday, 9:00am-5:00pm, excluding holidays), or a \$200.00 charge outside normal business hours, shall be charged to Tenant for lockout services, as additional rent. If Owner is unable to arrange lockout services, (i.e. after hours, scheduling), Tenants must arrange and pay for their own professional locksmith. Any services requiring re-keying must be consistent with other locks in the house. If one lock needs to be changed to a different key, and other locks in the Premises use the same key, all locks must operate with the new key. A copy of any new keys must be IMMEDIATELY provided to the Owner.

Any change of the locks by Tenants without first notifying Owner of a lock out, is strictly prohibited. Failure to provide Owner with new keys is a material breach of the lease, warranting eviction.

16. TENANTS OBLIGATION PRIOR TO MOVING OUT: Tenants must clean the property, including the gas stove and other equipment, if supplied, remove all trash, furniture and other belongings, secure the premises and leave same in good condition, ordinary wear and tear excepted, and returns keys to Owners office within 24 hours after vacating. When lease has been terminated by action of the parties or by operation of law, Owner may remove and dispose of such personal property which has been abandoned and Tenants agree to pay the cost of such removal. TENANT MUST ARRANGE MOVE OUT INSPECTION WITH OWNER.

17. SMOKE DETECTOR INSTALLATION AND MAINTENANCE: (a) Tenant acknowledges that Landlord has installed one or more smoke detectors in accordance with §9-102 of the Public Safety Article of the Annotated Code of Maryland. (b) If this lease pertains to a property located in Baltimore County, Tenant also acknowledges that Owner has installed one or more smoke detectors in accordance with §§ 14-2-201 of the Baltimore County Code. (c) If this lease pertains to property located in Baltimore City, Tenant also acknowledges that Owner has installed one or more smoke detectors in accordance with Part VIII, Section 907 of the Building, Fire and Related Codes of Baltimore City. (d) Tenant further acknowledges that with respect to any smoke detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Owner any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Owner harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Owner as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Owner and Owner shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Owner the costs of repair or replacement incurred by Owner, or such costs as may be added to and deemed part of the rent. Owner shall have the same remedies for the collection of such costs as Owner has for nonpayment of rent. Tenant is responsible to replace any failed back up batteries.

18. DESTRUCTION OF PREMISES: In the event the premises becomes uninhabitable as a result of fire or unavoidable accident, the obligation to pay rent shall cease immediately, the lease will terminate, and the Tenants agree to vacate the premises at once. The Owner shall not be liable for any loss or damages to any property at any time located on the premises, whether due to theft or suffered by reason of fire, water, rain, snow, hail, lightning, vermin or any other cause unless such loss is caused by the Owners negligence.

19. RENTER'S INSURANCE REQUIRED: Tenant understands that the Owner is not liable for any injury, loss or damage to person or property caused by other residents or other persons, or caused by theft, vandalism, fire, water, smoke, fumes, mold, explosions or other causes unless the same is exclusively due to the omission, fault, negligence or other misconduct of the Owner. Therefore, the Tenant agrees that during the term of this agreement, and any renewal or extension thereof, the Tenant shall, at the Tenants' sole cost and expense, purchase a renter's form of homeowner's insurance coverage providing for personal liability coverage and providing coverage to keep the Tenant's personal property on and in the Property insured for the benefit of the Tenant against loss or damage. Tenant shall provide a copy of said policy to Owner at the commencement of the Lease and upon the request of the Owner. Agent and Owner shall be named as an additional insured. Failure to maintain the required insurance shall be a material and substantial breach of the Lease warranting an eviction.

20. LEASE VIOLATIONS: If any of the representations made in Tenant's Lease Application are misleading or untrue, or if the Tenant, Tenant's family, employees, agents or guests violate any provision of this Lease or any rule or regulation herein imposed, then the Owner or Agent of the Owner may treat such representation or Lease violation as forfeiture under the terms of this Lease Agreement, with the Tenant's possession of the Property terminating on the date specified in Owner's or Agent's notice. Under such circumstances, the Owner may re-enter and take possession of the Property by using applicable law. If the Tenant's possession of the Property should be so terminated, or if the Property should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable to the Owner for the rent through the expiration date of the Lease, or any renewal or extension thereof. Furthermore, the Tenant will remain liable for such other damages sustained by the Owner due to the Tenant's breach of the Lease and/or Tenants termination of possession of the Property so long as such liability is not expressly prohibited by applicable law. Other damages may include, but are not limited to, costs incurred in recovering possession of the Property, costs incurred in re-letting the Property (such as rental commissions, and a proportionate share of advertising expenses), utility costs for the Property while it remains vacant, and costs incurred in redecorating the Property.

21. TENANT'S AND OWNER'S DELIVERY OF NOTICES: All notices required to be given by Owner/Agent to Tenant shall be sufficiently given by leaving the same at the Property, sending 1st class mail, email, or through the Tenant Portal. Tenant agrees to accept notices regarding intent to increase the rent electronically via email and/or the Tenant Portal. Notice of the withholding by Owner of any portion of the security deposit shall also be mailed by Owner to Tenant at Tenant's last known address, within forty-five (45) days after the expiration of this Lease.

Tenant agrees to accept notices regarding intent to increase the rent electronically via email and/or the Tenant Portal, unless they opt-out.

I/We elect to Opt-Out of electronic delivery of notice regarding rent increases _____ (Initials)

All notices required to be given by Tenant to Owner, and all rent (unless delivered electronically), shall be delivered to the following addresses: (mailed communications shall be given by certified mail only)

Name: ZBA Group
Address: 8 E Seminary Ave, Timonium, MD 21093
Email: Jen@zbagroup.com

Zach Winter
8 E Seminary Ave
Timonium, Maryland 21093

Agent ZW Tenant(s) MW LS

22. WATER/MOISTURE/MOLD: Tenant shall promptly notify Owner 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 premises. In the event of water moisture, water leaks, water spillage, flooding and/or water damage, Tenant shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant shall notify Owner promptly in the event mold of any type is observed within the leased premises. Upon notification from Tenant, Owner, at Owner's sole expense, shall promptly remediate and repair any water damage to the premises caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the premises which occur through no fault of Tenant. In the event water damage or mold occurs within the premises through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Owner, to remediate and repair such water damage and removal of mold.

MW Tenant's Initials LS Tenant's Initials

23. CESSATION OF SERVICES: It is mutually agreed that the Owner has equipped the building with adequate heating, plumbing, electrical, hot water and other necessary facilities and apparatus and in the event of accident thereto or breakdown thereof, Owner shall use every reasonable effort to promptly restore the service, and shall not be chargeable by the Tenants for a temporary cessation of an adequate supply of the same. In the event Owner or Tenant is prevented or is unable, for reasons beyond Owners or Tenants control, to obtain fuel or electricity for the services which they respectively have agreed above to furnish or in the event of the rationing or non-delivery of the same. Owner is hereby released and discharged from any damages, direct or indirect, which might be suffered by Tenants, and this lease shall continue in full force and effect.

24. WAIVER: The failure of the Owner to insist, in any one or more instances, upon strict performance of any of the covenants of this Lease, or to exercise any option herein contained, shall not be construed as a waiver or a relinquishment for the future of such covenant or option, but the same shall continue and remain in full force and effect.

25. OWNERS, TENANTS – MEANING OF: Wherever in this agreement the term “Owner” is used it shall be construed to also mean “or his agent” and wherever the term “Tenants” is used it shall be construed to also mean “his family, employees, servants, agents, guests, invitees or sub-tenants.”

26. CHARGES AGAINST TENANTS – TREATED AS RENT; ATTORNEY'S FEES; COLLECTION COSTS; PRE-JUDGMENT INTEREST: Wherever this agreement provides for additional rent or a charge against the Tenants, for any reason so stated in this agreement, or requires Tenants to be responsible for the payment of a bill, and in the event the Tenants fail to pay such additional rent, charges or payments, then the amount thereof, at the discretion of the Owner, and without further notice to the Tenants, shall be added to and deemed part of the rent due and is payable without setoff or deduction. The Owner shall have the same remedies for the collection of such additional rent charges or payments as he has for the rent. Should any lawsuit be initiated for recovery of monies owed, Tenant agrees to pay any and all court costs and reasonable attorney's fees of no less than 15% of the amount due an owing, as well as pre-judgment interest at the rate of 6%.

27. INSPECTIONS REQUIRED BY HOUSING AUTHORITIES AND VOUCHER PROGRAMS: Tenant shall be solely responsible for being available, or otherwise allowing access to the Property, for any scheduled inspection of the Property required by any applicable government housing authority, including, but not limited to, the Department of Housing and Urban Development (HUD), the Housing Authority of Baltimore City, the Baltimore City Department of Housing and Community Development, in connection

Zach Winter
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Timonium, Maryland 21093

Agent ZW Tenant(s) MW LS

with payment of rent on behalf of the Tenant from any voucher assistance program, such as the Housing Choice Voucher Program, commonly known as "Section 8." Tenant shall immediately notify Owner if she cannot be available for the inspection, so that it may be rescheduled. Failure of Tenant to allow access to the Property for any inspection, shall be considered a material breach of this lease.

28. TENANT SHALL BE AVAILABLE FOR SERVICE AND/OR REPAIR TECHNICIANS: Tenant shall be solely responsible for being available, or otherwise allowing access to the Property, for any scheduled repair or improvement by any and all service and/or repair technician, irrespective if the negligence of Tenant caused, or did not cause, the need for said repair and improvement.

29. SNOW & ICE REMOVAL: a) Tenant is solely responsible for the removal of all snow and ice from sidewalks in front of the Property, exterior stairs, landings, and hand rails, and rear parking pad. Tenant shall remove all snow and ice from such areas in a reasonably expedient manner, and as required by local. Tenant hereby agrees to release, hold harmless, and indemnify Owner, from any and all claims for injuries related to lack of snow and/or ice removal by any Tenant, any occupant, guest, employee, or agent of Tenant, and all other passers-by. b) Owner hereby advises that alleys behind Property in the City of Baltimore are not plowed by the City, or Owner. Tenant is solely responsible for any damages to Tenant's vehicles caused by operating said vehicle in the unplowed alley, or parking pad. Furthermore, Owner is not responsible for any inconvenience of Tenant caused by the immobilization of Tenant's vehicle in the alley, or the rear parking pad caused by snow and/or ice. Tenant shall park their vehicle in the rear parking pad at their own risk before, during or after any snowfall accumulation.

30. RENT COURT AGENCY: Unless disallowed by law, Tenant is responsible for all court costs, filing fees, process service fees, and any and all fees associated with Owner hiring a Rent Court Agency due to Tenant's failure to pay timely rent, necessitating pursuit of an eviction.

31. PARTIAL RENT PAYMENT: It is agreed that the acceptance by the Owner of less than the full amount of rent due and owing shall not serve to prevent the Owner from filing a summary ejection action for any balance still due and owing.

32. ILLEGALITY – SEVERABILITY: In the event any provision or provisions of the Lease shall be deemed by a court of competent jurisdiction to conflict with applicable law, such provision or provisions shall, at Landlord's option, either be (1) deemed modified to the extent necessary to comply with such law, or (2) severed from this Lease and shall cease to be a part thereof. If such provision or provisions are so severed, the remainder of this Lease shall remain in full force and effect.

33. NOTICE: If there are two or more undersigned as Tenants, then any notice given by Owner to one shall constitute notice to all.

34. ENTIRE AGREEMENT: The Owner has made no promises or representations except those stated in this Agreement and it is agreed that this lease and the agreements herein contained can be changed only in writing and signed by both Owner and Tenants. TENANTS AGREE TO ABIDE BY GENERAL RENTAL POLICY REQUIREMENT FOR LIABILITY INSURANCE COVERAGE.

35. VENUE: Unless otherwise disallowed by applicable law, any lawsuit for monies unpaid pursuant to this Agreement shall be heard in the County for which the Property lies.

36. FULL DISCLOSURE: The Tenant (s) by signing this Residential Lease Agreement, hereby states that all questions about this Lease Agreement have been answered, that they fully understand all of the provisions of this lease agreement and the obligations and responsibilities of each party, as spelled out herein. Tenant further states that Tenant (s) agree to fulfill his or her obligations in every respect or suffer the full legal and financial consequences of his or her actions or lack of action as a violation of this Lease.

Zach Winter
8 E Seminary Ave
Timonium, Maryland 21093

Agent ZW Tenant(s) MW LS

Signature by the Tenant (s) on this Agreement is acknowledgment that he or she has received a signed copy of this lease agreement.

This lease shall be subject to and construed in accordance with the laws of the State of Maryland.

37. ADDENDA: The following addenda are attached hereto and incorporated herein, as part of the Lease:

- a. Tenant Notice
- b. Brokerage Addendum
- c. Lead Paint Disclosure
- d. Carbon Monoxide
- e. Legal Assistance Resources and Tenant's Rights (Baltimore City Only)
- f. Howard County Jurisdictional Addendum (Howard County Only)

MW LS LS NOTICE: ALL OTHER PAGES MARKED AS ADDENDUM'S TO THIS LEASE ARE ATTACHED HERETO AND MADE A PART HEREOF TO THIS LEASE AND ARE INCORPORATED HEREIN BY THE SIGNATURES OF EACH LESEE OF THIS RESIDENTIAL LEASE AGREEMENT.

By signing this Lease, Tenant (s)- Jointly and Severally, acknowledges that he/she has read and understands the terms of this lease agreement and accepts and agrees to be bound by all the terms and condition of said lease.

Signed 08/05/2026.

Zach Winter

Landlord or Owner's Agent

Marshall Thomas Wilfong

Tenant (1) NAME

Laura Denise Silva

Tenant (2) NAME

08/04/2026

Date

Marshall Wilfong
Marshall Wilfong (Aug 4, 2026 19:55:59 EDT)

TENANT (1) SIGNATURE

08/04/2026

Date

Laura Silva
Laura Silva (Aug 4, 2026 21:09:42 EDT)

TENANT (2) SIGNATURE

Tenant (3) NAME

Tenant (4) NAME

/ /

Date

TENANT (3) SIGNATURE

/ /

Date

TENANT (4) SIGNATURE

Zach Winter
8 E Seminary Ave
Timonium, Maryland 21093

Agent ZW Tenant(s) MW LS

LEASE ADDENDUM

Legal Assistance Resources and Tenant's Rights

TO BE PROVIDED AT LEASE SIGNING AND ATTACHED TO THE LEASE AND MADE A PART THEREOF

When you sign your Lease you agree to pay your rent on time along with other promises made in the lease. If you fail to pay your rent, your Landlord may begin legal action to evict you, known as a Complaint for Failure to Pay Rent-Summary Ejectment Notice. If that happens you have the right to know the amount of rent due, have your landlord prove that amount, bring items which are a threat to life, health or safety and have not been repaired by the landlord after being notified about them before a court and to have a Judge hear any dispute. Landlords must be licensed in order to rent property and must comply with Maryland's lead paint laws if the rental property is older than 1978.

The services and resources listed here may be able to help you at no or low cost if you are sued for late rent:

Legal Services –Advice Only

- District Court Self- Help Resource Center- 410 260 1392, 501 E. Fayette St., 3rd Fl., Baltimore, MD 21202 <http://mdcourts.gov/legalhelp/districtctselfhelpctr.html> Free-walk-ins welcome.

Legal Representation and Advice

- In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program - Free 443 273-5200, www.probonomd.org (same day representation at 8:30 AM Docket Tuesday- Friday)
- Public Justice Center -410 625 9409 or 410 878 8664, 501 E. Fayette St., RM 203,Baltimore, MD 21202 www.publicjustice.org (Legal Representation and Advice) Free
- Maryland Legal Aid- 410 951 7777, www.mdlab.org ,500 E. Lexington St. Baltimore, MD 21202 (Legal Representation and Advice –focused on subsidized housing) Free
- Homeless persons Representation Project- 410 685 6589, www.hprplaw.org , 201 N. Charles St, Ste 1104, Baltimore, MD 21201 (Advice, Representation, Veterans Benefits re subsidized housing)Free
- Green and Healthy Homes Initiative 410 534 6447, greenandhealthyhomes.org_b(Advice and Representation regarding lead and other health hazards)
- Peoples Law Library-(Legal Information ONLY) www.peoples-law.org

Mediation (A free Mediator helps people talk about issues and create solutions to meet their needs)

- In Court Mediation by Dist. Ct. of MD, Alternative Dispute Resolution Office- Ask Courtroom Clerk or Judge how to sign up for this service) more at <https://mdcourts.gov/distict/adr/home/rentcourt>
- Baltimore Community Mediation Center 410 467-9165, www.communitymediation.org (services available to resolve a variety of disputes not just court cases)

Financial Assistance – General and to Avoid Eviction

- 211-General Financial assistance
- Eviction Prevention- 410 878 8650, Dist. Court,501 E. Fayette Street, RM 207 Balt., MD 21201

Tenant *Marshall Wilfong*
Marshall Wilfong (Aug 4, 2026 19:55:59 EDT)

Tenant *Laura Silva*
Laura Silva (Aug 4, 2026 21:09:42 EDT)

Tenant _____

Tenant _____

Zach Winter
8 E Seminary Ave
Timonium, Maryland 21093

TENANT NOTICE

Dear Marshall Thomas Wilfong, Laura Denise Silva, _____, _____:

Thank you for renting with us. We will strive to make your stay with us as pleasant as possible. In order to accomplish this, we both will need to perform various tasks.

Now that you have read and signed your lease and its attachments for the premises at 8 S Ann St 1st Fl Baltimore, MD 21231, you are aware that initially it is for 12 months, renewing monthly thereafter. This is standard for all our leases unless we mutually agree to renew for a different time period.

Since many tenants do not refer to the lease after it is signed, please re-read your lease now and be well-informed about it. We offer the following as further clarification. (Please refer to our rental agreement for the meaning of “owner” and “tenant”.)

1. Please contact us at service@zbagroup.com concerning any items (repairs, maintenance, rent, problems, etc.). Be as specific as you can including photos and a description of the issue you are experiencing.
2. Rent is rent, and your security deposit cannot be used as rent in **any** instance.
3. Your rent payment is due on the first of every month- please refer to the addendum-**PAYMENT OF RENT** for important information.
4. You are always responsible to give us 60 days’ notice prior to the end of the term if you do not wish to renew your lease.
5. Security deposit is returned only after a move-out inspection is made by the owner and all keys are returned to the owner. Deductions will occur for damages, missing items, or breach of lease occurrences. Be sure you put in writing anything which may affect your deposit, as it occurs, so we both have a written record of it. All appliances, mini-blinds, shades, etc. supplied with the dwelling unit are to be left clean and in good condition upon move-out. Bulk items must be removed from the premises prior to the move-out inspection or a removal charge will be assessed.
6. Do not jeopardize your security deposit. Be sure to get the owner’s written permission for any alterations to the dwelling unit for surroundings which you are going to change from the way you found them upon move-in.
7. No pets are permitted without your written request and the owner’s written authorization.
8. Water leaks must be reported promptly to the owner. Conserve water as much as possible.
9. Please provide the owner with any changes in your application information, especially your cell and employment phone numbers.

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8 E Seminary Ave
Timonium, Maryland 21093

10. Hallways, stairs, basement and yards (front, rear and side, if applicable) must be kept clean and orderly at all times and should be checked by the occupants weekly. This includes wiping off the top of the boiler or furnace and hot water heater, shelves, and cobwebs from joists and dust from all pipes and wires. All unwanted tenant items must be discarded in the trash or through bulk pickup. If the owner determines that a health or safety hazard exists, cleaning and removal will be done at the tenant's expense and the cost will be due as additional rent. Trash and/or garbage is not to be "stored" in the basement or kitchen until trash day but must be kept outside in sufficient proper containers with tight-fitting lids. Please label your trash containers with your name and address. Please notify the owner if any unsafe conditions exist anywhere throughout the premises. Also, you may want to check into tenant's insurance, with a liability rider, regarding your personal property and liability coverage.
11. The "noise and behavior" paragraph in our lease is to be followed strictly. Be sure that some type of area rugs or scatter rugs are used to cover the "wear" areas of all wooden floors. This must be done within 14 days of occupancy.
12. Even if your rent is late, if there is a problem which the owner should attend to, notify the owner or else the subsequent cost could be your responsibility. **ALWAYS FOLLOW-UP IN WRITING.**
13. Your dwelling is a residence and is zoned for residential use. The operation of a business, depending on the type, may be prohibited by law. If you plan to operate a business of any kind, it must be discussed with the owner. Operation of any business, even if approved by law, is a breach of lease without written consent of the owner.
14. We provide only the appliances listed in our lease. It is your responsibility to keep them clean and operable. Clothes washing machine hookup is provided in the laundry room. Do not hook up washing machine at the kitchen sink. We do not provide a lawn mower. Lawn service or trash cleanup may be provided through the homeowners association, if applicable. If we notice an unhealthy or unsafe situation at the premises, we will notify you only once and then take appropriate remedial action. Any costs due to this remedial action which are the tenant's responsibility will be due as additional rent.
15. Our written rental agreement with the attachments is the binding agreement. Any changes to it must be in writing and signed by both tenant and owner. **NO VERBAL CHANGES WILL BE HONORED.**
16. Please see below for some helpful hints regarding maintenance of your unit.
 - A) In units with showers a shower liner, in addition to a shower curtain, is needed to keep water on the inside of the tub. The liner has magnets at the bottom to help it stay in place during shower use. Bathroom floor damages, unless noted in writing as existing upon occupancy of dwelling, are the tenant's responsibility and the cost to repair will be due as additional rent.
 - B) Do not use blue toilet tank cleaners since they stain everything. They also attack copper plumbing. Liquid bleach or bleach tablets would be more appropriate to use.
 - C) (If Applicable) do not wet mop the hardwood floors – dry mop only; use a damp cloth to clean up spills, etc. followed by wiping up with a dry cloth. Also, the polyurethane or paint coating will last a very long time if you take care in moving furniture – lift up rather than slide so as not to scratch floor. An area rug will save much unnecessary wear and tear on the floor surface. An occasional floor waxing will help protect the finish. Avoid waxing the hardwood floor for the first month in the dwelling. Use a wax made for wood floors – do not use Future wax (a clear acrylic-plastic). Be sure floor is clean prior to waxing.

- D) A plumber's cup (plunger) and a toilet auger will prove to be valuable tools for clogged drains. Unless the owner considers the stoppage as normal "wear and tear", you will be responsible for the cost of relieving chokage and you will be billed for the amount due as additional rent.
- E) Check all of your appliances for damaged plugs and wires. Replace promptly.
- F) Avoid usage of extension cords to reduce overloading of electrical circuits and tripping hazards.
- G) If you need an exterminator, please be sure that prior to his arrival, your home (including the basement) is clean enough to permit the exterminator to effectively do his work.
- H) Keep front and rear lawns and sidewalks clear of trash and debris (this responsibility extends from the front curb to the center of the rear alley). **Failure to do so may result in Environmental fines issued by Baltimore City or Baltimore County which is due and payable by you as additional rent.**
- I) Tenant has been provided a carbon monoxide (CO) detector and is responsible for keeping (the detector) in working order. Tenant should notify landlord immediately if detector is not functioning properly.
- J) Tenant to provide a fire extinguisher.
- K) Trash cans are not provided by the Owner
- L) Tenant is responsible for maintenance of lawns and shrubbery. Any environmental citations issued by a governing agency shall be the responsibility of the Tenant to pay. If Tenant received more than one (1) violation in a 12-month period, it is considering a material and substantial breach of the lease, warranting an eviction.
- M) Tenant shall promptly clean any broken glass in and about the Premises
- N) Tenants shall be permitted use of all window treatments, blinds, curtains, or other window coverings installed on premises upon taking of possession. Notwithstanding such, Tenants are solely responsible for their maintenance, and the installation and cost of any additional window treatments, blinds, curtains, or other window coverings, or replacements. Any blinds installed by Tenants become a fixture of the premises, and must not be removed upon the termination of the tenancy.
- O) Tenants shall provide felt pads for the feet and/or bottom of any and all furniture, including chairs, throughout the Property where hardwood is present, for the purpose of protecting the floor.
- P) Tenant is solely responsible for the removal of all snow and ice from sidewalks in front of the Property, exterior stairs, landings, and hand rails, and any parking pad. Tenant shall remove all snow and ice from such areas in a reasonably expedient manner, and as required by local law. Tenant hereby releases, holds harmless, and indemnifies Owner and Agent, from any and all claims for injuries related to lack of snow and/or ice removal by any Tenant, any occupant, guest, employee, or agent of Tenant, and all other passers-by.

Any alley behind the Premises is not plowed by any local governing agency, or Owner. Tenant is solely responsible for any damages to Tenant's vehicles caused by operating said vehicle in

an unplowed alley, or parking pad access via alley. Furthermore, Owner is not responsible for any inconvenience of Tenant caused by the immobilization of Tenant's vehicle in the alley, or parking pad access by an alley caused by snow and/or ice. Tenant shall park their vehicle in any rear parking pad at their own risk before, during or after any snowfall accumulation.

17. Since we cannot possibly list all potential problems that you should be aware of, we urge you to use good judgement before doing something that may cause you (and us) inconvenience and expense. Call the owner for an opinion or advice if you encounter difficulty.
18. Pursuant to your lease agreement, your unit is only to be occupied by the person or persons listed in the lease agreement. Should you permit someone to occupy the unit (more than 7 days) it is considered to be a breach of your lease.
19. The owner shall be permitted to post a "FOR RENT" sign on the premises during the sixty days prior to the termination of the lease by either the owner or tenant. The owner may post a "FOR SALE" sign at any time and may notify the tenant as a courtesy prior to posting.
20. 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.
21. Service of process shall be delivered to:

Resident Agent
ZBA Group
8 E Seminary Ave
Timonium, MD 21093

By our signature below I/We agree to the terms and conditions as set forth in this Tenant Notice which is incorporate herein and made a part hereof of the lease dated 8/7/2026 known as 8 S Ann St 1st Fl Baltimore, MD 21231.

Signed 08/05/2026.

Zach Winter

Landlord or Owner's Agent

Marshall Thomas Wilfong

Tenant (1) NAME

08/04/2026

Date

Marshall Wilfong

Marshall Wilfong (Aug 4, 2026 19:55:59 EDT)

TENANT (1) SIGNATURE

Laura Denise Silva

Tenant (2) NAME

08/04/2026

Date

Laura Silva

Laura Silva (Aug 4, 2026 21:09:42 EDT)

TENANT (2) SIGNATURE

Tenant (3) NAME

Tenant (4) NAME

/ /

Date

TENANT (3) SIGNATURE

/ /

Date

TENANT (4) SIGNATURE

Zach Winter
8 E Seminary Ave
Timonium, Maryland 21093

MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

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

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

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

Additional information may be available through:

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

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

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

1. RENTAL APPLICATIONS

Application fees:

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

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

Application expenses:

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

Tenant screening report:

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

Pet policy:

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

Assistance Animals:

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

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

2. LEASES & TENANCIES

Written lease requirements:

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

A lease may not include:

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

An automatic renewal term in a lease must:

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

Ending tenancy:

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

Ending your lease early due to abuse:

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

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

If the lease ends and no one gives notice:

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

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

3. RENT

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

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

4. UTILITIES

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

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

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

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

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

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

5. SECURITY DEPOSITS

Maximum deposit:

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

What is a security deposit:

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

Payment rules:

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

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

Move-out inspection at end of tenancy:

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

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

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

If the deposit is not returned on time:

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

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

6. CONDITION OF RENTAL UNITS

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

Reporting a problem:

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

Mold-specific requirements:

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

Repair and Access:

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

If problems are not fixed:

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

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

Lead paint:

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

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

Living in your unit:

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

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

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

7. EVICTIONS

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

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

Court process required:

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

Your rights in court:

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

Notice before eviction:

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

Eviction requirements and stopping the eviction:

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

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

8. CONSTRUCTIVE EVICTIONS

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

When it applies:

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

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

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

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

What landlords must do to avoid constructive eviction:

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

9. TENANT RIGHT OF FIRST REFUSAL

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

When it applies:

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

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

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

Notice process:

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

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

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

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

10. PROHIBITED ACTS BY LANDLORDS

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

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

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

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

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

Retaliation may include actions such as:

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

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

Notice requirements before your landlord can enter your unit:

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

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

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

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

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

11. RESOURCES

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

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

Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

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

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



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

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

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

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

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

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

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

Services Provided:

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

The People's Law Library of Maryland

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

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

Services provided:

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

By signing this document, I/we acknowledge that I/we have received the Maryland Tenants' Bill of rights.

Marshall Wilfong

Marshall Wilfong (Aug 4, 2026 19:55:59 EDT)

Tenant Signature

08/04/2026

Date

Laura Silva

Laura Silva (Aug 4, 2026 21:09:42 EDT)

Tenant Signature

08/04/2026

Date

Tenant Signature

Date

Tenant Signature

Date

Zack Winter

Landlord Signature

08/05/2026

Date

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

Lead Warning Statement

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

Lessor's Disclosure

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

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

(ii) 3w Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

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

(ii) 3w Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) MW Lessee has received copies of all information listed above.

(d) MW Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(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.

<u>Jack Winter</u>	08/05/2026		
Lessor	Date	Lessor	Date
<u>Marshall Wilfong</u>	08/04/2026	<u>Laura Silva</u>	08/04/2026
Marshall Wilfong (Aug 4, 2026 19:55:59 EDT)		Laura Silva (Aug 4, 2026 21:09:42 EDT)	
Lessee	Date	Lessee	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

INSERT LEAD DISCLOSURE AND PAMPHLET
INSERT LEAD CERTIFICATE

ADDENDUM - CARBON MONOXIDE ALARM DISCLOSURE

For the Premises known as 8 S Ann St 1st Fl Baltimore, MD 21231 under the lease dated 8/7/2026 by and between Marshall Thomas Wilfong, Laura Denise Silva, _____, _____ by and between and Zach Winter, Agent for Owner.

By my signature below I hereby acknowledge that I have received copies of 22 articles on 12 Sheets of paper regarding my new Carbon Monoxide Alarm. The Carbon Monoxide Alarm has been placed outside my bedroom on the ceiling/wall for my protection. I acknowledge that it is my responsibility to understand and maintain my detector for my safety.

Signed 08/05/2026.

Zach Winter

Landlord or Owner's Agent

Marshall Thomas Wilfong

Tenant (1) NAME

Laura Denise Silva

Tenant (2) NAME

08/04/2026

Date

Marshall Wilfong
Marshall Wilfong (Aug 4, 2026 19:55:59 EDT)

TENANT (1) SIGNATURE

08/04/2026

Date

Laura Silva
Laura Silva (Aug 4, 2026 21:09:42 EDT)

TENANT (2) SIGNATURE

Tenant (3) NAME

Tenant (4) NAME

/ /
Date

TENANT (3) SIGNATURE

/ /
Date

TENANT (4) SIGNATURE

Zach Winter
8 E Seminary Ave
Timonium, Maryland 21093

ADDENDUM - DRUG-FREE HOUSING

For the Premises known as 8 S Ann St 1st Fl Baltimore, MD 21231 under the lease dated 8/7/2026 by and between Marshall Thomas Wilfong, Laura Denise Silva, _____, _____ by and between and Zach Winter, _____, Agent for Owner.

1. The Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in or facilitate criminal activity on or near the property, including, but not limited to, violent criminal activity or drug-related criminal activity.
2. The Tenant or any member of the Tenant's household shall not permit the dwelling unit to be used for, or to facilitate, criminal activity, including, but not limited to, violent criminal activity or drug-related criminal activity.
3. "Violent criminal activity" means any felonious criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.
4. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, or use or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as defined in section 102 of the Controlled Substance Act) (21 U.S. C. 802).
5. One or more violations of section 1 or section 2 of this Lease Addendum constitutes a substantial violation of the Lease and a material noncompliance with the Lease. Any such violation is grounds for termination of tenancy and eviction from the unit.
6. Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by law.
7. In case of any conflict between the provisions of this Lease Addendum and any other provisions of the Lease, the provisions of this Lease Addendum shall govern.

Signed 08/05/2026.

Zach Winter

Landlord or Owner's Agent

Marshall Thomas Wilfong

Tenant (1) NAME

Laura Denise Silva

Tenant (2) NAME

08/04/2026

Date

Marshall Wilfong
[Marshall Wilfong \(Aug 4, 2026 19:55:59 EDT\)](#)

TENANT (1) SIGNATURE

08/04/2026

Date

Laura Silva
[Laura Silva \(Aug 4, 2026 21:08:42 EDT\)](#)

TENANT (2) SIGNATURE

Tenant (3) NAME

Tenant (4) NAME

 / /
Date

TENANT (3) SIGNATURE

 / /
Date

TENANT (4) SIGNATURE

Zach Winter
8 E Seminary Ave
Timonium, Maryland 21093

VOLUNTARY CONSENT TO ENTER AND WAIVER OF NOTICE

Property Address:

8 S Ann St 1st Fl
Baltimore, MD 21231

(The "Premises")

Tenant Name(s):

Marshall Wilfong & Laura Silva

Landlord/Agent: ZBA Group

1. ACKNOWLEDGMENT OF RIGHTS I/We, the Tenant(s) of the above Premises, acknowledge that under **Maryland Code, Real Property § 8-221**, I/we are entitled to receive at least twenty-four (24) hours' written notice from the Landlord prior to any entry into the Premises for inspections, repairs, or showing the property.

2. CONSENT TO ENTER AND WAIVER Pursuant to **MD Code, Real Property § 8-221(c)(5)**, which allows a tenant to agree in writing to a shorter notice period, I/we hereby voluntarily **WAIVE** the requirement for 24-hour advance written notice.

I/We grant consent for the Landlord, its agents, employees, or contractors (including ZBA Contracting, LLC) to enter the Premises with **less than 24 hours' notice** for the following purposes:

- Performing maintenance, repairs, or improvements (requested or necessary).
- Inspecting the property.
- Showing the property to prospective tenants, buyers, or lenders.

3. SIGNATURE By signing below, I/we acknowledge that this waiver is voluntary and given freely.

Marshall Wilfong
Marshall Wilfong (Aug 4, 2026 19:55:59 EDT)

08/04/2026

Tenant Signature

Date

Tenant Signature

Date

Laura Silva
Laura Silva (Aug 4, 2026 21:09:42 EDT)

08/04/2026

Tenant Signature

Date

Tenant Signature

Date

Zack Winter

08/05/2026

Landlord Signature

Date

Pet Addendum

This agreement is entered into this 7th day of August, 2026, by and between
Zach Winter (Landlord) and

Marshall Wilfong and Laura Silva (Tenant(s)) shall be incorporated as an addendum to the original lease agreement between the parties for rental of the premises located at 8 S Ann St 1st Fl Baltimore, MD 21231. In consideration of their mutual promises, landlord and tenant agree as follows:

1. The lease covering the premises provides that no pet(s) are permitted on or about the premises without landlord's written consent. Tenant(s) are hereby permitted to have only the following pets which were disclosed in the application process:

2 cats

2. Pet rules:
 - a. Nuisance: The pet shall not cause any damage to the premises, or the grounds or premises of the landlord.
 - b. Control: Pet(s) will be allowed out of the pet owner's premises or yard only under the complete control of the tenant or tenant's guest and on a hand held leash or pet carrier.
 - c. Sanitary problems: All cats must be litter box trained and all dogs must be housebroken. The pet may not be allowed to urinate or defecate on the flooring inside the dwelling unit. Tenant shall immediately remove and properly dispose of all pet waste on the grounds.
 - d. Care: Tenant will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time.
 - e. Compliance with laws: Tenant(s) agree to comply with all applicable governmental laws and regulations including municipal licensing and vaccination requirements.
 - f. Maintenance: Tenants must contain animals for maintenance to come in for scheduled service work.
 - g. Specify Type of Pets: The following rules apply to specific types of pets:
 - i. Dogs: Dogs may not be left unattended outside the dwelling unit.
 - ii. Cats: You may NOT dispose of cat litter in the toilet or any other drain even if the litter is marked "flushable". Cat litter can clog pipes and cause flooding.
3. Landlord's remedies for violations:
 - a. Removal of pet by landlord: If, in landlord's sole judgment, there is a reasonable cause to believe that an emergency situation exists with respect to the Pet, and if efforts to contact tenant and/or emergency caretaker are unsuccessful, landlord, and/or their employees may contact the local animal control authority and assist it's staff in entering the premises. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the Tenant's sole responsibility. Landlord has no lien on the Pet for any purposes, but Tenant(s) shall pay for reasonable care and kennel expenses if the Pet is removed in accordance with this paragraph.
 - b. Cleaning and repairs: Tenant(s) shall be jointly and severally liable for the entire amount of all damages caused by the Pet. If any item cannot be satisfactorily cleaned or repaired, Tenant(s) must pay for the complete replacement of such item.
 - c. Move-out: After tenant(s) vacate the premises, they shall reimburse landlord for any necessary cost of de-fleaing, deodorizing, and shampooing necessary to protect future residents for possible health hazards.
 - d. Injuries: Tenant(s) shall be strictly liable for the entire amount of any injury to any person or property caused by the Pet and shall indemnify Landlord for all costs of litigation.

- e. Other remedies: This pet Agreement is an Addendum to the Lease between Landlord and Tenant(s). If any rule or provision of this Pet agreement is violated, Landlord shall, in addition to the foregoing, have all rights and remedies set forth in the Lease for violations thereof, including but not limited to, eviction, and damages.
4. Joint and Several Liability: If tenant consists of more than one person, liability of each person under this Pet Addendum shall be joint and several.

I have read and understand this Pet Addendum at the time of signing and agree to abide by it.

Zack Winter

08/05/2026

Landlord

Date

Marshall Wilfong
Marshall Wilfong (Aug 4, 2026 19:55:59 EDT)

08/04/2026

Tenant

Date

Laura Silva
Laura Silva (Aug 4, 2026 21:09:42 EDT)

08/04/2026

Tenant

Date

Tenant

Date

Tenant

Date

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Marshall Thomas Wilfong

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

242 - 85 - 0651

or

Employer identification number

-

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ► Marshall Wilfong
Marshall Wilfong (Aug 4, 2026 15:55:59 EDT)

Date ► 08/04/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Laura Denise Silva

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

539 - 27 - 9910

or

Employer identification number

-

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ► Laura Silva
Laura Silva (Aug 4, 2026 21:09:42 EDT)

Date ► 08/04/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

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- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

8 S Ann 1st FI lease Marshall Wilfong, Laura Silva to be signed-pdf

Final Audit Report

2026-08-05

Created:	2026-08-04
By:	Jennifer Gwynn (jen@zbagroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzvUZ-ekpQwDymfaQ1JT8OMw2z8XqiY8x

"8 S Ann 1st FI lease Marshall Wilfong, Laura Silva to be signed-pdf" History

-  Document created by Jennifer Gwynn (jen@zbagroup.com)
2026-08-04 - 7:39:59 PM GMT
-  Document emailed to Marshall Wilfong (marshallthomaswilfong@gmail.com) for signature
2026-08-04 - 7:40:14 PM GMT
-  Email viewed by Marshall Wilfong (marshallthomaswilfong@gmail.com)
2026-08-04 - 9:17:11 PM GMT
-  Document e-signed by Marshall Wilfong (marshallthomaswilfong@gmail.com)
Signature Date: 2026-08-04 - 11:55:59 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
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2026-08-04 - 11:56:02 PM GMT
-  Email viewed by Laura Silva (silva.laurad@gmail.com)
2026-08-05 - 0:08:32 AM GMT
-  Document e-signed by Laura Silva (silva.laurad@gmail.com)
Signature Date: 2026-08-05 - 1:09:42 AM GMT - Time Source: server - Signature Appearance Selected: TYPE
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2026-08-05 - 1:09:47 AM GMT
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Document e-signed by Zach Winter (trust@zbagroup.com)

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Agreement completed.

2026-08-05 - 5:23:26 PM GMT



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