

ONE-YEAR RESIDENTIAL DWELLING LEASE

Tenant Initials:

DS
SHV

LEESOR: SHELBY COMPANY 3 LLC – AGENT

OWNER, AS USED HEREIN, SHALL INCLUDE THE OWNER'S AUTHORIZED REPRESENTATIVE.

TENANT: Sharron Hughes Sharron Hughes

LEASED PROPERTY ADDRESS: 2540 Druid Park Drive, Baltimore MD 21215

DATE OF LEASE OFFER: 08/21/2026

1. INITIAL TERM OF LEASE: Owner leases to Tenant and tenant leases from Owner the Property for the term of ONE (1) Years commencing on the 21st of 10/26 and ending on the 31st day of 08/27 for a total rent of \$28,296.00 for said Term, due and payable in equal monthly installments of \$2,358.00 in advance on the first day of each month. Tenant portion: \$471

2. RENEWAL OF LEASE TERM: SHV **YEAR –TO- YEAR:** This lease shall automatically continue in force year to year after the expiration of the initial term, unless either party gives written notice of their intention to terminate the lease and vacate the premise to the other party at least Sixty (60) days prior to the end of the initial term. Tenants must be current on all outstanding rent, water bills, damages, and environmental fines before giving any such notice. SHV

NOTICE: ANY WRITTEN NOTICE GIVEN PURSUANT TO RENEWAL TERMS BECOME EFFECTIVE UPON THE FIRST DAY OF THE MONTH FOLLOWING DELIVERY NOTICE. UPON EXPIRATION OF INITIAL LEASE TERM THIS LEASE AUTOMATICALLY RENEWS FOR ONE YEAR, UNLESS EITHER PARTY GIVES ANY SUCH NOTICE. SHV

3. SECURITY DEPOSIT: PAYMENT AND RECEIPT: A security deposit is required as a condition of the lease. Upon payment of the security deposit, the owner will provide a receipt containing the provisions required by law.

*** SECURITY DEPOSIT AMOUNT: \$2358**

4. PAYMENT OF BASE RENT: Base Rent is due on the 15th of each month. Tenant agrees to pay the base rent when due without any deduction or setoff. If a monthly installment is paid more than five (5) days after the date it is due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of the delinquent rent. If a check is accepted by the Owner from the Tenant for rent, it is purely as an accommodation to the Tenant. If the check is dishonored, Tenant agrees to pay a \$25.00 charge to owner as additional rent. The amount of the 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. Monies paid will always be applied to oldest outstanding invoice, rent, water bill, or fine. If landlord is forced to file in rent court, there will be an additional \$48 fee charge to your account that you will be responsible. The \$48 fee is for the rent court fee and attorney filings. RENT ALLOCATION- Rent will be applied first to environmental citations, secondly to past judgements and courts costs, thirdly to water bills and outstanding utilities and lastly to base monthly rent. **TENANTS WILL BE RESPONSIBLE FOR ANY RENT ABATED BY HABC FOR NON-ENTRIES!!**

DS
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SG
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Landlord

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5. OWNER LEGAL RIGHTS: If the Tenant shall fail to pay the base rent or any additional rent as herein provided, within ten (5) days of date when due, or if Tenant shall breach any other term, covenant, or condition of this lease, including, but not limited to, any misrepresentation in Tenant's application, Owner may (A) re-enter property and terminate the Lease in accordance with the applicable provisions of law; (B) bring summary ejectment proceedings to evict Tenant; or (C) pursue any and all remedies available to Owner at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by the Owner of any available action by Owner against

Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of the Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Owner prior to or subsequent to such termination and/or recovery of possession. If the owner is forced to evict the tenant for non-payment of rent or breach of lease, the tenant will be responsible for all costs associated with removal from the home. A tenant shall also be responsible for all legal fees, attorney's fees, and all costs for the removal of all personal belongings, chattels, goods, trash and debris left behind. If the owner is forced to file with the District Court for any monies due, the tenant will be responsible for any legal fees. If owner or service men is threatened verbally or physically, this will be considered a serious "14 Day" breach of this lease.

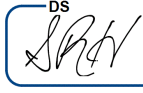
6. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied only by the following persons(s) and by no other persons. Any persons not listed on your Section 8 voucher or whose names are not listed below on this lease are in violation of the lease and it then becomes "a breach of this lease", therefore giving us the right to file a breach of lease in District Court. No other person may receive mail at this address that is not listed on this lease, otherwise this would also be considered a breach of this lease. A tenant is responsible for any person that is present on the premises. Allowing other individuals to use your mailing address wrongfully for any reason, i.e., trying to prove their residency during arrest, etc., is also considered a breach of this lease.

NO ONE NOT LISTED ON THE LEASE MAY LIVE IN THE UNIT, NOT EVEN TEMPORARILY, WITHOUT WRITTEN APPROVAL FROM THE LANDLORD.

Sarah Berret, _____

7. TENANT'S RIGHT TO OCCUPY THE PROPERTY: Owner agrees that the Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation. If permission is given to Tenant to enter into possession of the Property prior to the date specified for the commencement of the Term, such occupancy shall be deemed in accordance with all the terms, covenants, conditions and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.

8. INSTALLATION OF SMOKE/CO2 DETECTORS: Tenant acknowledges Tenant's responsibility to keep the Property up to code with regards to smoke/Co2 detectors in accordance with the provision of Article 32A,12A(b) and 13 of the Annotated Code of the State of Maryland, as amended. Tenant further acknowledges Tenant's responsibility to maintain said detector, and tenant assumes all liability, therefore. Tenant 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 after move in. There is at least 1 smoke /co2 combo on each floor, missing detectors will be billed at \$65.00.

 Tenant	 Landlord
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9. TENANT'S USE OF KEYS AND LOCKS: No additional lock(s) shall be installed by the Tenant and no existing lock(s) shall be changed by the Tenant without the Owner's prior written consent. Two keys will be furnished to the Tenant and any additional keys required will be obtained from the Owner and paid for by the Tenant. Duplicate Key(s) will not be made without Owner's prior written consent. All keys will be returned by the Tenant to the Owner upon termination of the Lease or vacating of the Property, whichever occurs first. Tenant shall reimburse the Owner, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Any request to change the locks will be billed at \$85.00. If a locksmith is needed for tenant neglect an additional \$75.00 fee to drill out locks will be billed. Lock change charges will be automatically billed to your account.

TENANT WILL NEVER CHANGE THE LOCKS TO THE UNIT.

10. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenants shall not in any way obstruct any public sidewalk or permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any governmental authority. **NO BEDS WILL BE USED IN THE BASMENTS, OR ROOMS NOT DESIGNED TO BE BEDROOMS. TENANT ALSO UNDERSTAND THE OWNER'S INSURANCE DOES NOT COVER TENANT'S FURNITURE OR POSSESSIONS.**

11. OWNER/TENANT LIABILITY: Tenant agrees with respect to those portions of the Property within the exclusive control of Tenant, Owner shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of the Tenant. The owner shall not be deemed a bailee as to any goods, or chattels, placed on, in, or about the Property. It is responsibility of Tenant to obtain and pay the costs of any insurance to protect tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance. Notwithstanding any provision of this Lease to the Tenant, or to any other person, for any injury, loss, damage, or liability arising from omission, fault, negligence, or other misconduct of Owner on or about those areas which are not within Tenant's exclusive control. If the owner is forced to evict tenant for non-payment of rent or breach of lease, tenant will be responsible for all costs associated with removal from the home. A tenant shall also be responsible for all legal fees, attorney's fees, and all costs for the removal of all personal belongings, chattels, goods, trash and debris left behind. If the owner is forced to file with the District Court for any monies due, the tenant will be responsible for any legal fees. The tenant shall be responsible for all people listed on this lease, all guest and invitees. Any threats verbal or physical towards owner or servicemen is considered a serious breach of this lease. **NO**

PITBULLS!!!!!!

12. TENANT INDEMNIFIES OWNER: Tenant shall indemnify and hold Owner harmless against and from any liability arising from injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by an act of omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of the Tenant.

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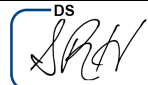
13. OWNER'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Owner and Owner's agent and employees shall have the right to enter upon the property, either by master key, or if necessary, by drilling out any changed locks, at all reasonable times for the purpose of inspection or making any repairs which Owner is required to make under the terms of this Lease or which Owner otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the initial Term, or any renewal thereof, Owner and Owner's agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereof, as may be permitted by law.

14. TENANT'S RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to the Owner at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear expected. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition. Tenant agrees to schedule a final walk through and return the keys to the landlord at that time. Please see addendum describing "Wear and Tear" or "Damages".

15. FAILURE TO VACATE AT TERMINATION: If a Tenant does not vacate the Property on or before the last day of the applicable Term, Owner may (a) elect Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Owner, (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (c) exercise any other remedy granted to a landlord under Maryland Law. If we are forced to Evict you from the premise, please know that all property which remains on the premise at the time of eviction is and will be considered abandoned under Baltimore City Law

16. TENANT'S AND OWNER'S RIGHTS IF PROPERTY IS DAMAGED: If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Owner, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rents payable under this lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Owner elects to repair the damage to the Property, the Owner shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such an event, the rent payable under this lease shall not be abated and this Lease shall remain in full force and effect.

17. INSPECTIONS: Tenant acknowledges that Owner has the right to be present at any and all inspections in and about the Property and agrees to notify Owner prior to any inspections. Failure to notify the owner of any special inspection is a breach of this lease. Intentionally trying to cause the unit to fail is a breach of this lease. Please call us to wait for the inspector if you cannot. Any and all lost rents from a non-entry or tenant intentionally causing the unit to fail will be the full responsibility of the tenant. Owner has the right to enter the home to complete all inspection repairs. Failure to allow the owner or any servicemen to complete work at the home is a breach of this lease.

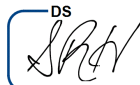
 DS Tenant	 Initial Landlord
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18. TENANT'S RESTRICTIONS CONCERNING TRASH: All garbage and trash must be placed in a trash receptacle with a lid as stated by Baltimore City Health Department. Trash can not be left out no earlier than the evening before the scheduled pickup. All trash must be placed in a suitable covered container. Tenant is responsible for all Environmental fines for illegal trash disposal. A tenant is also responsible for any fees associated with abating and cleaning up any environmental fines. **DO NOT HANG TRASH BAGS FROM YOUR DOORKNOBS!**

19. TENANT AND OWNER AGREEMENT IF UTILITIES ARE INTERRUPTED: In the event Owner or Tenant is prevented or is unable, for reasons beyond Owner's or Tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Owner is hereby released and discharged from any liability. Utilities are shut off for non-payment or illegal usage, tenant will be responsible for all costs if utilities are placed in Landlord's name during tenancy. Tenant will also be responsible for any damage to the loss, cost, or damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement. A utility being turned off in the Tenant's said property term is a direct violation of this lease and grounds for immediate eviction. If service cable or service to the home is BGE is forced to cut cable to stop illegal utility usage. Tenants may not use the stove in the property to heat the home. Proper heating devices are required. If said. Tenant is caught using illegal devices or stove to heat the home, Tenant becomes in direct violation of the lease and may be evicted. If tenant utilities are interrupted and the owner has utilities turned on in owner's name to protect the property, any expenses incurred for utilities from tenant is to be considered unpaid rent and collectable as the same. BGE is the sole responsibility of the tenant, tenant is responsible for that cost while occupying the home. Any tampering with the service cable, inverting the electric meter, or tampering with the BGE gas or electric meter is a " 14 day " (because the breach causes a clear and imminent danger of serious harm to others or the property of the landlord) breach of this lease. Owner may file in Rent Court Division of District Court of Maryland as unpaid by filing Summary Ejectment for failure to pay rent. If we are forced to Evict you from the premise, please know that all property which remains on the premise at the time of eviction is and will be considered abandoned under Baltimore City Law

20. TENANT AND OWNER AGREEMENT FOR REPAIRS: If, under the terms of this Lease, Owner has agreed to furnish any service or utility at Owner's cost and expense, Owner may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Owner temporary stop or curtail the furnishing of any such service or utility, Owner shall use due diligence in restoring such service or utility. Landlord is not required to repaint house or supply paint to the tenant for the repainting of the house during tenancy. If a tenant chooses to paint the house with colors, then the tenant must repaint the house to the original white color upon moving out at the cost of the tenant. Tenant is required to shampoo/steam clean the carpets at the end of occupancy. The tenant will be responsible for the costs of these services.

 DS Tenant	 Initial Landlord
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21. OWNER'S RIGHT TO RE-RENT THE PROPERTY: If the Property becomes vacant because of the exercise of the Owner of Owner's remedies under this Lease, or should Tenant abandon the Property, Owner may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Owner shall reasonably determine. Tenant, upon demand by Owner, shall pay to Owner all costs and expenses incurred by Owner in such re-letting and shall thereafter pay monthly to Owner, in advance, the difference between, the rent payable under this Lease and the amount of the rent received. upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Owner any obligation to show or lease the Property in preference to any other rental property(ies) owned by Owner.

22. TENANT RESPONSIBLE FOR ADDITIONAL RENT: Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of tenants to comply with any of the terms and conditions of the Lease by Tenant. (b) any and all damages, costs and /or expenses which the Owner may suffer or incur by reason of any default under this Lease by tenant. (c) any and all damage to the Property caused by any act or negligence of Tenant, other residents of the Property, or tenant agents, employees, invitees, or family members. In the event the Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of rent due, and Owner shall have the same remedies for the collection of such payments as owner has for non-payment of rent under this lease. **TENANT WILL BE RESPONSIBLE FOR ANY RENT ABATED BY HABC FOR NON-ENTRIES OR INTENTIONALLY CAUSING THE UNIT TO FAIL!!!**

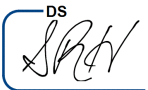
23. ATTORNEY'S FEES AND COURT COSTS: Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall reimburse by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action. However, where legal proceedings are instituted by the Landlord against the Tenant, and said proceedings result in a monetary judgment in favor of the Landlord, those reasonable attorney fees for which Tenant shall be liable for to the Landlord shall not be less than fifteen percent (15%) of said judgment.

24. OWNER DOES NOT WAIVE LEGAL RIGHTS: The failure of the Owner to insist upon the strict performance of any of the terms of this Lease, in any one or more instances, or to exercise any ejection as herein provided, shall not constitute or be construed as a waiver by Owner of such term or condition or an ejection of future instances.

25. HEIRS AND ASSIGNS ARE BOUND BY LEASE: The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heir's personal representatives, successors, and assigns (if permitted) of Owner and Tenant.

26. CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.

27. SEVERABILITY: If any provision of this lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of this Lease which can be given effect without invalid provisions or application; and to this end, the provisions of this Lease are declared to be severable.

 DS Tenant	 Initial Landlord
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28. TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than a private single-family residence; to keep all lawns neatly mowed and all hedges, flower beds, and shrubbery in good order; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to the Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of the neighbors, owner, or service men and tenant further covenants and agrees that tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, nor agrees that no drugs, or other illegal substances will be used, manufactured, sold, or distributed within, on or from Property. Any threat, verbal or physical towards owner or service men shall be considered a serious "14 days" breach of this lease. Tenant shall indemnify and save Owner harmless from (a) any and all liability, loss, cost, damage, or expense arising out of any violation by Tenant such laws, codes, ordinances, rules, or regulations; (b) any violation or non-performance by the tenant on any of the covenants contained herein; or (c) any other actor omission of the Tenant, other residents of the Property, or Tenant's agent, employee's invitees, or family members. All electrical, heating, cooking, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only. The stove can be used for cooking only, the stove may never be used to heat the home under any circumstance, this is a direct violation of this Lease. Toilet paper is the only item to be discarded in the toilet. **DO NOT USE PAPER TOWELS** as they will clog the sewer line and you will be responsible for paying for the plumber to unclog the sewer line. If utilities are shut off for non-payment or illegal usage, tenant will be responsible for all costs if utilities are placed in Landlord's name during tenancy. Tenants will also be responsible for any damage to the service cable or service to the home if BGE is forced to cut cable to stop illegal utility usage. If a tenant chooses to paint the house with colors, then the tenant must repaint the house to the original white color upon moving out at the cost of the tenant. Tenant is required to shampoo/steam clean the carpets at the end of occupancy. If this is not done, then the tenant will be responsible for the costs of these services. **NO PITBULLS!!!!!! The tenant is responsible for all upkeep of the unit, including grass, weeds, trash, and debris. Tenant will also be responsible for any charges that the owner incurs to keep property free of weeds, grass, trash, and debris when tenant has neglected to do so.**

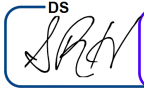
29. TENANT'S RESTRICTIONS ON CHANGES TO THE PROPERTY: The Tenant shall not make any alterations, additions, or improvements, including painting or electrical to the Property without obtaining Owner's written consent.

30. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors. Certain other now existing items may be considered personal property, whether installed or stored upon the property, are included as follows: ***** MUST BE CIRCLED AND INITIALED BY LESSOR *****

STOVE OR RANGES
EXISTING W/W CARPET

SCREENS
REFRIGERATOR

WASHER DRYER

	
Tenant	Landlord

PROPERTY: 2540 Druid Park Drive, Baltimore MD 21215

31. UTILITIES AGREEMENT: The obligations of Owner and Tenant with respect to the provisions of utilities shall be as follows: All Items listed and initialed below will be at the cost of the Tenant:

- | | | |
|--------------------------|--------------------------|--------|
| a) Heating Fuel - TENANT | d) Heating of water | TENANT |
| b) Cooking Fuel - TENANT | e) Environmental Fines - | TENANT |
| c) Electricity - TENANT | f) Water & Sewer | OWNER |

Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within thirty (30) days of receipt of bill, such failure constitutes a default under this Lease and Owner may, in Owner's discretion, pay such costs, in which even, the amount thereof shall be added 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 utility costs as Owner has for the non-payment of rent under this lease. The tenant is responsible for all environmental fines and bulk trash removal during tenancy.

32. MAINTENANCE AND REPAIRS: (a) Owner shall maintain, and/or repair/replace (if necessary, in Owner's sole discretion) the plumbing, heating, cooling, electrical, systems, and also exterior walls and the roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by the Tenant, other residents of the Property, or Tenant's agent, servants, employee's, invitees, or family members. Tenant agrees to promptly notify Owner of any condition which is the obligation of Owner to repair or replace. If the Tenant does not notify the Owner, it is a direct violation of this Lease (b) except as provided in (a) above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, windows treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by the Tenant, at Tenant's sole expense, so as to restore the Property to the same conditions existed to the commencement of the Term. If the Tenant shall fail to make any such repair or replacement, Owner, in Owner's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such cost as Owner has for non-payment of rent under this Lease. Tenant shall furnish the HVAC filters, light bulbs, batteries, and fuses at Tenant's expense. **TENANT AGREES TO PAY FOR ALL REPAIRS OF ALL DAMAGES WHICH HAVE BEEN CAUSED BY TENANT, TENANT'S FAMILY AND TENANT'S GUESTS.**

33. TENANT'S RESTRICTIONS CONCERNING PETS: NO PETS may be kept on the Property without the prior written permission of the Owner. If pets are allowed, an addendum containing PET provision must be attached to this Lease. **NO PETS NO PITBULLS!!**

34. TENANT'S AND OWNER'S DELIVERY OF NOTICES: All notices require to be given by Owner to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Owner of any portion of the security deposit shall be mailed by Owner to Tenant at Tenant's last known address, within (45) days after the termination of this Lease.

DS
[Signature]

Tenant

Initial
SG

Landlord

PROPERTY: 2540 Druid Park Drive, Baltimore MD 21215

ALL Notices required to be given by Tenant to Owner, and all rent, shall be delivered to the following address: (Notices shall be given by certified mail.)

NAME: Shelby Company 3, LLC

ADDRESS: 3808 East Pratt Street, Baltimore, MD 21224

PHONE: 1-443-677-8369

35. LEAD PAINT-APPLICABLE LAW: Title X Section 10108, The Residential Lead- Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. If the Property was built prior to 1979, the property is subject to the Maryland.

Lead Paint Poisoning Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed between 1950 and 1978, the provisions of the Maryland Program will also apply to the Property except that the Owner will have the option to participate in the liability limitation portion of the Maryland Program.

AGE CLASSIFICATION OF THE PROPERTY: Owner represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that.

PROPERTY WAS BUILT BEFORE 1978; The Federal Program applies.

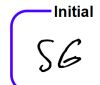
THE PROPERTY WAS BUILT PRIOR TO 1950; The Maryland Program applies fully. AGE

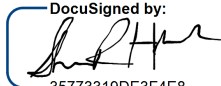
CLASSIFICATION: The owner is uncertain of the age classification; therefore, Owner acknowledges that, for the purpose of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950 and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead – based paint and/or lead – based paint hazards.

NOTICE TO TENANT – LEAD PAINT AND LEAD – BASED PAINT HAZARDS: The Maryland Lead Poisoning Prevention Program requires the owner of residential real estate property to deliver to a tenant before the lease signing the following two documents. Tenant acknowledges that Property may be subject to Federal and Maryland law to the presence of lead-based paint and/or lead-based paint hazards. Tenant acknowledges the receipt of the following required brochures:

- a. The EPA booklet "Protect Your Family From Lead in Your Home" brochure.
- b. The Notice of Tenant's Rights, Lead Poisoning Prevention as published by the Maryland Department of the Environment. Lessee has received all the information listed above.

Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of the Owner and that the Tenant agrees to read and become familiar with the requirements of the Federal and Maryland law as contained in the above brochure and notice.

 DS Tenant	 Initial Landlord
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Signed: 
35773319DE3F4E8

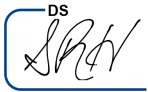
Date: 8/21/2026

PROPERTY: 2540 Druid Park Drive, Baltimore MD 21215

36. RENTERS INSURANCE: By signing below I agree I have been told about renter's insurance and advised to obtain it. Renter's insurance will cover the tenant's personal property during storm, flood, fire, or break in. Landlord is not responsible for any lost, damaged, or casualty incurred by Tenant at the property. PURCHASE RENTER'S INSURANCE FOR YOUR BENEFIT!!!!

 DS Tenant	 Initial Landlord
--	---

37. Owner pays water and sewer bill.

 DS Tenant	 Initial Landlord
--	---

38. I understand by signing below that I have agreed to a lease term of no less than one year, with a year-to-year lease going into effect after that.

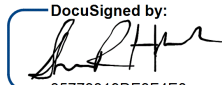
 DS Tenant	 Initial Landlord
--	---

39. CARBON MONOXIDE & SMOKE DETECTORS: I understand a carbon monoxide detector and smoke detectors have been installed in my home per housing code. I have been shown how it works, its location, and what I should do if it goes off. I understand when the batteries must be changed, I must purchase the batteries and change it myself. I will not remove it or take it down under any circumstance. Tenants will be charged \$65.00 for replacement of carbon monoxide detectors and \$25.00 for smoke detectors. The tenant is responsible for all abated rental payments for missing smoke and CO2 detectors.

 DS Tenant	 Initial Landlord
---	--

40. PEST CONTROL: The tenant understands he/she is accepting a unit that is free from all mice, roaches, rats, fleas, bedbugs etc. The unit is free from all pests and rodents and has passed Section 8 inspection. The tenant is responsible for all pest control for the entire tenancy. Landlord will not pay for any pest control. If section 8 requires pest control on inspection list, tenant will be responsible and billed for costs. If HABC determines that the tenant is the cause of the rodent problem, tenant may possibly be sent up for a hearing and possibly be terminated from the program. In addition, requesting multiple inspections based on false claims, is also grounds for a hearing and possible termination from the program.

 DS Tenant	 Initial Landlord
--	---

Signed:  35773319DE3F4E8...

Date: 8/21/2026

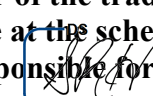
PROPERTY: 2540 Druid Park Drive, Baltimore MD 21215

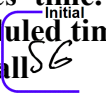
41. PLUMBING PROBLEMS: Tenant understands house is free from all leaks and plumbing back ups. If there is a leak or plumbing back up that is due to tenant's neglect, Tenant will be responsible for the costs incurred for repairing the damage. The owner will not pay for grease clogs, hair clogs, children's toys etc. The plumber who comes to the property will pull out of the drain line what has caused the problem and note it on the invoice. The plumber will provide pictures when possible. **DO NOT USE PAPER TOWELS** as they will clog the sewer line. The dwelling sewer drains are in good working order and will accept normal waste and toilet paper. The plumber will note on the invoice what was the cause of the stoppage as well as provide pictures when possible.


Tenant


Landlord

42. SECTION 8 INSPECTION DAMAGES: After section 8 yearly inspections, the tenant will be responsible for payment of all damage caused by the tenant. Repairs for damages must be paid for in 30 days after bill is received. **YOU CAN BE EVICTED AND LOSE YOUR SECTION 8 VOUCHER FOR NOT PAYING FOR YOUR DAMAGES!** You must let owner/serviceman into the home to complete required inspection work. In addition, if tenant intentionally causes the unit to fail, to commit fraud to obtain a move voucher the tenant will be responsible for all unpaid rent, remaining term of the lease or until the unit has been re-rented. Failure to allow owner or repairman into the home to make repairs on the home is considered a breach of lease, when making a service call appointment, you must be present at the time you requested. If you miss the appointment, fail to call, or fail to re-schedule, you will be billed for one hour of the trades' time. Simply call and cancel if the problem no longer exists or you cannot be home at the scheduled time. There were no cracked windows at the time of occupancy. Tenant will be responsible for all cracked/broken windows.


Tenant


Landlord

43. ONE YEAR LEASE: Tenant understands that this lease is for a 1-year period and has received the keys to the date signed on this lease. I understand that my house has passed a **LEAD FREE XRF or LEAD DUST WIPE TEST** and I have been given a copy of the **LEAD CERTIFICATE AND ALL THE RESULTS**

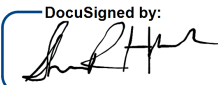

Tenant


Landlord

45. By signing below, I agree to have all utilities turned into my name within 72 hours of my move in date. I understand that I will be responsible for all charges incurred if I do not switch. utilities into my name and that any unpaid utility/BGE balances are considered unpaid rent. The same remedies used to collect monies for rent court will be used to collect unpaid utility/BGE bills.


Tenant


Landlord

Signed: 
35773319DE3F4E8...

Date: 8/21/2026

PROPERTY: 2540 Druid Park Drive, Baltimore MD 21215

46. If this is a lease renewal and the tenant is under an old section 8 contract, I understand that as the tenant, I am now responsible for all of my upcoming water bills and as stated in #45, any unpaid utility (water) bills are considered unpaid rent. The same remedies used to collect monies for rent court will be used to collect unpaid utility (water) bills.


Tenant 
Landlord

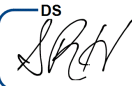
47. By signing below, I understand that if I fail to pay for any damages that I incurred, Shelby Company 3 LLC will file it with the district court to obtain a judgment against me. This may result in my being sent to a hearing and possibly losing my voucher. I have received a list of damages that I have incurred and their subsequent costs.


Tenant 
Landlord

48. By signing below, I understand that my rent is due on the 1st of every month and later on the 5th of the month. After the 5th day of the month, I will incur 5% late fees and possibly rent court costs. I agree and understand that there will never be any discrepancies about balances owed or due if I pay my rent on time every month.

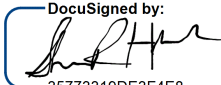

Tenant 
Landlord

49. By signing below, tenant understands when they are about to move from unit, that they must contact landlord when their new Section 8 unit has passed and give then a move date of when Section 8 tells them they must be out of unit. After the tenant moves, the tenant must call the landlord and set up a move-out walk through for damages and to return keys. DO NOT MAIL YOUR KEYS AND DO NOT LEAVE YOUR KEYS IN THE UNIT OR MAILBOX. If you do not call to schedule a walk through and return your keys, you are responsible for the full lease rental amount until the property is re-rented. By signing below, I agree that I have received a copy of the move out procedures list.


Tenant 
Landlord

50. By signing below, the tenant understands that they are responsible for any late fees when paying their rent late. The tenant is also responsible for any court fees and legal fees associated with paying rent late or not paying rent at all. We do not send out notices every month. Section 8 and Shelby Company LLC will both send a letter to the new tenant when you first move in informing you of what your portion is.


Tenant 
Landlord

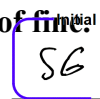
Signed: 
35773319DE3E4E8

Date: 8/21/2026

PROPERTY: 2540 Druid Park Drive, Baltimore MD 21215

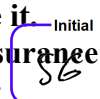
51. ENVIROMENTAL FINES: tenant understands that they are supplied two (2) trash cans with tight fitting lids by the landlord. By law, the landlord is to supply only two (2) trash cans. If more trash cans or replacement trash cans with tight fitting lids are needed, this will be the responsibility of the tenant. If at any time tenant receives an environmental fine stating that trash was not put in a can with a tight-fitting lid, or not enough trash cans were used, the fine the rent and shall be payable by Tenant to Owner on demand. Environmental Fines are the responsibility of the tenant. The owner will pay the Environmental Fine and then mail a copy to the tenant. The tenant then has 30 days to pay the Environmental Fine to the landlord. The owner will have the right to file a Breach of Lease Action in the District Court of Maryland. The tenant is also responsible for any fees or costs associated with the cleanup for ~~abatement of fine.~~

DS Initial

 Tenant

 Landlord

52. By signing below, tenant understands that landlord is not responsible for any loss or damage of foods due to the stoppage of the refrigerator. There is no way to determine who is at fault as to why the refrigerator stopped working, therefore it is the responsibility of the tenant to replace it. any loss of food, etc at their own expense. Landlord advises tenant to acquire ~~renter's insurance~~ as stated in #36.

DS Initial

 Tenant

 Landlord

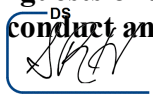
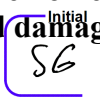
53. MOLD: If the tenant is aware of or notices anything that they believe to be mold or mildew you must inform the landlord immediately in writing, so the landlord can have the property professionally tested. Failure to give the landlord this notice is a breach of this ~~lease.~~

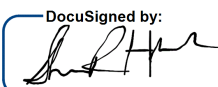
DS Initial

 Tenant

 Landlord

54. By signing below, the tenants, or any member of the household, or guest of the tenant will not engage in, or facilitate any criminal activity on or near the property, including, but not limited to violent criminal activity, assault, handgun crimes, drug related criminal activity, nor will they allow the premise to be used for or facilitate this activity. The tenant is responsible for the home they are renting. They are responsible for all members of their household, all guests of the home and all guests of members of the household. The tenant is responsible for all ~~conduct and damage~~ of guests, household members and guests of household members.

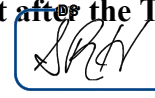
DS Initial

 Tenant

 Landlord

Signed: 
 35773319DE3F4E6...

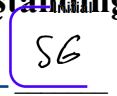
Date: 8/21/2026

PROPERTY: 2540 Druid Park Drive, Baltimore MD 21215

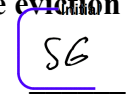
55. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition, unless otherwise agreed in writing below. The tenant also accepts all provisions of the lease written, read, and explained above. In the event the tenant abandons the premise or is required to vacate the premise due to Landlord exercising its right upon Tenant's breach of Lease, the owner has the right to enter the property to secure the premise and make repairs. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premise by the tenant ^{initial}after the Tenant has vacated.

	
Tenant	Landlord

56. RENT ALLOCATION- Rent will be applied first to environmental citations, secondly to past judgements and courts costs, thirdly to water bills and outstanding utilities and lastly to base monthly rent.

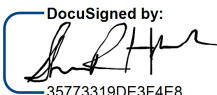
	
Tenant	Landlord

57. If we are forced to Evict you from the premise, please know that all property which remains on the premise at the time of eviction is and will be considered abandoned under Baltimore City Law. Please remove all personal property from the premises prior to the date indicated on the eviction notice.

	
Tenant	Landlord

58. Landlord may not apply late fees to the rent until the tenant is more than 10 days past due with the rent. If the tenant provides the landlord with written notice that shows the day of the month in which the tenant's government benefit payment is normally issued or mailed is after the first of the month, the landlord may not apply a late charge until the tenant has not paid the rent more than 10 days past the date the government is normally issued. In addition, no late fees may be charges and no rents may be increased on current tenants while the Governor's State of Emergency is in effect, and for 90 days after the Governor's State of Emergency is lifted PER CITY COUNCIL BILL ^{initial}21-0021

	
Tenant	Landlord

Signed:  35773319DE3E4E8

Date: 8/21/2026

PROPERTY: 2540 Druid Park Drive, Baltimore MD 21215

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)**.

Initial
SG
(ii) _____ 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)**.

Initial
SG
(ii) _____ 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) _____ Lessee has received copies of all information listed above.
(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (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.

Signed by: Sam Gallahan 61DAC19A2046404... _____ Lessor Date		_____ Lessor Date	
Signed by: _____ 35773319DE3F4E3... Lessee Date		_____ Lessee Date	
_____ Agent Date		_____ Agent Date	

PROPERTY: 2540 Druid Park Drive, Baltimore MD 21215

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., 3 Fl., Baltimore, MD 21202 <http://mdcourts.gov/legalhelp/districtctselfhelpctr.html> Free-walk-ins welcome.

Legal Representation and Advice

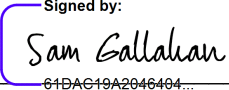
- In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program – Free 443 273-5200, www.probonomd.org (same day representation at 8:30 AM Docket Tuesday- Friday)
- Public Justice Center -410 625 9409 or 410 878 8664, 501 E. Fayette St., RM 203, Baltimore, MD21202 www.publicjustice.org (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

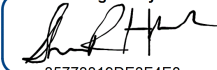
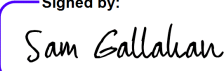
- 211-General Financial assistance
- Eviction Prevention- 410 878 8650, Dist. Court,501 E. Fayette Street, RM 207 Balt., MD 21201

LESSEE	Signed by:  61DAG19A2946404...	DATE: 8/21/2026
LESSOR	DocuSigned by:  35773319DE3F4E8	DATE: 8/21/2026

**Approved for Use by
Baltimore City Department of Housing and Community Development**

PROPERTY: 2540 Druid Park Drive, Baltimore MD 21215

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. OWNER AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE. BEFORE SIGNING, THIS IS A LEGALLY BINDING CONTRACT, AND IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.

DocuSigned by:  35775319DE3F4E8...	8/21/2026
TENANT	DATE
Signed by:  61DAC19A2046404...	8/21/2026
LESSOR/AUTHORIZED REPRESENTATIVE	DATE



HAP --Tenant Based Permanent Housing Program

Part A of the HAP Contract: Contract Information

1. Contents of Contract

This HAP contract has three parts:

Part A: Contract Information

Part B: Body of Contract

Part C: Tenancy Addendum

2. Tenant

Sharron Hughes

3. Contract Unit

2540 Druid Park
Drive, Baltimore,
MD 21215

4. Household

The following persons may reside in the unit. Other persons may not be added to the household without prior written approval of the owner and PROJECT PLASE, Inc. (PROJECT PLASE).

Jourdon, Zoe and Zy'omi

5. Initial Lease Term

The initial lease term begins on: 8/21/2026

The initial lease term ends on: 8/20/27

6. Initial Rent to Owner

The initial rent to owner is: \$2358.00 (Including tax). During the initial lease term, the owner may not raise the rent to the tenant.

7. Initial Housing Assistance Payment

The HAP contract term commences on the first day of the initial lease term. At the beginning of the HAP contract term, the housing assistance payment by PROJECT PLASE to the owner is \$1887.00 per month. The amount of the monthly housing assistance payment by PROJECT PLASE to the owner is subject to change during the HAP contract term in accordance with program requirements. Effective August 21, 2026 Pro-rate rent 837.00 and security deposit \$2358.00 paid by Project Plase to landlord.

8. Initial Family Payment to Owner

The Family is responsible for paying the owner any portion of the rent to owner that is not covered by the PROJECT PLASE housing assistance payment. The amount of the family payment to the owner is subject to change during the HAP contract term in accordance with program requirements. Initially and until such change, the Family payment to the owner is \$ 471.00 per month.

Following is a breakdown of the total rent to the owner between the housing assistance payment and the family payment for the first three months of the contract:

PROJECT PLASE	Tenant	Total
1887	471.00	2358.00

9. Utilities and Appliances

The owner shall provide or pay for the utilities and appliances indicated below by an "O". The tenant shall provide or pay for the utilities and appliances indicated below by a "T". Unless otherwise specified below, the owner shall pay for all utilities and appliances provided by the owner.

Item	Paid By
Heating	T
Cooking	T
Other Electric	T
Air Conditioning	T
Water Heating	T
Water	O
Sewer	O
Trash Collection	O
Refrigerator	O
Range	O

Signatures:

PROJECT PLASE, Inc.

Erica Stanley
Signature

8/21/2026
Date

Erica Stanley
Print Name and Title of Signatory

Owner/Agent: Landlord Name

Sam Gallahan
Signature

Date

8/21/2026

Print Name and Title of Signatory



HAP --Tenant Based Permanent Housing Program

**Housing Assistance Payments Contract
(HAP Contract)
Permanent Supportive Housing (PSH) Programs
Tenant-Based Rental Assistance**



HAP --Tenant Based Permanent Housing Program

Part B of HAP Contract: **Body of Contract**

1. Purpose

- a. This is a HAP contract between PROJECT PLASE, Inc. (PROJECT PLASE) and the owner. The HAP contract is entered to provide assistance for the family under the Permanent Supportive Housing Program.
- b. The HAP contract only applies to the household and contract unit specified in Part A of the HAP contract.
- c. During the HAP contract term, PROJECT PLASE will pay housing assistance payments to the owner in accordance with the HAP contract.
- d. The family will reside in the contract unit with assistance under the Permanent Supportive Housing program. The housing assistance payments by PROJECT PLASE assist the tenant to lease the contract unit from the owner for occupancy by the family.

2. Lease of Contract Unit

- a. The owner has leased the contract unit to the tenant for occupancy by the family with assistance under the Permanent Supportive Housing program.
- b. PROJECT PLASE has approved leasing of the unit in accordance with requirements of the Permanent Supportive Housing program.
- c. The lease for the contract unit must include word-for-word all provisions of the tenancy addendum required by PROJECT PLASE (Part C of the HAP contract).
- d. The owner certifies that:
 - (1) The owner and the tenant have entered into a lease of the contract unit that includes all provisions of the tenancy addendum.
 - (2) The lease is in a standard form that is used in the locality by the owner and that is generally used for other unassisted tenants in the premises.
 - (3) The lease is consistent with State and local law.
- e. The owner is responsible for screening the family's behavior or suitability for tenancy. PROJECT PLASE is not responsible for such screening. PROJECT PLASE has no liability or responsibility to the owner or other persons for the family's behavior or the family's conduct in tenancy.
- f. It updates the existing lease agreement under the Permanent Supportive Housing program with PROJECT PLASE. Both the owner and the tenant must sign this form to make it a legal part of the main lease.

3. Maintenance, Utilities, and Other Services

- a. The owner must maintain the contract unit and premises in accordance with the housing quality standards (HQS).
- b. The owner must provide all utilities needed to comply with the HQS.
- c. If the owner does not maintain the contract unit in accordance with the HQS or fails to provide all utilities needed to comply with the HQS, PROJECT PLASE may exercise any available remedies. PROJECT PLASE remedies for such breach include recovery of overpayments, suspension of housing assistance payments, abatement or other reduction of housing assistance payments, termination of housing assistance payments, and

termination of the HAP contract.

PROJECT PLASE may not exercise such remedies against the owner because of an HQS breach for which the family is responsible, and that is not caused by the owner.

- d. PROJECT PLASE shall not make any housing assistance payments if the contract unit does not meet the HQS, unless the owner corrects the defect within the period specified by PROJECT PLASE and PROJECT PLASE verifies the correction. If a defect is life threatening, the owner must correct the defect within no more than 24 hours. For other defects, the owner must correct the defect within the period specified by PROJECT PLASE.
- e. PROJECT PLASE may inspect the contract unit and premises at such times as PROJECT PLASE determines necessary, to ensure that the unit is in accordance with the HQS.
- f. PROJECT PLASE must notify the owner of any HQS defects shown by the inspection.
- g. The owner must provide all housing services as agreed to in the lease.

4. Term of HAP Contract

- a. **Relation to lease term.** The term of the HAP contract begins on the first day of the initial term of the lease and terminates on the last day of the term of the lease (including the initial lease term and any extensions).

b. When HAP contract terminates.

- (1) The HAP contract terminates automatically if the lease is terminated by the owner or the tenant.
- (2) PROJECT PLASE may terminate program assistance for the family for any grounds authorized in accordance with program requirements. If PROJECT PLASE terminates program assistance for the family, the HAP contract terminates automatically.
- (3) If the family moves from the contract unit, the HAP contract terminates automatically.
- (4) The HAP contract automatically terminates 180 calendar days after the last housing assistance payment to the owner.
- (5) PROJECT PLASE may terminate the HAP contract if PROJECT PLASE determines, in accordance with program requirements, that available program funding is not sufficient to support continued assistance for families in the program.
- (6) The HAP contract terminates automatically upon the death of a single member household, including single member households with a live-in aide.
- (7) PROJECT PLASE may terminate the HAP contract if PROJECT PLASE determines that the contract unit does not provide appropriate space in accordance with the HQS and/or program requirements because of a change in family size or composition.
- (8) If the family breaks up, PROJECT PLASE may terminate the HAP contract, or may continue housing assistance payments on behalf of family members who remain in the contract unit and remain eligible for the program.
- (9) PROJECT PLASE may terminate the HAP contract if PROJECT PLASE determines that the unit does not meet all

requirements of the HQS or determines that the owner has otherwise breached the HAP contract.



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5. Provision and Payment for Utilities and Appliances

- a. The lease must specify what utilities are to be provided or paid by the owner or the tenant.
- b. The lease must specify what appliances are to be provided or paid by the owner or the tenant.
- c. Part A of the HAP contract specifies what utilities and appliances are to be provided or paid by the owner or the tenant. The lease shall be consistent with the HAP contract.

6. Rent to Owner: Reasonable Rent

- a. During the HAP contract term, the rent to owner may at no time exceed the reasonable rent for the contract unit as most recently determined or redetermined by PROJECT PLASE in accordance with program requirements. The owner is required to provide information sufficient to meet this requirement.
- b. PROJECT PLASE must determine whether the rent to owner is reasonable in comparison to rent for other comparable unassisted units. To make this determination, PROJECT PLASE must consider:
 - (1) The location, quality, size, unit type, and age of the contract unit; and
 - (2) Any amenities, housing services, maintenance and utilities provided and paid by the owner.
- c. PROJECT PLASE must redetermine the reasonable rent when required in accordance with program requirements. PROJECT PLASE may redetermine the reasonable rent at any time.
- d. During the HAP contract term, the rent to owner may not exceed rent charged by the owner for comparable unassisted units in the premises. The owner must give PROJECT PLASE any information requested by PROJECT PLASE on rents charged by the owner for other units in the premises or elsewhere.

7. PROJECT PLASE Payment to Owner

- a. **When paid**
 - (1) During the term of the HAP contract, PROJECT PLASE must make monthly housing assistance payments to the owner on behalf of the family at the beginning of each month.
 - (2) PROJECT PLASE must pay housing assistance payments promptly when due to the owner.
 - (3) If housing assistance payments are not paid promptly when due after the first two calendar months of the HAP contract term, PROJECT PLASE, Inc. shall pay the owner penalties in accordance with generally accepted practices and law, as applicable in the local housing market, governing penalties for late payment by a tenant. However, PROJECT PLASE shall not be obligated to pay any late payment penalty if late payment by PROJECT PLASE is due to factors beyond PROJECT PLASE's control. Moreover, PROJECT PLASE shall not be obligated to pay any late payment penalty if housing assistance payments by PROJECT PLASE are delayed or denied as a remedy for owner breach of the HAP contract (including any of the following PROJECT PLASE remedies: recovery of overpayments, suspension of housing assistance payments, abatement or reduction of housing assistance payments, termination of housing assistance

payments and termination of the contract).

- (4) Housing assistance payments shall only be paid to the owner while the family is residing in the contract unit during the term of the HAP contract. PROJECT PLASE shall not pay a housing assistance payment to the owner for any month after the month when the family moves out.
- b. **Owner compliance with HAP contract.** Unless the owner has complied with all provisions of the HAP contract, the owner does not have a right to receive housing assistance payments under the HAP contract.
- c. **Amount of PROJECT PLASE payment to owner**
 - (1) The amount of the monthly PROJECT PLASE housing assistance payment to the owner shall be determined by PROJECT PLASE in accordance with program requirements for a tenancy under the Permanent Supportive Housing program.
 - (2) The amount of the monthly PROJECT PLASE housing assistance payment is subject to change during the HAP contract term in accordance with program requirements. PROJECT PLASE must notify the family and the owner of any changes in the amount of the housing assistance payment.
 - (3) The housing assistance payment for the first month of the HAP contract term shall be pro-rated for a partial month.
- d. **Application of payment.** The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.
- e. **Limit of PROJECT PLASE responsibility.**
 - (1) PROJECT PLASE is only responsible for making housing assistance payments to the owner in accordance with the HAP contract and program requirements for a tenancy under the Permanent Supportive Housing program.
 - (2) PROJECT PLASE shall not pay any portion of the rent to owner in excess of the housing assistance payment.
- f. **Overpayment to owner.** If PROJECT PLASE determines that the owner is not entitled to the housing assistance payment or any part of it, PROJECT PLASE, in addition to other remedies, may deduct the amount of the overpayment from any amounts due the owner (including amounts due under any other Permanent Supportive Housing program HAP contract).

8. Security Deposits and Reimbursement for Unpaid Rent and Damages

- a. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, as reimbursement for any unpaid rent payable by the tenant, any damages to the unit or any other amounts that the tenant owes under the lease.
- b. The owner must give the tenant and PROJECT PLASE a full list of items charged against the security deposit, and the amount of each item. After deducting the amount, if any, used to reimburse the owner, the owner must promptly refund the full amount of the unused balance to the party who paid the security deposit.
- c. If the security deposit is insufficient for the reimbursement, or if the owner did not collect a security deposit, the owner may claim reimbursement from PROJECT PLASE for an



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amount not to exceed the lessor of:

- (1) The amount owed the owner; or
- (2) Two month's rent to the owner

- d. Minus, in either case, the greater of the security deposit actually collected or the maximum amount permitted under the program. Any reimbursement under this section shall be applied first toward unpaid family rent and then to other amounts owed by the family. No reimbursement shall be claimed from PROJECT PLASE for unpaid rent for the period after the family moves from the contract unit.



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- e. To make a claim under this section, the owner shall immediately notify PROJECT PLASE when the family has moved from the contract unit. PROJECT PLASE must inspect the unit to determine the extent of any damage. The owner shall submit to PROJECT PLASE, as soon as possible, not to exceed 30 days, written documentation supporting the claim for reimbursement, including evidence of actual costs of required repairs and evidence of billing to and nonpayment by the family.

9. Payment for Vacated Unit

- a. Housing assistance payments shall be made by PROJECT PLASE to the owner under this contract only for the period during which the contract unit is leased and occupied by the family during the term of the contract except as follows:
 - (1) If the family moves from the contract unit in violation of the lease, the owner shall receive the housing assistance payment due under the contract for so much of the month in which the family moves from the unit, as the unit remains vacant. If the unit continues to remain vacant, the owner shall receive from PROJECT PLASE a housing assistance payment in the amount of the total monthly rent to the owner for a vacancy period not exceeding one additional month, or the expiration of the lease, whichever comes first.
 - (2) If the owner collects any of the family's portion of rent for the additional month, PROJECT PLASE's payment shall be reduced to an amount which, when added to the family's payment does not exceed the total monthly rent to the owner. The owner shall reimburse PROJECT PLASE for any excess.
 - (3) If the owner evicts the family, the owner shall not be entitled to any payment under this section unless PROJECT PLASE determines that the owner complied with all the requirements of the contract and all applicable State and local laws.
 - (4) The owner shall not be entitled to any payment for the vacated unit to the extent that the owner is entitled to payment from other sources.
 - (5) To make a claim under this section, the owner shall submit to PROJECT PLASE, as soon as possible, not to exceed 30 days, written documentation supporting the claim for reimbursement.

10. Owner Certification

During the term of this contract, the owner certifies that:

- a. The owner is maintaining the contract unit and premises in accordance with the HQS.
- b. The contract unit is leased to the tenant. The lease includes the tenancy addendum (Part C of the HAP contract) and is in accordance with the HAP contract and program requirements. The owner has provided the lease to PROJECT PLASE, including any revisions of the lease.
- c. The rent to owner does not exceed rents charged by the owner for rental of comparable unassisted units in the premises.
- d. Except for the rent to owner, the owner has not received and will not receive any payments or other consideration (from the family, PROJECT PLASE, ABC, or any other public or private source) for rental of the contract unit during the HAP contract term.
- e. The family does not own or have any interest in the contract

unit.

- f. To the best of the owner's knowledge, the members of the family reside in the contract unit, and the unit is the family's only residence.
- g. The owner (including a principal or other interested party) is not the parent, child, grandparent, grandchild, sister, or brother of any member of the family, unless PROJECT PLASE has determined (and has notified the owner and the family of such determination) that approving rental of the unit, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.

11. Prohibition of Discrimination

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations:

- a. The owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, or disability in connection with the HAP contract.
- b. The owner must cooperate with PROJECT PLASE and its funding and contractor partners in conducting equal opportunity compliance reviews and complaint investigations in connection with the HAP contract.

12. Landlord/Owner's Breach of HAP Contract

- a. Any of the following actions by the owner (including a principal or other interested party) is a breach of the HAP contract by the owner:
 - (1) If the owner has violated any obligation under the HAP contract, including the owner's obligation to maintain the unit in accordance with the HQS.
 - (2) If the owner has violated any obligation under any other HAP contract under the Permanent Supportive Housing program.
 - (3) If the owner has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing assistance program.
 - (4) If the owner has engaged in any drug-related criminal activity or any violent criminal activity.
- b. If PROJECT PLASE determines that a breach has occurred, PROJECT PLASE may exercise any of its rights and remedies under the HAP contract, or any other available rights and remedies for such breach. PROJECT PLASE shall notify the owner of such determination, including a brief statement of the reasons for the determination. The notice by PROJECT PLASE to the owner may require the owner to take corrective action, as verified or determined by PROJECT PLASE, by a deadline prescribed in the notice.
- c. PROJECT PLASE's rights and remedies for owner breach of the HAP contract include recovery of overpayments, suspension of housing assistance payments, abatement or other reduction of housing assistance payments, termination of housing assistance payments, and termination of the HAP contract.
- d. PROJECT PLASE may seek and obtain additional relief by judicial order or action, including specific performance, other injunctive relief, or order for damages.
- e. Even if the family continues to live in the contract unit, PROJECT PLASE may exercise any rights and remedies for owner breach of the HAP contract.
- f. PROJECT PLASE's exercise or non-exercise of any right or remedy for owner breach of the HAP contract is not a



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waiver of the right to exercise that or any other
right or remedy at any time.

13. PROJECT PLASE Access to Premises and Owner's Records



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- a. The owner must provide any information pertinent to the HAP contract that PROJECT PLASE and/or its funding and contractor partners may reasonably require.
- b. PROJECT PLASE and/or its funding and contractor partners shall have full and free access to the contract unit and the premises, and to all accounts and other records of the owner that are relevant to the HAP contract, including the right to examine or audit the records and to make copies.
- c. The owner must grant such access to computerized or other electronic records, and to any computers, equipment or facilities containing such records, and must provide any information or assistance needed to access the records.

14. Exclusion of Third Party Rights

- a. The family is not a party to or third party beneficiary of Part B of the HAP contract. The family may not enforce any provision of Part B, and may not exercise any right or remedy against the owner or PROJECT PLASE under Part B.
- b. The tenant or PROJECT PLASE may enforce the tenancy addendum (Part C of the HAP contract) against the owner and may exercise any right or remedy against the owner under the tenancy addendum.
- c. PROJECT PLASE does not assume any responsibility for injury to, or any liability to, any person injured as a result of the owner's action or failure to act in connection with management of the contract unit or the premises or with implementation of the HAP contract, or as a result of any other action or failure to act by the owner.
- d. The owner is not the agent of PROJECT PLASE and the HAP contract does not create or affect any relationship between PROJECT PLASE and any lender to the owner or any suppliers, employees, contractors or subcontractors used by the owner in connection with management of the contract unit or the premises or with implementation of the HAP contract.

15. Conflict of Interest

- a. "Covered individual" means a person or entity who is a member of any of the following classes:
 - (1) Any present or former member or officer of PROJECT PLASE or its funding and/or contract partners;
 - (2) Any employee of PROJECT PLASE or its funding and/or contract partners or any contractor, sub-contractor or agent of PROJECT PLASE or its funding and/or contract partners who formulates policy or who influences decisions with respect to the program;
 - (3) Any public official, member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the program; or
 - (4) Any member of the Congress of the United States.
- b. A covered individual may not have any direct or indirect interest in the HAP contract or in any benefits or payments under the contract (including the interest of an immediate family member of such covered individual) while such person is a covered individual or during one year thereafter.
- c. "Immediate family member" means the spouse, parent (including a stepparent), child (including a stepchild), grandparent, grandchild, sister or brother (including a stepsister or stepbrother) of any covered individual.
- d. The owner certifies and is responsible for assuring that no person or entity has or will have a prohibited interest, at execution of the HAP contract, or at any time during the

HAP contract term.

- e. If a prohibited interest occurs, the owner shall promptly and fully disclose such interest to PROJECT PLASE and its funding and/or contract partners.
- f. The conflict of interest prohibition under this section may be waived by PROJECT PLASE or its funding and/or contract partners for good cause.
- g. No member of or delegate to the Congress of the United States or resident commissioner shall be admitted to any share or part of the HAP contract or to any benefits which may arise from it.

16. Assignment of the HAP Contract

- a. The owner may not assign the HAP contract to a new owner without the prior written notification to PROJECT PLASE.
- b. If the owner requests PROJECT PLASE consent to assign the HAP contract to a new owner, the owner shall supply any information as required by PROJECT PLASE pertinent to the proposed assignment.
- c. The HAP contract may not be assigned to a new owner that is debarred, suspended or subject to a limited denial of participation under HUD regulations (see 24 Code of Federal Regulations Part 24).
- d. The HAP contract may not be assigned to a new owner if HUD or PROJECT PLASE's funding and/or contract partners have prohibited such assignment because:
 - (1) The Federal government has instituted an administrative or judicial action against the owner or proposed new owner for violation of the Fair Housing Act or other Federal equal opportunity requirements, and such action is pending; or
 - (2) A court or administrative agency has determined that the owner or proposed new owner violated the Fair Housing Act or other Federal equal opportunity requirements.
- e. The HAP contract may not be assigned to a new owner if the new owner (including a principal or other interested party) is the parent, child, grandparent, grandchild, sister or brother of any member of the family, unless PROJECT PLASE has determined (and has notified the family of such determination) that approving the assignment, not withstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.
- f. PROJECT PLASE may deny approval to assign the HAP contract if the owner or proposed new owner (including a principal or other interested party):
 - (1) Has violated obligations under a housing assistance payments contract under the Permanent Supportive Housing program;
 - (2) Has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing program;
 - (3) Has engaged in any drug-related criminal activity or any violent criminal activity;
 - (4) Has a history or practice of non-compliance with the HQS for units leased under the Permanent Supportive Housing programs;
 - (5) Has a history or practice of failing to terminate tenancy of tenants assisted under any PROJECT PLASE assisted housing program for activity engaged in by the tenant, any member of the household, a guest, or



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another person under the control of any
member of the household that:



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- (a) Threatens the right to peaceful enjoyment of the premises by other residents;
- (b) Threatens the health or safety of other residents, of employees of PROJECT PLASE, or of owner employees or other persons engaged in management of the housing;
- (c) Threatens the health or safety of, or the right to peaceful enjoyment of their residences by, persons residing in the immediate vicinity of the premises; or
- (d) Is drug-related criminal activity or violent criminal activity;
- (6) Has a history or practice of renting units that fail to meet State or local housing codes; or
- (7) Has not paid State or local real estate taxes, fines or assessments.
- g. The new owner must agree to be bound by and comply with the HAP contract. The agreement must be in writing and in a form acceptable to PROJECT PLASE. The new owner must give PROJECT PLASE a copy of the executed agreement.

17. Transfer of the HAP Contract

This contract is subject to the terms and conditions of the contract between PROJECT PLASE and its funding and/or contract partners. Pursuant to those contracts, PROJECT PLASE's funding and/or contract partners may, at their sole discretion, request PROJECT PLASE to assign its rights, duties, and responsibilities under this contract to another contractor of their choice, which shall act in the place and stead of PROJECT PLASE as to the program and as to this contract. PROJECT PLASE and owner agree to such an assignment. Written notice of any such assignment will be provided to the owner and the family.

18. Foreclosure

In the case of any foreclosure, the immediate successor in interest in the property pursuant to the foreclosure shall assume such interest subject to the lease between the prior owner and the tenant and to the HAP contract between the prior owner and PROJECT PLASE for the occupied unit. This provision does not affect any State or local law that provides longer time periods or other additional protections for tenants.

19. Written Notices.

Any notice by PROJECT PLASE or the owner in connection with this contract must be in writing.

20. Entire Agreement: Interpretation

- a. The HAP contract contains the entire agreement between the owner and PROJECT PLASE.
- b. The HAP contract shall be interpreted and implemented in accordance with the Permanent Supportive Housing program requirements, which may include statutory, regulatory, and administrative requirements and guidance from PROJECT PLASE's funding and/or contract partners.
- c. To the extent any matter is not addressed in the administrative policies of PROJECT PLASE or its funding and/or contract partners, the appropriate provisions of the U.S. Department of Housing and Urban Development shall control.
- d. The family and the owner may review copies of the administrative policies of PROJECT PLASE and its funding and/or contract partners at the main offices of PROJECT PLASE during normal business hours.

21. Warranty of Legal Capacity and Condition of Unit

- a. The owner warrants that the owner has the legal right to lease the contract unit during the HAP contract term.
- b. The party, if any, executing the HAP contract on behalf of the owner hereby warrants that authorization has been given by the owner to execute it on behalf of the owner.



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Housing Assistance Payments Contract (HAP Contract) Permanent Supportive Housing (PSH) Programs Tenant-Based Rental Assistance



Part C of HAP Contract: Tenancy Addendum

(2) Rent charged by the owner for comparable unassisted units in the premises.

1. Permanent Supportive Housing Program

- a. The owner is leasing the contract unit to the tenant for occupancy by the tenant's family with assistance for a tenancy under the Permanent Supportive Housing program.
- b. The owner has entered into a Housing Assistance Payments Contract (HAP contract) with PROJECT PLASE, Inc. (PROJECT PLASE) under the Permanent Supportive Housing program. Under the HAP contract, PROJECT PLASE will make housing assistance payments to the owner to assist the tenant in leasing the unit from the owner.

2. Lease

- a. The owner has given PROJECT PLASE a copy of the lease, including any revisions agreed by the owner and the tenant. The owner certifies that the terms of the lease are in accordance with all provisions of the HAP contract and that the lease includes the tenancy addendum.
- b. The tenant shall have the right to enforce the tenancy

addendum against the owner. If there is any conflict between the tenancy addendum and any other provisions of the lease, the language of the tenancy addendum shall control.

3. Use of Contract Unit

- a. During the lease term, the family will reside in the contract unit with assistance under the Permanent Supportive Housing program.
- b. The composition of the household must be approved by PROJECT PLASE. The family must promptly inform PROJECT PLASE of the birth, adoption, or court-awarded custody of a child. Other persons may not be added to the household without prior written approval of the owner and PROJECT PLASE.
- c. The contract unit may only be used for residence by PROJECT PLASE- approved household members. The unit must be the family's only residence. Members of the household may engage in legal profit-making activities incidental to primary use of the unit for residence by members of the family.
- d. The tenant may not sublease or let the unit.
- e. The tenant may not assign the lease or transfer the unit.

4. Rent to Owner

- a. The initial rent to owner may not exceed the amount approved by PROJECT PLASE in accordance with program requirements.
- b. Changes in the rent to owner shall be determined by the provisions of the lease. However, the owner may not raise the rent during the initial term of the lease.

5. Family Payment to Owner

- a. The family is responsible for paying the owner any portion of the rent to owner that is not covered by the PROJECT PLASE housing assistance payment.
- b. Each month, PROJECT PLASE will make a housing assistance payment to the owner on behalf of the family in accordance with the HAP contract. The amount of the monthly housing assistance payment will be determined by PROJECT PLASE in accordance with program requirements for a tenancy under the Permanent Supportive Housing program.
- c. The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.
- d. The tenant is not responsible for paying the portion of rent to owner covered by the PROJECT PLASE housing assistance payment under the HAP contract between the owner and PROJECT PLASE. A PROJECT PLASE failure to pay the housing assistance payment to the owner is not a violation of the lease. The owner may not terminate the tenancy for nonpayment of the PROJECT PLASE housing
- e. During the term of the lease (including the initial term of the lease and any extension term), the rent to owner may at no time exceed
 - (1) The reasonable rent for the unit as most recently determined or redetermined by PROJECT PLASE in accordance with program requirements, or



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assistance payment.

- e. The owner may not charge or accept from the family or from any other source, any payment for rent of the unit in addition to the rent to owner. Rent to owner includes all housing services, maintenance, utilities, and appliances to be provided and paid by the owner in accordance with the lease.
- f. The owner must immediately return any excess rent payment to the tenant.

6. Other Fees and Charges

- a. Rent to owner does not include cost of any meals or supportive services or furniture which may be provided by the owner.
- b. The owner may not require the tenant or family members to pay charges for any meals or supportive services or furniture which may be provided by the owner. Nonpayment of any such charges is not grounds for termination of tenancy.
- c. The owner may not charge the tenant extra amounts for items customarily included in rent to owner in the locality or provided at no additional cost to unsubsidized tenants in the premises.

7. Maintenance, Utilities, and Other Services

a. Maintenance

- (1) The owner must maintain the unit and premises in accordance with the HQS.
- (2) Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.

b. Utilities and appliances

- (1) The owner must provide all utilities needed to comply with the HQS.



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- (2) The owner is not responsible for a breach of the HQS caused by the tenant's failure to:
 - (a) Pay for any utilities that are to be paid by the tenant.
 - (b) Provide and maintain any appliances that are to be provided by the tenant.
 - c. **Family damage.** The owner is not responsible for a breach of the HQS because of damages beyond normal wear and tear caused by any member of the household or by a guest.
 - d. **Housing services.** The owner must provide all housing services as agreed to in the lease.
- 8. **Termination of Tenancy by Landlord/Agent/Owner**
 - a. **Requirements.** The owner may only terminate the tenancy in accordance with the lease and program requirements.
 - b. **Grounds.** During the term of the lease (the initial term of the lease or any extension term), the owner may only terminate the tenancy because of:
 - (1) Serious or repeated violation of the lease;
 - (2) Violation of Federal, State, or local law that imposes obligations on the tenant in connection with the occupancy or use of the unit and the premises;
 - (3) Criminal activity or alcohol abuse (as provided in paragraph c); or
 - (4) Other good cause (as provided in paragraph d).
 - c. **Criminal activity or alcohol abuse**
 - (1) The owner may terminate the tenancy during the term of the lease if any member of the household, a guest or another person under a resident's control commits any of the following types of criminal activity:
 - (a) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of the premises by, other residents (including property management staff residing on the premises);
 - (b) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of their residences by, persons residing in the immediate vicinity of the premises;
 - (c) Any violent criminal activity on or near the premises; or
 - (d) Any drug-related criminal activity on or near the premises.
 - (2) The owner may terminate the tenancy during the term of the lease if any member of the household is:
 - (a) Fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or
 - (b) Violating a condition of probation or parole under Federal or State law.
 - (3) The owner may terminate the tenancy for criminal activity by a household member in accordance with this section if the owner determines that the household member has committed the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.
 - (4) The owner may terminate the tenancy during the term of the lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises

by other residents.
d. Other good cause for termination of tenancy



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- (1) During the initial lease term, other good cause for termination of tenancy must be something the family did or failed to do.
- (2) During the initial lease term or during any extension term, other good cause includes:
 - (a) Disturbance of neighbors,
 - (b) Destruction of property, or
 - (c) Living or housekeeping habits that cause damage to the unit or premises.
- (3) After the initial lease term, such good cause includes:
 - (a) The tenant's failure to accept the owner's offer of a new lease or revision;
 - (b) The owner's desire to use the unit for personal or family use or for a purpose other than use as a residential rental unit; or
 - (c) A business or economic reason for termination of the tenancy (such as sale of the property, renovation of the unit, the owner's desire to rent the unit for a higher rent).
 - (d) The examples of other good cause in this paragraph do not preempt any State or local laws to the contrary.
- (4) In the case of an owner who is an immediate successor in interest pursuant to foreclosure during the term of the lease, requiring the tenant to vacate the property prior to the sale shall not constitute other good cause, except that the owner may terminate the tenancy effective on the date of transfer of the unit to the owner if the owner:
 - (a) Will occupy the unit as a primary residence; and
 - (b) Has provided the tenant a notice to vacate at least 90 days before the effective date of such notice.

This provision shall not affect any State or local law that provides for longer time periods of additional protections for tenants.

"actual and imminent threat," "affiliated individual," "bifurcate," "dating violence," "domestic violence," "sexual assault," and "stalking" are defined in HUD's regulations at 24 CFR part 5, subpart L. The terms "Household" and "Other Person Under the Tenant's Control" are defined at 24 CFR part 5, subpart A.

- e. **VAWA Notice and Certification Form:** PROJECT PLASE shall provide the tenant with the "Notice of Occupancy Rights under VAWA and the certification form described under 24 CFR 5.2005(a)(1) and (2).

9. Protections for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking

- a. **Purpose:** This section incorporates the protections for victims of domestic violence, dating violence, sexual assault, or stalking in accordance with subtitle N of the Violence Against Women Act of 1994, as amended (codified as amended at 42 U.S.C. 14043e et seq.) (VAWA) and implementing regulations at 24 CFR part 5, subpart L.
- b. **Conflict with other Provisions:** In the event of any conflict between this provision and any other provisions included in Part C of the HAP contract, this provision shall prevail.
- c. **Effect on Other Protections:** Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, sexual assault, or stalking.
- d. **Definition:** As used in this Section, the terms



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f. **Protection for victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking:**

- (1) The landlord or PROJECT PLASE will not deny admission to, deny assistance under, terminate from participation in, or evict the Tenant on the basis of or as a direct result of the fact that the Tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the Tenant otherwise qualifies for admission, assistance, participation, or occupancy. 24 CFR 5.2005(b)(1).
- (2) The tenant shall not be denied tenancy or occupancy rights solely on the basis of criminal activity engaged in by a member of the Tenant's Household or any guest or Other Person Under the Tenant's Control, if the criminal activity is directly related to domestic violence, dating violence, sexual assault, or stalking, and the Tenant or an Affiliated Individual of the Tenant is the victim or the threatened victim of domestic violence, dating violence, sexual assault, or stalking. 24 CFR 5.2005(b)(2).
- (3) An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of the incident. Nor shall it not be construed as other "good cause" for termination of the lease, tenancy, or occupancy rights of such a victim or threatened victim. 24 CFR 5.2005(c)(1) and (c)(2).

g. **Compliance with Court Orders:** Nothing in this Addendum will limit the authority of the landlord, when notified by a court order, to comply with the court order with respect to the rights of access or control of property (including civil protection orders issued to protect a victim of domestic violence, dating violence, sexual assault, or stalking) or with respect to the distribution or possession of property among members of the Tenant's Household. 24 CFR 5.2005(d)(1).

h. **Violations Not Premised on Domestic Violence, Dating Violence, Sexual Assault, or Stalking:** Nothing in this section shall be construed to limit any otherwise available authority of the Landlord to evict or the PROJECT PLASE authority to terminate the assistance of a Tenant for any violation not premised on an act of domestic violence, dating violence, sexual assault, or stalking that is in question against the Tenant or an Affiliated Individual of the Tenant. However, the Landlord or PROJECT PLASE will not subject the tenant, who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, to a more demanding standard than other tenants in determining whether to evict or terminate assistance. 24 CFR 5.2005(d)(2).

i. **Actual and Imminent Threats:**

- (1) Nothing in this section will be construed to limit the authority of the Landlord to evict the Tenant if the Landlord can demonstrate that an "actual and imminent threat" to other tenants or those employed at or providing service to the property would be present if the Tenant or lawful occupant is not evicted. In this context, words, gestures, actions, or other indicators will be construed as an actual and imminent threat if they meet the following standards for an actual and imminent threat: "Actual and imminent threat" refers to a physical danger that is real, would

occur within an immediate time frame, and could result death or serious bodily harm. In determining whether individual would pose an actual and



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imminent threat, the factors to be considered include: the duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur. 24 CFR 5.2005(d)(3).

- (2) If an actual and imminent threat is demonstrated, eviction should be used only when there are no other actions that could be taken to reduce or eliminate the threat, including, but not limited to, transferring the victim to a different unit, barring the perpetrator from the property, contacting law enforcement to increase police presence, developing other plans to keep the property safe, or seeking other legal remedies to prevent the perpetrator from acting on a threat. Restrictions predicated on public safety cannot be based on stereotypes but must be tailored to particularized concerns about individual residents. 24 CFR 5.2005(d)(4).

- j. **Emergency Transfer:** A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking may request an emergency transfer in accordance with PROJECT PLASE's emergency transfer plan. 24 CFR 5.2005(e). PROJECT PLASE's emergency transfer plan must be made available upon request, and incorporate strict confidentiality measures to ensure that PROJECT PLASE does not disclose a tenant's dwelling unit location to a person who committed or threatened to commit an act of domestic violence, dating violence, sexual assault, or stalking against the tenant;

For transfers in which the tenant would not be considered a new applicant, PROJECT PLASE must ensure that a request for an emergency transfer receives, at a minimum, any applicable additional priority that is already provided to other types of emergency transfer requests. For transfers in which the tenant would be considered a new applicant, the plan must include policies for assisting a tenant with this transfer.

- k. **Bifurcation:** Subject to any lease termination requirements or procedures prescribed by Federal, State, or local law, if any member of the Tenant's Household engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking, the Landlord may "bifurcate" the Lease, or remove that Household member from the Lease, without regard to whether that Household member is a signatory to the Lease, in order to evict, remove, or terminate the occupancy rights of that Household member without evicting, removing, or otherwise penalizing the victim of the criminal activity who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures

prescribed by Federal, State, and local law for the termination of leases or assistance under the housing choice voucher program. 24 CFR 5.2009(a). If the Landlord bifurcates the Lease to evict, remove, or terminate assistance to a household member, and that household member is the sole tenant eligible to receive assistance, the landlord shall provide any remaining tenants or residents a period of 30 calendar days from the date of bifurcation of the lease to:

- (1) Establish eligibility for the same covered housing program under which the evicted or terminated tenant was the recipient of assistance at the time of bifurcation of the lease;
- (2) Establish eligibility under another covered housing program; or
- (3) Find alternative housing.



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- l. **Family Break-up:** If the family break-up results from an occurrence of domestic violence, dating violence, sexual assault, or stalking, PROJECT PLASE must ensure that the victim retains assistance. 24 CFR 982.315.
- m. **Move with Continued Assistance:** The housing agency may not terminate assistance to a family or member of the family that moves out of a unit in violation of the lease, with or without prior notification to the public housing agency if such a move occurred to protect the health or safety of a family member who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking; and who reasonably believed they were imminently threatened by harm from further violence if they remained in the dwelling unit, or if any family member has been the victim of sexual assault that occurred on the premises during the 90-calendar-day period preceding the family's request to move.
 - (1) The move is needed to protect the health or safety of the family or family member who is or has been a victim of domestic violence dating violence, intimate partner violence, sexual assault or stalking; and
 - (2) The family or member of the family reasonably believes that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. However, any family member that has been the victim of a sexual assault that occurred on the premises during the 90- calendar day period preceding the family's move or request to move is not required to believe that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. 24 CFR 982.354.
- n. **Confidentiality.**
 - (1) The Landlord shall maintain in strict confidence any information the Tenant (or someone acting on behalf of the Tenant) submits to the Landlord concerning incidents of domestic violence, dating violence, sexual assault or stalking, including the fact that the tenant is a victim of domestic violence, dating violence, sexual assault, or stalking.
 - (2) The Landlord shall not allow any individual administering assistance on its behalf, or any persons within its employ, to have access to confidential information unless explicitly authorized by the Landlord for reasons that specifically call for these individuals to have access to the information pursuant to applicable Federal, State, or local law.
 - (3) The Landlord shall not enter confidential information into any shared database or disclose such information to any other entity or individual except to the extent that the disclosure is requested or consented to in writing by the individual in a time-limited release; required for use in an eviction proceeding; or is required by applicable law.

eviction notice.

10. Eviction by court action. The owner may only evict the tenant by a court action.

11. Owner notice of grounds

- (1) At or before the beginning of a court action to evict the tenant, the owner must give the tenant a notice that specifies the grounds for termination of tenancy. The notice may be included in or combined with any owner



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- (2) The owner must give PROJECT PLASE, Inc. a copy of any owner eviction notice at the same time the owner notifies the tenant.
- (3) Eviction notice means a notice to vacate, or a complaint or other initial pleading used to begin an eviction action under State or local law.

12. Lease: Relation to HAP Contract

If the HAP contract terminates for any reason other than the tenant rent portion equals the contract rent, the lease terminates automatically.

13. PROJECT PLASE Termination of Assistance

PROJECT PLASE may terminate program assistance for the family for any grounds authorized in accordance with program requirements. If PROJECT PLASE terminates program assistance for the family, the lease terminates automatically unless the assistance was terminated due to the tenant rent portion equals the contract rent.

14. Family Move Out

The tenant must notify PROJECT PLASE and the owner before the family moves out of the unit.

15. Security Deposit

- a. The owner may collect a security deposit for the dwelling unit. Either the tenant or PROJECT PLASE will pay the security deposit for the dwelling unit.
- b. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, as reimbursement for any unpaid rent payable by the tenant, any damages to the unit or any other amounts that the tenant owes under the lease.
- c. The owner must give the tenant and PROJECT PLASE a list of all items charged against the security deposit, and the amount of each item. After deducting the amount, if any, used to reimburse the owner, the owner must promptly refund the full amount of the unused balance to the party who paid the security deposit.

16. Prohibition of Discrimination

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations, the owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status or disability in connection with the lease.

17. Conflict with Other Provisions of Lease

- a. The terms of the tenancy addendum are prescribed by PROJECT PLASE as a condition for assistance to the tenant and tenant's family under the Permanent Supportive Housing program.
- b. In case of any conflict between the provisions of the tenancy addendum as required by PROJECT PLASE, and any other provisions of the lease or any other agreement between the owner and the tenant, the requirements of the PROJECT PLASE-

required tenancy addendum shall control.

18. Changes in Lease or Rent

- a. The tenant and the owner may not make any change in the tenancy addendum. However, if the tenant and the owner agree to any changes in the lease, such changes must be in writing, and the owner's representative must immediately give PROJECT PLASE a copy of such changes. The lease, including any such changes, must be in accordance with the requirements of the tenancy addendum.



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- b. In the following cases, tenant-based assistance shall not be continued unless PROJECT PLASE has approved a new tenancy in accordance with program requirements and has executed a new HAP Contract with the owner:
 - (1) If there are any changes in lease requirements governing tenant or owner responsibilities for utilities or appliances;
 - (2) If there are any changes in lease provisions governing the term of the lease;
 - (3) If the family moves to a new unit, even if the unit is in the same building or complex.
- c. PROJECT PLASE approval of the tenancy, and execution of a new HAP Contract, are not required for agreed changes in the lease other than as specified in paragraph b.
- d. The owner must notify PROJECT PLASE of any changes in the amount of the rent to owner at least 60 days before any such changes go into effect, and the amount of the rent to owner following any such agreed change may not exceed the reasonable rent for the unit as most recently determined or redetermined by PROJECT PLASE in accordance with program requirements.

19. Notices

Any notice under the lease by the tenant to the owner or by the owner to the tenant must be in writing.

20. Definitions

Program requirements. Requirements for the Permanent Supportive Housing program. Program requirements are provided in the PROJECT PLASE and its contract or funding partners' Operations Manual, Administrative Plans, or other policy documents.

Contract unit. The housing unit rented by the tenant with assistance under the program.

Family. The persons who may reside in the unit with assistance under the program.

HAP contract. The housing assistance payments contract between PROJECT PLASE and the owner. PROJECT PLASE pays housing assistance payments to the owner in accordance with the HAP contract.

Household. The persons who may reside in the contract unit. The household consists of the family and any PROJECT PLASE-approved live-in aide. (A live-in aide is a person who resides in the unit to provide necessary supportive services for a member of the family who is a person with disabilities.)

Housing Quality Standards (HQS). The HUD minimum quality standards for housing assisted under the Permanent Supportive Housing program.

HUD. The U.S. Department of Housing and Urban Development.

Lease. The written agreement between the owner and the tenant for the lease of the contract unit to the tenant. The lease includes the tenancy addendum prescribed by PROJECT PLASE.

PROJECT PLASE. PROJECT PLASE, Inc.

Premises. The building or complex in which the contract unit is located, including common areas and grounds.

Program. The Permanent Supportive Housing program.



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Certificate Of Completion

Envelope Id: 2085AD5B-D901-88DC-82D9-8BB5CA424627

Status: Completed

Subject: Complete with Docusign: 2540 Druid Park Dr Lease

Source Envelope:

Document Pages: 37

Signatures: 13

Envelope Originator:

Certificate Pages: 4

Initials: 82

Sam Gallahan

AutoNav: Enabled

info@revolutionaryhomebuyers.com

Envelopeld Stamping: Enabled

IP Address: 2600:4040:b128:

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Record Tracking

Status: Original

Holder: Sam Gallahan

Location: DocuSign

8/21/2026 10:08:19 AM

info@revolutionaryhomebuyers.com

Signer Events

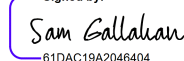
Sam Gallahan

info@revolutionaryhomebuyers.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:


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Timestamp

Sent: 8/21/2026 10:27:14 AM

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Signed: 8/21/2026 10:42:12 AM

Signature Adoption: Pre-selected Style

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Electronic Record and Signature Disclosure:

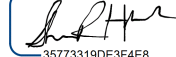
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Security Level: Email, Account Authentication
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Signature Adoption: Drawn on Device

Using IP Address: 50.249.48.129

Signed using mobile

Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

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Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

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Carbon Copy Events

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Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

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Timestamps

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Security Checked

8/21/2026 10:27:42 AM

Signing Complete

Security Checked

8/21/2026 10:37:01 AM

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Payment Events	Status	Timestamps
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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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