

Lease Packet for 412 S Madeira St.

Required at Signing

- Security Deposit: \$1,300
- Prorated Rent: \$656.37
- Proof of Renter's Insurance
- Proof of Electric Utility in Tenant's name at start of Lease Term

Included Documents

1. Residential Lease Agreement
2. Lead-Based Paint Disclosure
3. Inspection Checklist
4. Tenant Rights and Acknowledgment of Receipt of Required Brochures
5. Cosigner Addendum(s) (if applicable)
6. Pet Addendum (if applicable)
7. Rent and Deposit Concessions Addendum (if applicable)
8. Maryland Tenants' Bill of Rights
9. Baltimore City Lease Addendum — Tenant's Rights
10. EPA Pamphlet: "Protect Your Family From Lead in Your Home"
11. Limited Lead-Free Certificate (MDE-issued)
12. MDE Notice of Tenants' Rights (lead paint)

Tenant Acknowledgment

By signing below, I confirm receipt of all listed documents and agree to provide all required items at signing.

Tenant Signature: _____

Signed by:

Paige Goren-Levithan

0794DEEA1A2948A...

Date: _____

8/16/2026

Residential Lease Agreement

This Lease Agreement (the “Agreement”) is made and entered on **August 16th, 2026** (the “Effective Date”) by and between **JBJ Property Holdings, LLC** (the “Landlord”), the owner of the Property, which is licensed as a rental dwelling by the Baltimore City Department of Housing & Community Development (Rental Dwelling License No. 169267), and the following tenants:

- Paige Goren-Levithan

(the “Tenant”)

Subject to the terms and conditions stated below the parties agree as follows:

1. Property. Landlord, in consideration of the lease payments provided in this Agreement, leases to Tenant a house with 2 bedrooms and 1 bathroom, located at 412 S Madeira St., Baltimore, Maryland 21231 (the “Property”). No other portion of the building wherein the Property is located is included unless expressly provided for in this Agreement.

2. Term. This Agreement will begin on **August 21st, 2026** (the “Start Date”) and will terminate on **May 31st, 2028** (the “Termination Date”). Any extension or renewal of this Agreement must be agreed to in writing by both parties. In the absence of such an agreement, the Tenant must vacate the Property at the end of the lease term.

If the Landlord provides written notice of a proposed rent increase or other new terms at least sixty (60) days before the Termination Date, the Tenant may accept the offer by entering into a new written agreement before the Termination Date. If the Tenant does not respond or fails to enter into a new agreement, the Tenant must vacate the Property by the Termination Date. Failure to vacate will constitute an unauthorized holdover, as described in Section 25.

3. Management. The Tenant is hereby notified that the Landlord will act as the property manager of the Property. Should the Tenant have any issues or concerns, the Tenant may contact Ben Bevilacqua by one of the methods below:

Telephone: (571) 249-9064 [text or call]

Email: benbevilacqua5@gmail.com

4. Rent. Tenant will pay to Landlord rent in the amount of **\$1,850** (the “Rent”), payable in advance on the 1st day of each month, and is delinquent on the next day. If that day falls on a weekend or legal holiday, the rent is due on the next business day. There will be no rent increases through the initial term of the lease. The Landlord may propose a rent adjustment as part of any written extension or renewal agreement, which must be agreed upon by both parties before the effective date.

Payments should be sent to:

Payment address: 1901 S Charles St. #204, Baltimore, Maryland 21230, or at such other places as Landlord may designate from time to time.

Payments can be made by using one of the following methods of payment:

- Landlord's online electronic payment platform (powered by Stessa)
- Personal check
- Cashier's check

Tenant agrees to submit rent payments by one of the methods above. If multiple individuals sign this Agreement as Tenant, they collectively and individually agree to be jointly and severally liable for the full performance of all obligations under this Agreement, including payment of Rent, utilities, and other costs. This means that each individual Tenant is fully responsible for the entire amount owed and for ensuring compliance with the terms of this Agreement, regardless of whether another Tenant vacates the Property or fails to meet their obligations.

Tenant is responsible for any payment made by mail and not received by the due date stated herein. Mailed payments must be received on or before the due date. Rent payments for any partial month will be pro-rated at the rate of 1/30th of the monthly rent payment per day.

Tenant initial. _____

Initial
PGL

5. Security Deposit. At the time of signing this Agreement, Tenant must pay to the Landlord a security deposit in the amount of **\$1,300** (the "Security Deposit"), which shall not exceed one (1) month's rent as required by Maryland law. The total funds required at move-in, including the security deposit and first month's rent, shall not exceed two (2) months' rent. The Landlord may use therefrom such amounts as are reasonably necessary to remedy Tenants' default in the payment of rent, repair damages to the Property exclusive of ordinary wear and tear, and to clean the Property if necessary. The Security Deposit may not be retained as liquidated damages.

The Security Deposit will be deposited and maintained in an escrow account in a federally insured financial institution which does business in the State of Maryland, which will be exclusively used for maintaining the Security Deposit, within thirty (30) days of receipt.

At move-out, the Property must be returned in clean and good condition, free of personal belongings, trash, and debris. Carpets must be vacuumed, floors swept and mopped, and all appliances cleaned. Failure to meet these standards may result in deductions from the Security Deposit.

Landlord will provide Tenant, within 45 days after the termination of the tenancy by first class mail directed to the last known address of the Tenant, an itemized list of any damages to the Property together with a statement of costs actually incurred. Within 45 days after the termination of the tenancy, Landlord will return the Security Deposit to the Tenant together with simple interest which has accrued at the daily U.S. Treasury yield curve rate for 1 year, as of the

first business day of each year, or 1.5%, whichever is greater, per annum less any damages rightfully withheld. Interest will accrue at six (6) month intervals from the day Tenant delivers the Security Deposit to Landlord, provided it is \$50.00 or more.

If the Tenant disputes any deductions from the Security Deposit, they must notify the Landlord in writing within 10 days of receiving the itemized statement. The parties agree to resolve any disputes in accordance with Maryland law.

The Tenant has the right to be present during the move-out inspection of the Property. To exercise this right, the Tenant must provide written notice of intent to move at least 15 days prior to the proposed move-out date. The Landlord will notify the Tenant in writing of the date and time of the inspection.

Failure to provide the Tenant with the itemized list of damages and the remaining Security Deposit within 45 days of termination will result in forfeiture of the Landlord's right to retain any portion of the Security Deposit.

Tenant initial. 

6. Non-Sufficient Funds. Tenant will be charged a monetary fee of \$35.00 for each payment that is returned or rejected due to insufficient funds, including but not limited to checks, ACH withdrawals, or other electronic payment methods. This fee includes all costs incurred by the Landlord, including bank-imposed fees and administrative expenses. In addition, any returned or rejected payment will be subject to any applicable late payment provisions included in this Agreement. All charges will be immediately due from the Tenant, and failure to make immediate payment will constitute a default under the terms of this Agreement.

The Landlord reserves the right to require that all future payments be made by cashier's check, money order, or certified funds in the event of a returned or rejected payment. Nothing in this paragraph limits other remedies available to the Landlord as a payee of a dishonored payment.

Landlord and Tenant agree that three (3) returned or rejected payments within any 12-month period constitutes frequent payment failures due to insufficient funds and may be considered just cause for eviction under this Agreement.

Tenant initial. 

7. Late Payments. In the event that any payment required to be paid hereunder by Tenant is not made within 10 days of when due, Tenant will pay to Landlord, in addition to such payment or other charges due hereunder, a "late fee" in the amount of \$75.00, or five percent (5%) of the rent due for the period in which rent was paid late, whichever is lower. Landlord will not charge a late fee in excess of five percent (5%) of the rent due for the period in which rent was paid late. No late fee may be charged until the tenth (10th) day after the date on which rent is due.

Tenant initial. 

8. Failure to Pay. Tenant is hereby notified that a negative credit report reflecting on Tenant's credit history may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of their credit obligations, such as their financial obligations under the terms of this Agreement.

9. Occupants. The Tenant and the following persons are the only individuals permitted to reside on the Property during the term of this Agreement:

- _____
- _____

Tenant may have guests on the Property for not more than 7 consecutive days or 30 days in a calendar year, and no more than two guests per bedroom at any one time. Persons staying more than 7 consecutive days or more than 30 days in any calendar year will NOT be considered original occupants of the Property. Tenant must obtain the prior written approval of Landlord if an invitee of Tenant will be present at the Property for more than 7 consecutive days or 30 days in a calendar year.

10. Possession. The Tenant is entitled to possession of the Property on the first day of the term of this Agreement and must return possession to the Landlord on the last day of the term unless otherwise agreed in writing by both parties. Upon expiration, the Tenant must remove all personal belongings and surrender the Property in as good a condition as it was at the commencement of the term, ordinary wear and tear excepted.

If the Landlord cannot deliver possession of the Property at the start of the term, the Landlord will not be liable for any resulting damages. This Agreement will remain in effect, but the Tenant will not be obligated to pay rent until possession is delivered.

11. Use of Property / Absences. Tenant will occupy and use the Property for residential purposes. Tenant will notify Landlord of any anticipated absence from the Property of more than 14 days not later than the first day of such absence.

No retail, commercial or professional use of the Property is allowed unless the Tenant receives prior written consent of the Landlord and such use conforms to applicable zoning laws. In such case, Landlord may require Tenant to obtain liability insurance for the benefit of Landlord. Landlord reserves the right to refuse to consent to such use in its sole and absolute discretion.

The failure to abide by the provisions of this section will constitute a material breach of this Agreement and is just cause for eviction.

12. Appliances. The following appliances will be provided by Landlord:

- Stove
- Refrigerator

- Dishwasher (if present)
- Microwave oven (if present)
- Washer
- Dryer
- Ring Doorbell and Chime

Tenant will return all such items at the end of the term in a condition as good as existed at the beginning of the lease term, normal wear and tear excepted.

If the Ring Doorbell is not disconnected from any subscription accounts at the end of the term of the Agreement the Tenant will be responsible for the cost of replacing the Ring Doorbell and Chime.

13. Storage. No additional storage space on the Property is authorized, permitted, or provided.

14. Parking. This Agreement does not include or provide for parking spaces for motor vehicles or motorcycles anywhere in or about the Property. Street parking is subject to Baltimore City regulations and permits.

15. Roof / Fire Escapes. Use of the roof and/or the fire escapes by Tenants and/or guests is limited to emergency use only. No other use is permitted, including but not limited to the placement of personal property.

15. Roof / Fire Escapes. Use of the roof and/or the fire escapes by Tenants and/or guests is limited to emergency use only. No other use is permitted, including but not limited to the placement of personal property. **No roof access is provided to the Tenant.**

16. Pets. The Tenant is prohibited from keeping any animals or pets on or about the Property without the Landlord's prior written consent. At the Landlord's sole discretion, a Pet Addendum to this Agreement may be executed to permit a pet; however, the Landlord is under no obligation to grant such consent.

Notwithstanding any Pet Addendum, the following are strictly prohibited on the Property under any circumstances:

- Any dog with a known bite history.
- Any dog of the following breeds or mixes thereof: Pit Bull, German Shepherd, Belgian Malinois, Rottweiler, Doberman Pinscher, Chow, Akita, Wolf or Wolf Hybrid.

Notwithstanding the foregoing breed restrictions, nothing in this Section limits the Landlord's obligation to provide reasonable accommodations for assistance animals, including emotional support animals, as required by the Fair Housing Act, the Americans with Disabilities Act, and applicable Maryland and Baltimore City law. Tenants requesting an accommodation for an assistance animal of a restricted breed must submit a written request to the Landlord, and the Landlord will engage in the interactive process required by applicable law.

17. Keys and Locks. Tenant will be given 2 key(s) for the Property. If all key(s) are not returned to Landlord following termination of the Agreement, Tenant will be charged a monetary fee to replace the key(s). If a security deposit was collected by the Landlord at the time of signing this Agreement, then such amount will be subtracted from the Security Deposit. Tenant is not permitted to change any lock or place additional locking devices on any door or window of the Property without Landlord's approval prior to installation. If allowed, Tenant must provide Landlord with keys to any changed lock immediately upon installation.

18. Smoking and Fire Hazards. Smoking is prohibited in any area in or on the Property, both private and common, whether enclosed or outdoors. This policy applies to all owners, tenants, guests, employees, and servicepersons. The Tenant will be liable for any damages caused to the Property due to Tenant or Tenant's visitors or guests smoking in or on the Property. Any violation of this policy will be seen as a breach of this Agreement and Landlord will be entitled to all remedies allowable by law including eviction.

The Tenant is prohibited from using candles, incense, or other open flames within the Property unless supervised and used in a safe manner. The Tenant will be liable for any damages caused by fire, smoke, or negligence related to such activities.

19. Maintenance and Repairs. The Landlord is responsible for maintaining the Property in a safe and habitable condition, as required by Maryland law and the Baltimore City Housing Code. This includes, but is not limited to, ensuring the structural integrity of the Property, functioning plumbing and heating systems, and compliance with local health and safety codes.

The Tenant must promptly notify the Landlord of any conditions that may affect the habitability of the Property. The Landlord is responsible for making all necessary repairs to maintain the Property in good repair and to satisfy any implied warranty of habitability, except that the Tenant is responsible for the following routine maintenance tasks at the Tenant's own expense:

- Replacing interior light bulbs throughout the Property.
- Cleaning or replacing filters for HVAC systems, window A/C units, range hoods, and any other filtration systems, at least every 90 days or per manufacturer recommendations. The Landlord is responsible for acquiring and paying for routine filters.
- Routine cleaning and upkeep of all Landlord-provided appliances. Damage resulting from failure to perform routine appliance maintenance may be charged to the Tenant.
- Regularly testing smoke and carbon monoxide alarms and replacing batteries as needed. The Tenant must notify the Landlord immediately if any device malfunctions.
- Preventing and mitigating mold growth by properly ventilating the Property.
- Properly disposing of garbage and recycling.
- Removing snow and ice from all sidewalks, steps, and walkways serving the Property within a reasonable time after each weather event, as required by

Baltimore City ordinance. Failure to do so may result in fines issued by Baltimore City, which shall be the sole responsibility of the Tenant.

- Maintaining drains and the garbage disposal in proper working condition by avoiding disposal of grease, wipes, fibrous materials, or other items likely to cause blockage. The cost of clearing any drain clog or repairing the garbage disposal caused by improper use shall be borne by the Tenant.

Failure by the Tenant to perform these routine maintenance tasks may result in additional charges or deductions from the Security Deposit.

Except in cases of emergency, all maintenance and repair requests must be submitted in writing to the Landlord or property manager. If the Tenant is delinquent in rent at the time a repair notice is submitted, the Landlord is not obligated to make non-habitability repairs until the delinquency is cured. Nothing in this provision limits the Landlord's obligation to maintain the Property in a safe and habitable condition as required by law. Submission of a repair request constitutes permission for the Landlord or property manager to enter the Property to perform the requested maintenance or repairs, unless the Tenant specifically requests otherwise in writing.

The Tenant may not place unreasonable restrictions on the Landlord or property manager's access or entry to the Property. The Landlord is entitled to enter the Property with the expectation that it is in a safe and habitable condition.

20. Mold and Pests. The Landlord represents that, to the best of their knowledge, the Property is free of any active mold or pest infestations at the time of this Agreement, and warrants that the Property will be delivered in a pest-free condition at the Start Date, in compliance with the implied warranty of habitability under Maryland law.

Because the Property is a single-family dwelling, ongoing responsibility for extermination of insects, rodents, and other pests (other than wood-destroying insects such as termites) rests with the Tenant during the term of this Agreement, in accordance with the Baltimore City Housing Code. The Tenant agrees to:

- Maintain the Property in a clean and sanitary condition at all times to prevent conditions conducive to pest activity, including proper storage of food, prompt disposal of garbage, and elimination of standing water.
- Arrange and pay for pest and rodent extermination services as needed during the tenancy.
- Notify the Landlord promptly in writing upon discovery of any signs of mold growth, wood-destroying insects (e.g., termites, carpenter ants), or structural conditions that may be contributing to pest entry, such as gaps in the foundation, walls, or roof.

Notwithstanding the foregoing, the Landlord remains responsible for remediation of pest or rodent conditions that arise directly from structural defects in the Property, including but not limited to unsealed entry points, foundation gaps, or failures in building envelope components,

provided the Tenant has notified the Landlord in writing of such defects. The Landlord is also responsible for extermination of wood-destroying insects at all times.

The Tenant acknowledges that the Landlord is not responsible for pest or rodent issues arising from the Tenant's failure to maintain sanitary conditions, improper food or waste storage, or failure to notify the Landlord of structural conditions in a timely manner. Costs of extermination necessitated by Tenant's conduct may be charged to the Tenant and deducted from the Security Deposit.

21. Utilities and Services. The Tenant will pay directly for all utilities, services, and charges provided to the Property, including any and all deposits required, with the exception of the water utility provided by the City of Baltimore.

The Tenant agrees to reimburse the Landlord for the cost of water utility services provided to the Property during the Term of this Agreement. The amount charged to the Tenant will match the exact amount invoiced to the Landlord by the City of Baltimore. The Landlord will issue an invoice to the Tenant within ten (10) days of receiving the water utility bill. Payment for the water utility charge will be due thirty (30) days after the invoice date.

The average water bill over the previous 12 months has been: **\$56.58**; this shall not act as a guarantee of future water bill amounts. This disclosure is provided in accordance with Baltimore City and Maryland utility billing regulations.

Tenants have the right to inspect billing records documenting utility bills upon written request. If the Tenant disputes any charges for water utilities, the Tenant must notify the Landlord in writing within 10 days of receiving the invoice. Upon receiving written notice, the Landlord will provide a copy of the applicable water utility bill. Any unresolved disputes will be addressed in accordance with Baltimore City and Maryland utility billing regulations. If the billing period covered by the City of Baltimore does not align fully with the Tenant's occupancy period, the water utility charges will be prorated at the rate of 1/30th of the invoice amount per day.

If water utility service is at risk of termination due to the Landlord's non-payment, the Landlord will notify the Tenant in writing within five (5) days of receiving such notice. In such an event, the Tenant will have the right to pay the outstanding water charges directly to the utility provider to maintain uninterrupted service. Any payments made directly to the utility provider by the Tenant will be deducted from future amounts owed to the Landlord for utility reimbursement, and the Tenant will not be held responsible for reimbursing the Landlord for any unpaid water utility bills prior to their direct payment.

Tenant initial.

Initial
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22. Default. Tenant will be in default of this Agreement if Tenant fails to comply with any material provisions of this Agreement by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation (or any other obligation) after written notice of such default is provided by Landlord to Tenant, Landlord may

elect to cure such default and the cost of such action will be added to Tenant's financial obligations under this Agreement. All sums of money or charges required to be paid by Tenant under this Agreement will be additional rent, whether or not such sums or charges are designated as "additional rent." The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law. Tenant's failure to vacate the Property at the end of the lease term, in the absence of a written agreement for extension or renewal, shall constitute a default under this Agreement.

23. Termination upon Sale of Property. Notwithstanding any other provision of this Agreement, Landlord may terminate this Agreement upon sixty (60) days' written notice to Tenant that the Property has been sold. Prior to any voluntary transfer of title to the Property, the Tenant shall have the right of first refusal to purchase the Property as provided by the Maryland Renters' Rights and Stabilization Act of 2024. Nothing in this Agreement waives or modifies the Tenant's statutory right of first refusal. The 60-day termination period described in this section is subject to any applicable right of first refusal negotiation period required by law, and shall not be construed to limit or shorten any such period.

24. Early Termination. Tenant may, upon sixty (60) days' written notice to Landlord, terminate this Agreement provided that the Tenant pays an early termination fee consisting of (i) one (1) full month's rent at the then-current rate, plus (ii) a flat administrative fee of \$500.00. Termination will be effective as of the last day of the calendar month following the end of the 60-day notice period. All termination fees are in addition to all rent due through the termination date. Landlord will use reasonable efforts to re-let the Property following early termination, and any rent received from a replacement tenant for periods overlapping the original lease term will be credited against amounts owed by the Tenant.

25. Holding Over. Should the Tenant remain in possession of the Property after the expiration of the lease term without a written agreement to extend or renew the lease, such possession shall constitute an unauthorized holdover. Any holdover must be approved in writing by the Landlord. Rent for any unauthorized holdover period shall be charged at a daily rate equal to 150% of the monthly rent divided by 30, in addition to any other remedies available to the Landlord.

26. Military Termination. In the event the Tenant is, or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the Property is located, or is relieved from active duty, retires or separates from the military, or is ordered into military housing, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days' written notice to the Landlord. The Tenant will also provide to the Landlord a copy of the official orders or a letter signed by the Tenant's commanding officer, reflecting the change, which warrants termination under this provision. The Tenant will pay prorated rent for any days they occupy the dwelling past the first day of the month. Any security deposit will be promptly returned to the Tenant, provided there are no damages to the Property.

27. Condition of Property. Tenant stipulates, represents, and warrants that Tenant has examined the Property, and that it is at the time of this Agreement in good order, repair, and in a

safe, clean, and tenantable condition, as reflected in the Inspection Checklist executed contemporaneously herewith, except as noted therein.

28. Alterations and Improvements. Tenant will make no alterations to the buildings or improvements to the Property or construct any building or make any other improvements on the Property without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed, or placed on the Property by Tenant will, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Property at the expiration or earlier termination of this Agreement.

29. Hazardous Materials. Tenant will not keep on the Property any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Property or that might be considered hazardous or extra hazardous by any responsible insurance company.

30. Lead Disclosure. The Property was built before 1978. Many homes built before 1978 have paint that contains lead (called lead-based paint). Lead from paint chips and dust can pose serious health hazards if not taken care of properly. Federal law requires that tenants and lessees receive certain information before renting pre-1978 housing. By signing this Agreement, Tenant represents and agrees that Landlord has provided Tenant with such information, including, but not limited to: (i) the EPA booklet entitled "Protect Your Family from Lead in Your Home"; (ii) the MDE-issued Limited Lead-Free Certificate for the Property; and (iii) the MDE Notice of Tenants' Rights regarding lead paint. Tenant acknowledges receipt of these documents by initialing the separate Lead-Based Paint Disclosure form included in this Lease Packet.

31. Damage to Property. If the Property is damaged or destroyed as to render it uninhabitable, then either Landlord or Tenant will have the right to terminate this Agreement as of the date on which such damage occurs, through written notice to the other party to be given within 20 days of occurrence of such damage. However, if such damage should occur as the result of the conduct or negligence of Tenants or Tenants' guests or invitees, Landlord will have the right to termination and Tenants will be responsible for all losses, including, but not limited to, damage and repair costs as well as loss of rental income.

32. Landlord Access to Property. Landlord and Landlord's agents will have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Property for the purpose of inspecting the Property and all buildings and improvements thereon. Tenant will make the Property available to Landlord or Landlord's agents for the purposes of making repairs or improvements, or to supply agreed services or show the Property to prospective buyers or tenants, or in case of emergency. Except in case of emergency, Landlord will provide Tenant with written notice at least twenty-four (24) hours in advance of any entry and may only enter Monday through Saturday, from 7:00 a.m. to 7:00 p.m. In case of emergency, the Landlord or their agent may enter the Property without prior notice to address immediate threats to life, safety, or the Property.

33. Indemnity Regarding Use of Property. To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims,

liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use, or misuse of the Property, except Landlord's act or negligence. Tenant hereby expressly releases Landlord and/or agent from any and all liability for loss or damage to Tenant's property or effects whether on the Property, garage, storerooms, or any other location in or about the Property, arising out of any cause whatsoever, including but not limited to rain, plumbing leakage, fire, or theft, except in the case that such damage has been adjudged to be the result of the gross negligence of Landlord, Landlord's employees, heirs, successors, assignees, and/or agents.

This indemnity does not waive the Landlord's responsibility to comply with the implied warranty of habitability under Maryland law, including maintaining the Property in a safe and livable condition.

34. Accommodation. Landlord agrees to and is committed to complying with all applicable laws providing equal housing opportunities. To ensure compliance, Landlord will make reasonable accommodations for the known physical or mental limitations of an otherwise qualified individual with a disability who is an applicant or a tenant, unless undue hardship would result. It is the applicant's or tenant's responsibility to make Landlord aware of any required accommodation. In writing, the individual with the disability should specify the nature and effect of the disability and any accommodation they need. If after thoughtful consideration and evaluation, the accommodation is reasonable and will not impose an undue hardship, Landlord will make the accommodation. Landlord reserves the right to require appropriate medical verification of the disability.

35. Compliance with Regulations. Tenant will promptly comply with all laws, ordinances, requirements, and regulations of the federal, state, county, municipal, and other authorities, and the fire insurance underwriters. However, Tenant will not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

36. Mechanics Liens. Neither Tenant nor anyone claiming through the Tenant will have the right to file mechanics liens or any other kind of lien on the Property and the filing of this Agreement constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors, or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the Property free of all liens resulting from construction done by or for the Tenant.

37. Subordination of Lease. This Agreement is subordinate to any mortgage that now exists, or may be given later by Landlord, with respect to the Property.

38. Assignment and Subletting. Tenant may not assign or sublease any interest in the Property, nor assign, mortgage, or pledge this Agreement. This is a blanket prohibition, meaning no replacement tenant(s) will be permitted and no additional tenant or occupant will be allowed on the Property even if a Tenant leaves the Property. This prohibition applies to each and every term of this Agreement in regard to space leased to Tenant. Any waiver of this prohibition must be secured from the Landlord in writing. In the event the prohibition is invalidated or lifted,

Tenant, Landlord, and any subtenant or assignee agree to be bound by each and every provision contained in this Agreement.

39. Insurance. Tenant is required to maintain an active renter's insurance policy throughout the term of this Agreement. The policy must include liability coverage of at least \$100,000 for bodily injury and property damage, and personal property coverage of at least \$5,000 to protect Tenant's belongings. These minimum coverage amounts may be adjusted by the Tenant to meet their personal needs but must satisfy the stated minimum requirements.

Tenant agrees to list the Landlord, JBJ Property Holdings, LLC, as an "Additional Interested Party" on the policy. This designation ensures that the Landlord is notified of any cancellation, non-renewal, or significant changes to the Tenant's policy. Listing the Landlord as an Additional Interested Party does not grant the Landlord coverage under the Tenant's policy.

Proof of renter's insurance must be provided to the Landlord within ten (10) days of the Start Date of this Agreement and upon each renewal of the policy. Proof of insurance must include documentation of the required coverage and the Landlord's designation as an Additional Interested Party. Failure to provide proof of insurance or to maintain an active policy will constitute a default under the terms of this Agreement.

Tenant acknowledges that the Landlord is not responsible for loss or damage to Tenant's personal property, except as required by law.

Tenant initial. 

40. Notice. All notices required under this Agreement must be made in writing. Notices may be delivered in person, by mail, or electronically (e.g., email), except as otherwise provided below. Electronic delivery is deemed acceptable for all purposes under this Agreement except for notices regarding rent increases, which must be delivered in writing by mail or in person.

Notices are deemed delivered as follows:

- When delivered in person, on the date of delivery.
- When sent by mail, three (3) business days after the postmark date.
- When sent electronically, on the date the electronic message is sent, provided there is no delivery failure.

Landlord:

JBJ Property Holdings, LLC
c/o Ben Bevilacqua
1901 S Charles St. #204, Baltimore, Maryland 21230
Telephone: (571) 249-9064
Email: benbevilacqua5@gmail.com

Tenant:

Paige Goren-Levithan
412 S Madeira St., Baltimore, Maryland 21231

Such addresses may be changed from time to time by any party by providing notice as set forth above.

41. Rent Increases. The rent for the Property will not be increased during the initial term of this Agreement. If the Landlord proposes a rent increase or other new terms as part of a renewal or extension, the Landlord will provide the Tenant with at least sixty (60) days' written notice before the Termination Date. If the Tenant does not agree to the proposed terms and fails to enter into a new written agreement, the Tenant must vacate the Property by the Termination Date, as described in Section 2 of this Agreement.

All rent increases will comply with applicable state and local laws, including any restrictions or limitations imposed by Baltimore City or Maryland law.

Tenant initial. _____

Initial
PGL

42. Attorney's Fees. Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Property, and should Landlord prevail in any such action, Tenant agrees to pay all expenses so incurred, including a reasonable attorney's fee as awarded by a court of competent jurisdiction. This provision does not limit or waive Tenant's rights under applicable law.

43. Dispute Resolution. The parties will attempt to resolve any dispute arising out of or relating to this Agreement through friendly negotiations. Nothing in this Agreement is intended to, and shall not be construed to, waive any right or remedy available to Tenant under Maryland law, including the right to bring any claim before the District Court of Maryland or to pursue remedies under the Baltimore City Housing Code, the Rent Escrow statute, or any other applicable law. Any mediation or arbitration agreed to by the parties is voluntary and supplementary to, not in lieu of, statutory remedies.

44. Governing Law. This Agreement will be governed, construed, and interpreted by, through, and under the laws of the State of Maryland, including but not limited to the Maryland Annotated Code, Real Property Article, and applicable Baltimore City ordinances.

45. Waiver and Severability. The failure of either party to enforce any provisions of this Agreement will not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement. If any provision of this Agreement or the application thereof will, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances will be affected thereby, but instead will be enforced to the maximum extent permitted by law.

46. Time of Essence. Time is of the essence with respect to the execution of this Lease Agreement.

47. Estoppel Certificate. Tenant will execute and return a tenant estoppel certificate delivered to Tenant by Landlord or Landlord's agent within seven (7) days after its receipt. Failure to comply with this requirement will be deemed Tenant's acknowledgment that the estoppel certificate is true and correct, and may be relied upon by a lender or purchaser.

48. Entire Agreement. This document constitutes the entire Agreement between the Tenant and Landlord. This Agreement cannot be modified except in writing and must be signed by all parties. Neither Landlord nor Tenant have made any promises or representations, other than those set forth in this Agreement and those implied by law. The failure of Tenant or its guests or invitees to comply with any term of this Agreement is grounds for termination of the tenancy, with appropriate notice to Tenants and procedures as required by law. Any extensions, renewals, or holdover agreements must be documented in writing and signed by both parties to be valid.

49. Application. Tenant represents and warrants that all statements in Tenant's rental application are accurate. Any material misrepresentation in the application will be considered a material breach of this Agreement and may subject Tenant to eviction. Tenant authorizes Landlord and any broker to obtain Tenant's credit report periodically during the tenancy in connection with the modification or enforcement of this Lease. Landlord reserves the right to terminate this Agreement (i) before occupancy begins, (ii) upon disapproval of the credit report(s), or (iii) upon discovering, within a reasonable time of the application, that information in Tenant's application that was material to the Landlord's leasing decision is false.

50. Binding Effect. The provisions of this Agreement will be binding upon and inure to the benefit of parties and their respective legal representatives, successors, and assigns.

51. Cosigners. If required by the Landlord, a cosigner must sign a separate Cosigner Addendum as a condition of this lease. The cosigner agrees to be jointly and severally liable for all obligations under this Agreement, including but not limited to rent, utilities, damages, and fees. This liability continues for the duration of the lease term and any subsequent renewals, regardless of whether the Tenant vacates the Property or fails to fulfill their obligations.

Receipt

Item	Amount	Tenant	Landlord
Security Deposit:	\$ 1,300	Initial PGL	DS JB
Pet Deposit:	\$ 0	Initial PGL	DS JB
Prorated Rent (08/21/26 to 08/31/26):	\$ 656.37	Initial PGL	DS JB
Prepaid Rent (_____ to _____):	\$ 0	Initial PGL	DS JB
Other Charges or Deposits:	\$ 0	Initial PGL	DS JB
Total Charges Received:	\$ 1,956.37	Initial PGL	DS JB

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Agreement in the manner prescribed by law as of the Effective Date.

Landlord:
JBJ Property Holdings, LLC

By:

DocuSigned by:

Jacob Bevilacqua

D846ED32B0BB4D6...

Printed Name: Jacob Bevilacqua

Date: 8/20/2026

Title: Managing Member

Tenant:
By:

Signed by:

Paige Goren-Levithan

6794DFFA1A2948A

Printed Name: Paige Goren-Levithan

Date: 8/16/2026

By: _____

Printed Name: _____

Date: _____

Lease Agreement
Inspection Checklist

Address: 412 S Madeira St., Baltimore, Maryland 21231

Tenant has inspected the Property and states that the Property is in satisfactory condition, free of defects, except as noted below (photos welcome):

Kitchen

Item	Satisfactory	Comments
Cupboards	_____	_____
Floor covering	_____	_____
Walls and ceiling	_____	_____
Counter surfaces	_____	_____
Stove and oven	_____	_____
Refrigerator	_____	_____
Dishwasher	_____	_____
Microwave	_____	_____
Windows	_____	_____
Doors	_____	_____
Light fixtures	_____	_____

Living Room

Item	Satisfactory	Comments
Floor covering	_____	_____
Walls and ceiling	_____	_____
Windows	_____	_____
Doors	_____	_____
Light fixtures	_____	_____

Bathroom

Item	Satisfactory	Comments
Floor covering	_____	_____
Walls and ceiling	_____	_____
Shower and tub	_____	_____
Toilet	_____	_____
Plumbing fixtures	_____	_____
Windows	_____	_____

Doors		
Light fixtures		
Sink		
Vanity		
Medicine cabinet		

Bedroom 1

Item	Satisfactory	Comments
Floor covering		
Walls and ceiling		
Closet		
Windows		
Doors		
Light fixtures		

Bedroom 2

Item	Satisfactory	Comments
Floor covering		
Walls and ceiling		
Closet		
Windows		
Doors		
Light fixtures		

Hallways / Other Areas

Item	Satisfactory	Comments
Floor covering		
Walls and ceiling		
Closets		
Light fixtures		
Furnace / HVAC		
Exterior / Yard		
Patio or deck		
Other (specify)		

Tenant:

By: _____

Printed Name: _____

Date: _____

By: _____

Printed Name: _____

Date: _____

Acknowledged by Landlord/Agent:

By: _____

Printed Name: _____

Date: _____

Title: _____

JBJ Property Holdings, LLC

Lease Agreement
Disclosure of Information on Lead-Based Paint 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, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

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

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

(ii) X Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the landlord (Check (i) or (ii) below):

(i) X Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

- The Limited Lead-Free Certificate issued by a Maryland MDE-accredited lead inspector is attached to this Agreement (Certificate No. **1175553**, issued: **8/11/2026**, valid for two years from the date of certification, subject to re-inspection of exterior painted surfaces before expiration).
- MDE Notice of Tenants' Rights (lead paint).

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

Tenant's Acknowledgment (initial)

(c) ^{Initial}
PGL Tenant has received copies of all information listed above.

(d) ^{Initial}
PGL Tenant has received the pamphlet "Protect Your Family From Lead In Your Home."

(e) ^{Initial}
PGL Tenant has received the MDE Notice of Tenants' Rights regarding lead paint.

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.

Tenant:

By:  Signed by:
6794DEEA1A2948A...

Printed Name: Paige Goren-Levithan

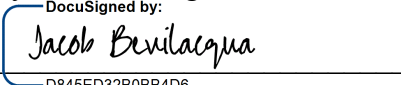
Date: 8/16/2026

By: _____

Printed Name: _____

Date: _____

Acknowledged by Landlord/Agent:

By:  DocuSigned by:
D845ED32B0BB4D6...

Printed Name: Jacob Bevilacqua

Date: 8/20/2026

Title: Managing Member
JBJ Property Holdings, LLC

Lease Agreement
Tenant Rights and Acknowledgment of Receipt of Required Brochures

Tenant Rights:

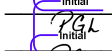
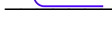
The Landlord acknowledges and complies with all applicable laws governing tenant rights and protections in the State of Maryland and Baltimore City. This includes compliance with laws related to rent escrow, eviction processes, security deposit returns, and property maintenance obligations.

The Tenant is advised of their rights under Maryland and Baltimore City law, including but not limited to:

- The right to live in a property that is maintained in a safe and habitable condition.
- The right to request repairs and utilize Baltimore City's Rent Escrow program if serious maintenance issues are not addressed by the Landlord.
- Protection from unlawful eviction, with all evictions requiring proper court proceedings.
- The right to receive timely and accurate notice of rent increases, lease terminations, or other changes to the tenancy, in accordance with local and state laws.
- The right of first refusal to purchase the Property before a sale to a third party.

Tenant's Acknowledgment (initial)

The Tenant acknowledges receipt of the following informational brochures, pamphlets, and required documents at the time of signing this lease:

	The Maryland Tenants' Bill of Rights.
	The Baltimore City Tenant Rights and Responsibilities Brochure.
	The EPA Pamphlet: "Protect Your Family From Lead in Your Home."
	The MDE Notice of Tenants' Rights (lead paint).
	The MDE-issued Limited Lead-Free Certificate for the Property.

By signing below, the Tenant affirms that they have received and reviewed the documents listed above.

Tenant:

By:  Signed by:
6794DEEA1A2948A...

Printed Name: Paige Goren-Levithan

Date: 8/16/2026

By: _____

Printed Name: _____

Date: _____

Acknowledged by Landlord/Agent:

By: _____
DocuSigned by:
Jacob Bevilacqua
D845ED32B0BB4D6...

Printed Name: Jacob Bevilacqua

Date: 8/20/2026

Title: Managing Member
JBJ Property Holdings, LLC

Lease Agreement
Cosigner Addendum

This Cosigner Addendum (“Addendum”) is made on August 16, 2026, and is attached to and forms part of the Residential Lease Agreement (“Lease Agreement”) dated August 16, 2026 between **JBJ Property Holdings, LLC** (“Landlord”) and the following tenants:

- Paige Goren-Levithan

(the “Tenant”)

1. Purpose. The purpose of this Addendum is to provide financial assurance for the Tenant’s obligations under the Lease Agreement. The Cosigner, **Adam Levithan** (“Cosigner”), agrees to guarantee the Tenant’s compliance with all terms and conditions of the Lease Agreement, including payment obligations and other responsibilities outlined therein.

2. Joint and Several Liability. The Cosigner acknowledges and agrees to be jointly and severally liable with the Tenant for all obligations under the Lease Agreement. This includes, but is not limited to:

- Payment of all rent, utilities, fees, late charges, and other amounts owed under the Lease.
- Reimbursement for any damages to the Property caused by the Tenant or their guests, beyond normal wear and tear.
- Payment of any legal costs, court fees, or attorney’s fees incurred by the Landlord in enforcing the Lease or this Addendum.

3. Scope of Liability. The Cosigner’s liability extends to all financial obligations under the Lease Agreement, including:

- The full term of the Lease Agreement, and any written renewals or extensions.
- Amounts owed even if the Tenant vacates the Property before the end of the lease term.
- Any unpaid amounts following the termination of the Lease, including damages, utilities, or other fees.

4. Role of the Cosigner. The Cosigner is not considered a Tenant under the Lease Agreement and does not have the right to occupy the Property or benefit from any tenant rights under the Lease or applicable laws.

5. Waiver of Notice. The Cosigner waives any requirement for the Landlord to notify them of any default by the Tenant. The Cosigner’s liability under this Addendum is not affected by any failure to notify them of late payments, damages, or other breaches of the Lease by the Tenant.

6. Independent Obligations. The Cosigner's obligations under this Addendum are independent of the Tenant's obligations under the Lease Agreement. The Landlord is not required to exhaust remedies against the Tenant before seeking enforcement against the Cosigner.

7. Termination of Liability. The Cosigner's liability under this Addendum remains in effect until all obligations under the Lease Agreement, including any written extensions, are fulfilled in full. The Cosigner may not terminate their liability unilaterally.

8. Acknowledgment and Understanding. The Cosigner acknowledges that they have read and understood the Lease Agreement and this Addendum in full. By signing below, the Cosigner agrees to be bound by the terms and conditions herein.

Cosigner Information:

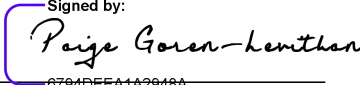
Name: Adam Levithan

Address: 17332 Buehler Rd, Olney MD 20832

Phone: 703-728-2067

Email: adam@levithan.com

Tenant:

By:  Signed by: Paige Goren-Levithan
6794DEEA1A2948A...

Printed Name: Paige Goren-Levithan

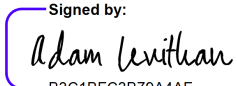
Date: 8/16/2026

By: _____

Printed Name: _____

Date: _____

Cosigner:

By:  Signed by: Adam Levithan
B3C1BFC3B79A4AF...

Printed Name: Adam Levithan

Date: 8/16/2026

Landlord:

DocuSigned by:
Jacob Bevilacqua
D845ED32B0BB4D6...

By:

Printed Name: Jacob Bevilacqua

Date: 8/20/2026

Title: Managing Member
JBJ Property Holdings, LLC

Lease Agreement
Pet Agreement Addendum

This Pet Agreement (“Addendum”) is made on August 16th, 2026 and is attached to and forms part of the Residential Lease Agreement dated August 16th, 2026 between **JBJ Property Holdings, LLC** (“Landlord”) and the following tenants:

- Paige Goren-Levithan

(the “Tenant”) for the property located at 412 S Madeira St., Baltimore, MD 21231 (“Property”).

The Landlord grants the Tenant permission to keep the pet(s) listed below on the Property under the following terms and conditions:

1. Approved Pets. The following pet(s) are approved to reside at the Property:

- Type of Pet: DOG
- Breed: Miniature poodle
- Weight: 6lbs
- Name: Carrot

No additional pets are allowed without prior written consent from the Landlord. Unauthorized pets will be considered a violation of the Lease Agreement.

2. Additional Pet Rent. The Tenant agrees to pay an additional monthly pet rent of **\$0** per pet. This amount will be added to the regular monthly rent and is subject to the same terms and conditions, including late fees and grace periods, as outlined in the Lease Agreement.

3. Tenant Responsibilities. The Tenant agrees to:

- Keep the pet(s) properly licensed, vaccinated, and in compliance with all applicable local and state laws.
- Ensure the pet(s) are supervised at all times and do not create a nuisance or disturb other residents.
- Promptly clean up all pet waste from the Property, including common areas, yards, and sidewalks.
- Prevent the pet(s) from causing damage to the Property, including chewing, scratching, or staining any part of the unit.
- Reimburse the Landlord for any damages caused by the pet(s) beyond normal wear and tear.

4. Prohibited Animals and Breeds. The following animals and breeds are strictly prohibited on the Property:

- Prohibited Breeds: Pit Bulls, German Shepherds, Belgian Malinois, Rottweilers, Doberman Pinschers, Chows, Akitas, Wolves, Wolf hybrids, or any mix thereof.

- Exotic or Dangerous Animals: No exotic or dangerous animals, including but not limited to snakes, reptiles, large birds, or similar.
- Behavioral History: No dog or cat with a history of biting, aggressive behavior, or any documented attack is permitted on the Property.

Allowing any prohibited animal or breed on the Property constitutes a material breach of this Agreement and the Lease.

5. Indemnification. The Tenant assumes full liability for any injuries or damages caused by the pet(s) to individuals or property. The Tenant agrees to indemnify and hold harmless the Landlord from all claims, damages, or expenses arising out of the presence of the pet(s) on the Property.

6. Termination of Pet Privileges. The Landlord reserves the right to revoke pet privileges if the Tenant violates any terms of this Addendum. If pet privileges are revoked, the Tenant agrees to remove the pet(s) from the Property within 7 days of receiving written notice. Failure to comply may result in termination of the Lease Agreement.

By signing below, the Tenant acknowledges receipt of this Addendum and agrees to its terms.

Tenant:

By:  Signed by:
Paige Goren-Levithan
6794DEEA1A2948A...

Printed Name: Paige Goren-Levithan

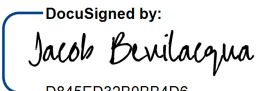
Date: 8/16/2026

By: _____

Printed Name: _____

Date: _____

Landlord:

By:  DocuSigned by:
Jacob Benilacqua
D845ED32B0BB4D6...

Printed Name: Jacob Bevilacqua

Date: 8/20/2026

Managing Member

Title:
JBJ Property Holdings, LLC

Lease Agreement
Rent and Deposit Concessions Addendum

This Rent and Deposit Concessions Addendum (“Addendum”) is made on August 16th, 2026 and is attached to and forms part of the Residential Lease Agreement dated August 16th 2026 between **JBJ Property Holdings, LLC** (“Landlord”) and the following tenants:

- Paige Goren-Levithan

(the “Tenant”) for the property located at 412 S Madeira St., Baltimore, MD 21231 (“Property”).

The terms of this Addendum modify the Lease Agreement solely to the extent expressly stated below. In the event of any conflict between this Addendum and the Lease Agreement, this Addendum controls. All provisions of the Lease Agreement not modified herein remain in full force and effect. Only the sections checked and completed below are operative; unchecked sections have no effect.

1. First Month’s Rent — Modified Due Date. [] This section is applicable.

Notwithstanding Section 4 of the Lease Agreement, the first month’s rent of \$_____ shall be due and payable on _____ rather than on the Start Date. Beginning with the second month of the tenancy, rent shall revert to the schedule set forth in Section 4 of the Lease Agreement.

2. Security Deposit — Modified Due Date. [] This section is applicable.

Notwithstanding Section 5 of the Lease Agreement, the security deposit of \$_____ shall be due and payable on _____ rather than at the time of lease signing. The Landlord’s obligations under Section 5 regarding escrow, interest, and return of the Security Deposit shall commence upon receipt of the deposit.

3. Security Deposit — Payment Plan. [] This section is applicable.

Notwithstanding Section 5 of the Lease Agreement, the Landlord agrees to accept the security deposit in installments according to the following schedule:

Installment 1: \$_____ due on _____
Installment 2: \$_____ due on _____
Installment 3: \$_____ due on _____
Installment 4: \$_____ due on _____

The total security deposit shall not exceed one (1) month’s rent as required by Maryland law. Each installment is due on the date specified above and failure to pay any installment by its due date shall constitute a default under the Lease Agreement. The Landlord’s obligations regarding escrow, interest, and return of the Security Deposit shall commence upon receipt of the first installment and shall apply to the full deposit amount once received in full. Until the full

Security Deposit is received, the Landlord's right to retain the deposit for damages shall be limited to amounts actually received.

4. Rent Concession — Waiver or Reduction of Rent. ☒ This section is applicable.

The Landlord agrees to the following rent concession as an inducement to Tenant to enter into the Lease Agreement:

☐ Free rent period: Rent is waived in full for the following month(s): _____.

☐ Reduced rent period: Rent is reduced to \$_____ per month for the following month(s): _____. Standard rent per Section 4 of the Lease Agreement shall resume thereafter.

☒ One-time rent credit: A credit of **\$29** shall be applied against rent due for the month of **SEPTEMBER**.

☐ Other concession (describe): _____.

This concession is a one-time accommodation and shall not be construed as a modification of the base rent, a waiver of any future rent obligation, or precedent for any future concession. The full monthly rent set forth in Section 4 of the Lease Agreement shall be due and payable for all periods not expressly covered by this section. In the event the Tenant defaults under the Lease Agreement or vacates the Property before the Termination Date, any rent waived or reduced under this section shall become immediately due and payable as additional rent.

By signing below, the parties agree to the terms of this Addendum.

Tenant:

By: _____

Signed by: 6794DEEA1A2948A...

Printed Name: _____
 Paige Goren-Levithan

Date: _____
 8/16/2026

By: _____

Printed Name: _____

Initial
 PGL

Date: _____

Landlord:

DocuSigned by:
Jacob Bevilacqua
D845ED32B0BB4D6...

By: _____

Printed Name: _____ Jacob Bevilacqua

Date: _____ 8/20/2026

Title: _____ Managing Member
JBJ Property Holdings, LLC



MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

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

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

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

Additional information may be available through:

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

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

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

1. RENTAL APPLICATIONS

Application fees:

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



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

Application expenses:

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

Tenant screening report:

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

Pet policy:

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

Assistance Animals:



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

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

2. LEASES & TENANCIES

Written lease requirements:

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

A lease may not include:



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

An automatic renewal term in a lease must:

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

Ending tenancy:

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

Ending your lease early due to abuse:

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



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

If the lease ends and no one gives notice:

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

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

3. RENT

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

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

4. UTILITIES

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



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

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

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

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

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

5. SECURITY DEPOSITS

Maximum deposit:

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

What is a security deposit:

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

Payment rules:

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



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

Move-out inspection at end of tenancy:

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

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

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

If the deposit is not returned on time:

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

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

6. CONDITION OF RENTAL UNITS

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



Reporting a problem:

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

Mold-specific requirements:

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

Repair and Access:

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

If problems are not fixed:

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

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

Lead paint:

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

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

Living in your unit:

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



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

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

7. EVICTIONS

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

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

Court process required:

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

Your rights in court:

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

Notice before eviction:

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

Eviction requirements and stopping the eviction:



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

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

8. CONSTRUCTIVE EVICTIONS

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

When it applies:

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

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

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

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

What landlords must do to avoid constructive eviction:



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

9. TENANT RIGHT OF FIRST REFUSAL

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

When it applies:

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

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

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

Notice process:

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

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

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

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



10. PROHIBITED ACTS BY LANDLORDS

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

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

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

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

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

Retaliation may include actions such as:

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



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

Notice requirements before your landlord can enter your unit:

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

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

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

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

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

11. RESOURCES

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

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

Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

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

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



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

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

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

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

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

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

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

Services Provided:

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

The People's Law Library of Maryland

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

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

Services provided:

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

LEASE ADDENDUM

Legal Assistance Resources and Tenant's Rights

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

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

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

Legal Services –Advice Only

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

Legal Representation and Advice

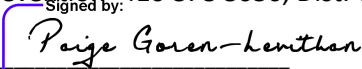
- In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program - Free 443 273-5200, www.probonomd.org (same day representation at 8:30 AM Docket Tuesday- Friday)
- Public Justice Center -410 625 9409 or 410 878 8664, 501 E. Fayette St., RM 203,Baltimore, MD 21202 www.publicjustice.org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

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

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

Financial Assistance – General and to Avoid Eviction

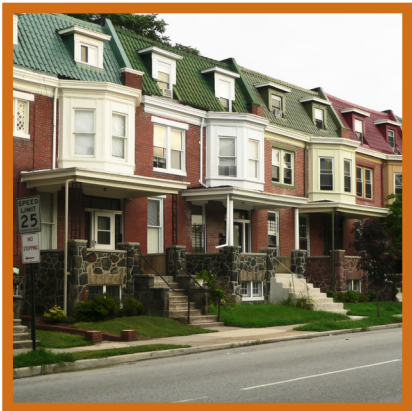
- 211-General Financial assistance
- Eviction Prevention- 410 878 8650, Dist. Court,501 E. Fayette Street, RM 207 Balt., MD 21201

Signed by: 
Tenant _____
6794DEEA1A2948A...

Tenant _____

Tenant _____

Tenant _____



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires sellers, landlords, agents and rental property managers to:

- Disclose known information about the presence of lead-based paint or lead-based paint hazards (or state there is none)
- Provide all available records and reports on lead-based paint and lead-based paint hazards (or state there are none)
- Include a specific warning statement about lead-based paint
- Give buyers up to 10 days to have a certified inspector or risk assessor check for lead.

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

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



Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified risk assessor at cdxapps.epa.gov/leadpro.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills and other surfaces using wet methods.
- Take precautions to avoid exposure to lead dust when remodeling.
- Hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms when renovating, repairing or painting. Find an EPA-certified firm using cdxapps.epa.gov/leadpro.
- Have your home checked for lead-based paint by a certified inspector or risk assessor before buying, renting or renovating your home.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers and toys often.
- Make sure children eat a well-balanced diet with foods high in iron, calcium and vitamin C as these nutrients may help prevent the absorption of lead.
- Remove shoes or wipe soil and other dirt off shoes before entering your house.

Lead Gets into the Body in Many Ways

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

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

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

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



Lead is dangerous to a developing fetus.

- Lead can build up in the body over time, settling in the bones. This stored lead can be transferred during pregnancy to a fetus or after birth to an infant through breast milk.

Please [see pages 13 and 14](#) for more information on sources of lead exposure.

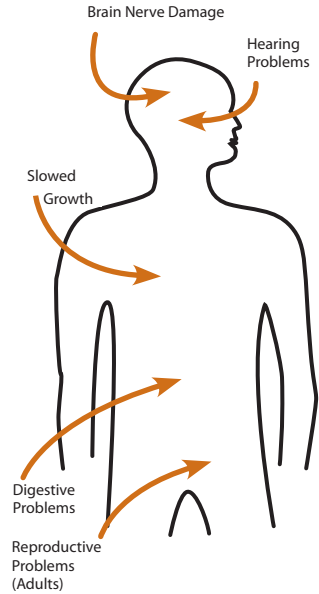
Health Effects of Lead

Lead affects the body in many ways. It is important to know that no safe blood lead level has been identified and even exposure to low levels of lead can harm children.

In children, exposure to lead can cause:

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

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



In adults, exposure to lead can cause an increased risk of:

- Miscarriage during pregnancy
- The baby being born too early or too small
- Harm to a developing fetus' brain, kidneys and nervous system
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

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

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

A simple blood test is the best way to find out if a child has been exposed to lead. A child who has been exposed to lead may not have visible signs or symptoms and may look and act healthy. Consult your doctor for advice on getting your children tested.

Blood lead tests are required for the following groups:

- Children at 12 and 24 months enrolled in Medicaid
- Children between 24 and 72 months enrolled in Medicaid with no record of a previous blood lead test
- Children who should be tested under your Tribal, state or local health testing plan

Blood lead tests are recommended for the following groups:

- Children at 12 and 24 months living in areas that are at higher risk* or who belong to populations that are at higher risk*
- Children or other family members who have been exposed to lead

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

* Some children are more likely to be exposed to lead than others. These include children who live or spend time in a house or building built before 1978, are from low-income households, live or spend time with someone who works with lead or are immigrants, refugees or recently adopted from less developed countries.

Where Lead-Based Paint Is Found

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

Many homes and childcare facilities built before 1978 may have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

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

Lead can be found:

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

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

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

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

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

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

If you suspect your home has lead-based paint, you should clean regularly to minimize dust using the information on [pages 9 and 11](#), especially when young children live in the home. EPA does not recommend lead abatements based on lead dust unless the lead dust is at or above the action levels listed on [page 11](#).

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

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

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

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

Checking Your Home for Lead

Hire a certified lead professional to get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards or how to deal with them. A trained and certified lead-based paint inspector will inspect the paint using:
 - A portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples collected by the inspector to be tested in an EPA-recognized lead laboratory
- A **risk assessment** tells you if your home currently has any lead hazards from paint, dust or soil, and what actions to take to address any hazards. A trained and certified lead-based paint risk assessor will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust and soil samples
- A **combination inspection and risk assessment** tells you if your home has any lead-based paint, if it has any lead hazards and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed and ask questions about anything you do not understand. Closely monitor areas that are known to have lead-based paint.

Checking Your Home for Lead, continued

In preparing for renovation, repair or painting work in a pre-1978 home, Lead-Safe Certified renovators ([see page 12](#)) may do any of the following:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis
- Use EPA-recognized tests kits to determine if lead-based paint is absent
- Presume that lead-based paint is present and use lead-safe work practices

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

³ Hearing- or speech-challenged individuals may access this number through TTY by calling 711.

What You Can Do Now to Protect Your Family

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

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bedtime.
- Keep play areas clean. Wash bottles, pacifiers, toys and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing or painting, hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms ([see page 12](#)).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat a well-balanced diet of fruits, vegetables, grains, dairy and protein-rich foods. Foods that are higher in iron, calcium and vitamin C may help reduce the body's absorption of lead. Children with empty stomachs absorb more lead than children with food in their stomachs.

Reducing Lead Hazards

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

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



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

- Hire a Lead-Safe Certified firm ([see page 12](#)) to perform renovation, repair or painting (RRP) projects that disturb painted surfaces.
- Hire a certified lead abatement contractor to permanently address lead hazards. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.
- Certified contractors will employ qualified workers and follow strict safety rules set by their state or Tribe or by the federal government.

Reducing Lead Hazards, continued

If your home has had a lead abatement, dust cleanup activities must be conducted once the work is completed. Dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following action levels:

- 5 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 40 $\mu\text{g}/\text{ft}^2$ for interior window sills
- 100 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatements are designed to permanently address lead-based paint hazards. However, when an abatement is complete, lead dust may still remain above reportable levels ([see page 6](#)) and can also be reintroduced into an abated area. Steps to keep lead dust low after an abatement include:

- Using a HEPA vacuum on all furniture and other items returned to the area
- Regularly cleaning floors, window sills, troughs and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner

Please [see page 9](#) for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state, Tribal or local agency ([see pages 15 and 16](#)), visit cdxapps.epa.gov/leadpro, or call toll-free 1-800-424-LEAD [5323].

Renovating, Repairing or Painting a Home with Lead-Based Paint

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

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



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

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

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

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water in homes are lead pipes, fixtures, brass or chrome-plated brass faucets and plumbing with lead solder.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested (See below).

Remember that older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please use EPA's Safe Drinking Water online form at [epa.gov/safewaterhotline](https://www.epa.gov/safewaterhotline).

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** Working in certain jobs may increase adults' potential exposure to lead, such as: renovation or repair of older homes and buildings, painting, construction, refinishing furniture, smelting, mining, auto repair, handling firearms and working at hazardous waste sites. If you work with lead, lead dust or soil could get onto your skin, in your hair and clothes, which can be transferred to the inside of your car or home. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, fishing, shooting at a gun range or refinishing furniture that has lead-containing paint or varnish. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint or varnish. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Items made in other countries and imported into the United States may have lead including toys, painted furniture, metal or plastic jewelry, health remedies, foods, spices, candies, cosmetics, powders, make-up used in religious and cultural practices and folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.
- **Older playground equipment** can contain old lead-based paint, and **artificial turf and playground surfaces** made from shredded rubber can contain lead. Take precautions to ensure young children do not eat shredded rubber or put their hands in their mouth before washing them.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead above 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

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

EPA's Safe Drinking Water Hotline

For information about lead in drinking water visit epa.gov/safewater or use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Consumer Product Safety Commission (CPSC) Hotline

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

Food and Drug Administration

For information on lead in food and foodwares visit www.fda.gov/food/environmental-contaminants-food/lead-food-and-foodwares.

Centers for Disease Control and Prevention

For information on childhood lead poisoning prevention visit: www.cdc.gov/lead

State and Local Health and Environmental Agencies

Some states, Tribes, counties and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state, Tribal or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center toll-free at **1-800-424-LEAD [5323]**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling **711**.

U. S. Environmental Protection Agency (EPA)

Regional Offices

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

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont and 10 federally recognized Tribes)

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

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands and 8 Tribes)

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

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia and 7 Tribes)

Regional Lead Contact
U.S. EPA Region 3
Four Penn Center
1600 JFK Blvd
Philadelphia, PA 19103-2029

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and 6 Tribes)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 37 Tribes)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604
(312) 353-3808

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

Regional Lead Contact
U.S. EPA Region 6
1201 Elm Street, Suite 500
Dallas, TX 75270
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska and 9 Tribes)

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

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 Tribes)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6169

Region 9 (Arizona, California, Hawaii, Nevada, Guam, American Samoa, Northern Marianas, Palau, Micronesia, Marshall Islands and 148 Tribes)

Regional Lead Contact
U.S. EPA Region 9 (LNC-2-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8000

Region 10 (Alaska, Idaho, Oregon, Washington and 271 Tribes)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

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

CPSC

4330 East-West Highway

Bethesda, MD 20814-4421

1-800-638-2772

[cpsc.gov](https://www.cpsc.gov) or [saferproducts.gov](https://www.saferproducts.gov)

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

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Its Office of Lead Hazard Control and Healthy Homes' (OLHCHH's) lead hazard reduction grants, healthy homes grants, and guidance and enforcement of the Lead Disclosure Rule and Lead Safe Housing Rule, protect families from lead and other housing hazards.

HUD OLHCHH

lead.regulations@hud.gov

[hud.gov/lead](https://www.hud.gov/lead)

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IMPORTANT!

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

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

MARYLAND DEPARTMENT OF THE ENVIRONMENT
Land Management Administration • Lead Poisoning Prevention Program
1800 Washington Boulevard • Suite 630 • Baltimore Maryland 21230-1719
410-537-3825 • 800-633-6101 x3825 • www.mde.state.md.us/lead

FORM A- INSPECTION CERTIFICATE DISCLAIMERS

This disclaimer is to be distributed to the property owner by the inspection contractor upon issuance of any Lead Paint Certificate. DO NOT SEND THIS FORM TO MDE.

“RISK REDUCTION DISCLAIMER”

Meeting the Full or Modified Risk Reduction Standard pursuant to §6-815 or §6-819 of Annotate Code, Environment Article does NOT mean that the affected property is lead-free or lead-safe. This inspection standard is to be repeated dependant on certain triggering events.

“EXPIRATION DISCLAIMER”

Any inspection certificate issued as limited or provisional shall expire automatically upon the occurrence of any event which, under Maryland law, requires the re-inspection or re-certification of the subject property unless such re-inspection or re-certification occurs prior to that expiration date.

The “EXPIRATION DISCLAIMER” applies to:

- 1) Any **LEAD FREE CERTIFICATE ISSUED UNDER OPTION B (“LIMITED LEAD FREE”)**.

This means that the exterior was not tested for lead or did not pass the allowable limit for lead based paint in Maryland, but met the Lead Free standard on the interior allowed under the Annotated Code of Maryland, Environmental Article, §6-804 on the interior.

- 2) Any **Full or Modified Risk Reduction Certificate** issued using Method C or D **where the exterior is NOT Lead Free**.

This means that the exterior currently does not meet either risk reduction standard because it has chipping, peeling or flaking paint. A certificate may be issued under the provision for an exterior waiver is allowed under the Annotated Code of Maryland, Environmental Article, §6-815 (d) or §6-819(j). A re-inspection to clear that waiver must be performed on or before April 30th of that expiration year. If the re-inspection does not show satisfactory completion of the work required in order for the exterior to meet Department standards, the certificate will be considered to have expired as of the provisional date stated on the original certificate.

For more information, please visit the Lead Poisoning Prevention Program’s website at www.mde.state.md.us/lead and navigate to the Rental Owners page or call the Program at 410-537-3825.

MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION (MDE FORM 330)

INSPECTION CERTIFICATE NO. 1175553**0402699**
MDE TRACKING NO.**0301-03-1776-083**
MDE PROPERTY NO.**JBJ Property Holdings LLC**
OWNER NAME**412 S Madeira Street Unit # 412 S Madeira St. Baltimore MD**
21231 Address**Baltimore City**
County**1920**
Construction Year**Lead Free**
Inspection Category**Limited**
Inspection Method**PASSED**
Inspection Status**8/11/2028**
Re-Inspection required no later than**8/11/2028**
Certificate Expiration Date**1**
No. of Pre-1950 Lead Free Units**0**
No. of Post-1949 Lead Free Units**Invalid****Invalidated Date**

I certify that I inspected the above listed property/unit on **8/11/2026 11:00:00 AM** under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

David King
Inspection Contractor Name**106594**
Inspection Contractor Accreditation No.**6/5/2027**
Inspection Contractor Accreditation Exp. Date**David King**
Inspector Name**106598**
Inspector Accreditation No.**6/5/2027**
Inspector Accreditation Exp. Date

Inspection certificates with numbers under 1000000 are not original documents; they were issued on paper prior to implementation of this online system.

STATE OF MARYLAND

FORM E

0402699
MDE TRACKING NO.

8/11/2026 11:00:00 AM
Inspection Date

1175553
INSPECTION CERTIFICATE NO.

412 S Madeira Street Baltimore MD 21231
Address

412 S Madeira St.
Unit ID Parcel

1
Total Applies

1
Total Surveyed

1
Total Parcels

112
Total XRF Readings

0
Total Inconclusive XRF Readings

0
Total Paint Samples

OPTION B (limited)
Exterior Surfaces Option

8/11/2028
OptionB Date

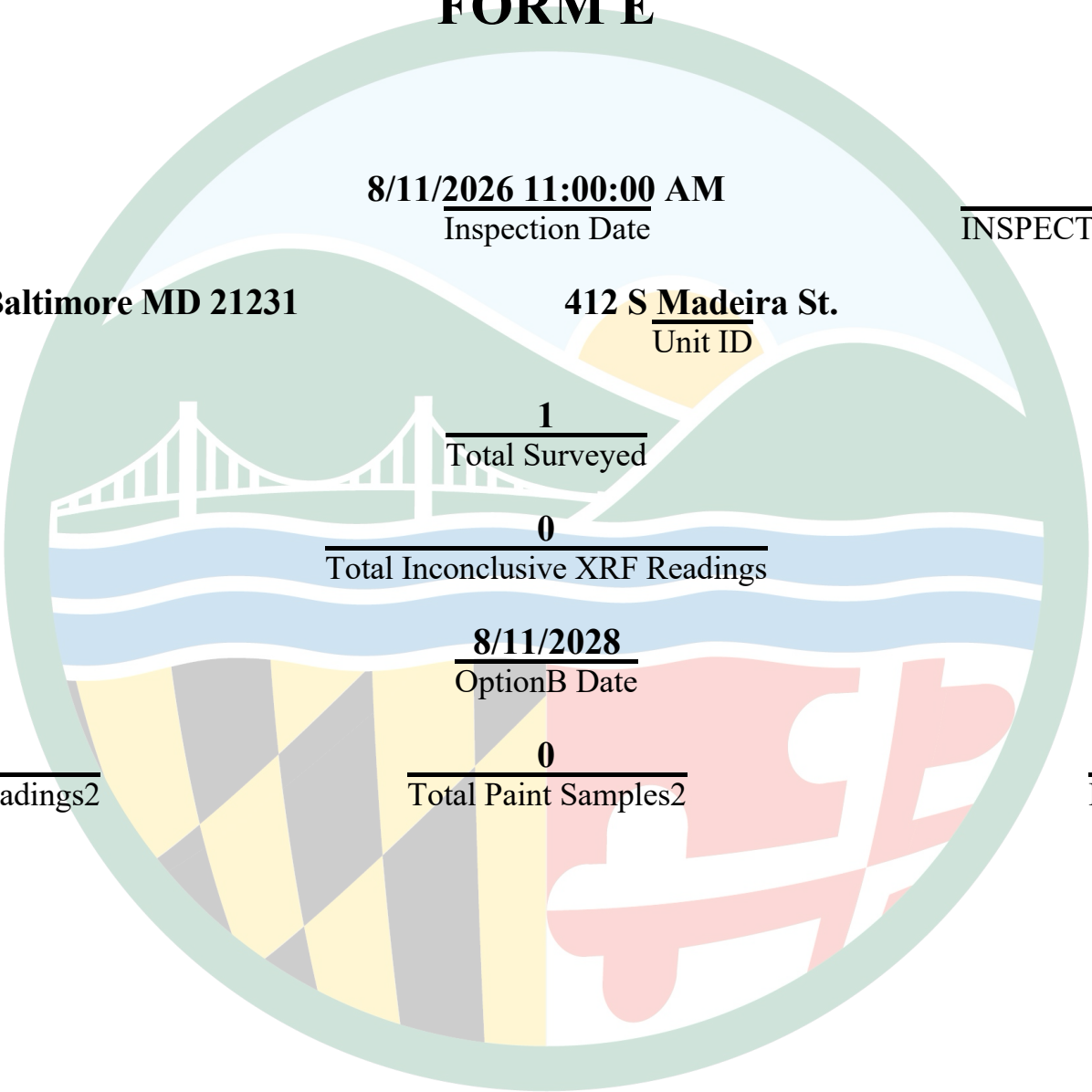
19
Total XRF Readings2

0
Total Inconclusive XRF Readings2

0
Total Paint Samples2

No
Metal Components Option

8/11/2026
Certified Date



FORM F - INSPECTION UPDATE

To be used only to **CORRECT** information previously submitted. This form must **ALWAYS** reference the inspection certificate number and must contain an MDE owner number to be acceptable.

0402699

MDE Tracking No.

David King

Inspection Contractor Name

David King

Inspector's Name

412 S Madeira Street Unit # 412 S Madeira St. Baltimore MD 21231

Address of Property Inspected

David King

Issued By

Are Changes Applied:

1175553

Inspection Certificate No.

106594

Accreditation No.

106598

Accreditation No.

8/11/2026 11:00:00 AM

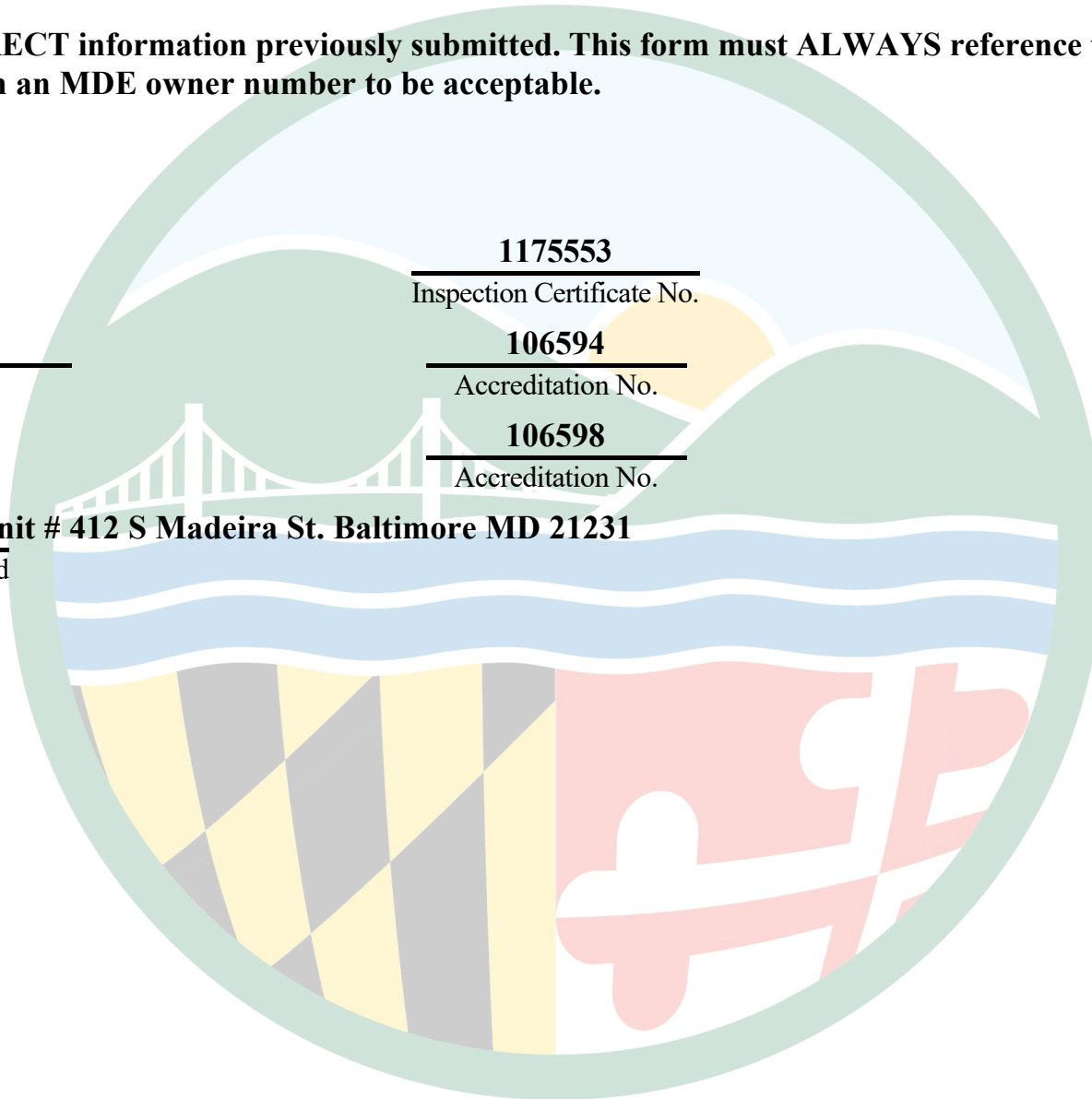
Date of Inspection

6/5/2027

Accreditation Exp. Date

6/5/2027

Accreditation Exp. Date



FORM F - INSPECTION UPDATE**0402699**

MDE Tracking No.

1175553

Inspection Certificate No.

8/11/2026 11:00:00 AM

Date of Inspection

Check all areas to be corrected:

Areas	Response
The inspection company's accreditation number is incorrect/omitted on the inspection certificate.	No
The inspector's accreditation number is incorrect/omitted on the inspection certificate.	No
The inspection company's name was omitted/incorrect.	No
The inspector's signature was omitted.	No
Inspection category not checked / incorrect	No
Options A or B not checked / incorrect	No
Option B date not filled in / incorrect	No
Inspection method not checked / incorrect	No
Provisional expiration date omitted / incorrect	No
Supervisor's statement not submitted.	No
Pass/Fail box not checked / incorrect	No
Inspection date and time omitted/incorrect.	No

FORM F - INSPECTION UPDATE**0402699**

MDE Tracking No.

1175553

Inspection Certificate No.

8/11/2026 11:00:00 AM

Date of Inspection

Areas	Response
Form B__ C__ E__ not submitted.	No
Inspection certificate number omitted/incorrect on Form B__ C__ E__.	No
Supervisor's accreditation number omitted/incorrect on Form B.	No
Name of official granting waiver was omitted.	No

Other Areas: The address on the certificate was listed as 412 S Madeira Street Unit # 412 S Madeira St. Baltimore MD, it should be 412 S Madeira Street Unit #1717 S Madeira St. Baltimore MD.

Correct Info: The address on the certificate was listed as 412 S Madeira Street Unit # 412 S Madeira St. Baltimore MD, it should be 412 S Madeira Street Unit #1717 S Madeira St. Baltimore MD.



MARYLAND DEPARTMENT OF THE ENVIRONMENT

NOTICE OF TENANT'S RIGHTS

INTRODUCTION

This Notice of Tenants' Rights explains your legal rights pursuant to the Maryland Reduction of Lead Risk in Housing Law, which went into effect on February 24, 1996. Under this law, property owners are required to address all potential lead-based paint hazards in rental properties constructed prior to 1978, register and annually renew registration of their properties with Maryland Department of the Environment ("MDE" or "Department") and provide tenants with lead educational materials. This Notice of Tenant's Rights provides a detailed explanation of what property owners are required to do to comply with the law, how to inform your landlord that repairs need to be performed in your home, and steps you can take to enforce your legal rights if your landlord refuses to respond to your request.

Please read this material carefully and call the Lead Hotline at 410-537-4199 or 800-776-2706 if you have any questions. (TTY Users 800-735-2258)

I HAVE JUST MOVED INTO A RENTAL DWELLING THAT WAS BUILT BEFORE 1978. WHAT DO I NEED TO KNOW?



To be fully compliant with the law, your landlord is required to:

- 1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home," and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
- 2) Ensure that the property is currently registered with the MDE and is required to pay a \$30.00 per property/unit registration fee.
- 3) Obtain a passing Lead Paint Inspection Certificate prior to you moving into the property.

DOES MY RENTAL DWELLING UNIT HAVE TO BE INSPECTED BEFORE I MOVE IN?

Yes. The property owner must have the unit inspected at the owner's expense. This is currently mandatory for all pre-1978 rental properties. Only an inspector accredited by MDE can perform lead inspections. If the house passes the lead inspection, the property owner will receive a copy of a Lead Paint Inspection Certificate. This certificate will be on file at MDE. The owner is required by law to give you a copy of the inspection certificate when you move in. If you wish to know the results of the inspection, ask your landlord or use the Inspection Certificates online search at [Lead Certificate](#).

WHAT HAPPENS IF MY CHILD IS DIAGNOSED WITH AN ELEVATED BLOOD LEAD LEVEL?

When a child under six years of age, or a pregnant woman is identified with an elevated blood lead level (“EBL”) greater than or equal to 3.5 µg/dL, MDE or the local health department will send a Notice of EBL to the parent/guardian or pregnant woman and the property owner in writing.

MDE or the local health department will also perform an environmental investigation for a child under the age of 6 years old or pregnant woman diagnosed with a blood lead level of greater than or equal to 3.5 µg/dl. If, during the environmental investigation, the inspector identifies chipping, peeling, or flaking paint in a pre-1978 constructed rental property, MDE or the local health department will issue a Notice of Defect and send it to the property owner. Upon receipt of the Notice of Defect, the property owner must satisfy the modified risk reduction standard within 30 days.

HOW DO I TELL THE PROPERTY OWNER ABOUT ANY DEFECTS AND/OR THAT THERE IS CHIPPING, PEELING, AND FLAKING PAINT IN MY HOME?

You must send a notice to the property owner in writing. You may either write a letter or use a “Notice of Defect Form”, that can be found on page 5 of this brochure. When sending a Notice of Defect, MDE suggests sending it **Certified Mail, Restricted Delivery**. This documentation is also useful when making a referral to MDE or your local housing department. Once the property owner receives the Notice of Defect, they must satisfy the modified risk reduction standard within 30 days.

HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

Within 30 days after the receipt of the Notice of Defect, the property owner is required to provide for the temporary relocation of all tenants to a property built after 1977, a pre-1978 rental property that is certified as meeting the lead-free standard or that has met the lead risk reduction standard.

OR

Within 30 days after the receipt of the Notice of Defect, the property owner ensures that the property passes a test for lead contaminated dust after performing certain lead hazard reduction treatments. The property owner must pay for all required repairs and must use a contractor that is accredited by the Department to perform lead abatement work.

SHOULD MY FAMILY STAY IN THE HOME WHILE THE REPAIRS ARE BEING MADE?

Nobody, other than individuals accredited by MDE to perform lead abatement services, is permitted in the work area. Pregnant women and children under 6 years old are prohibited from being in the house while the lead hazard reduction treatments are being performed. If you must leave your home for more than 24 hours while treatments are performed, the property owner must

pay for all your reasonable expenses related to your required relocation to temporarily lead safe housing.

The property owner is also responsible for expenses related to the moving, storing, and/or cleaning of furniture, and possibly food costs while work is being performed in the home to address lead-based paint hazards.

You must allow the property owner and accredited contractors to enter your home to perform the treatments.

The owner of the property is required to have the home inspected to verify the modified risk reduction standard has been met. After all work is completed, an MDE accredited inspector must inspect the property to verify compliance with the modified risk reduction standard.

■

WHAT IF MY LANDLORD HAS NOT COMPLIED WITH THE LAW, OR HAS FAILED TO RESPOND TO A NOTICE OF DEFECT?

1. Make a Referral

If you have given your landlord a written Notice of Defect and no repairs have been completed after 30 days, you can make a referral to Maryland Department of the Environment's Lead Poisoning Prevention Program by calling 1-800-776-2706 or 410-537-3825. When making a referral, please provide copies of the Notice of Defect, along with any verification of receipt you may have.

2. Rent Escrow



Rent Escrow is a legal process that requires you to file a complaint for rent escrow in the district court in the county in which you live. If the district court grants your request for an escrow account, you will be required to pay your rent into the district court's escrow account instead of to your landlord. This provides an incentive for your landlord to complete repairs in your home that threaten the life, health, or safety of you and your family. In order to have an escrow account established based on lead hazards, you only need to prove that your landlord is not in compliance with Maryland's lead laws.

A rent escrow account is only established after all facts have been presented to a judge in a judicial proceeding. Therefore, it is suggested that you seek the advice and representation of an attorney.

3. Rent Protection

In 2004, the Maryland General Assembly enacted legislation requiring landlords to confirm their compliance with Maryland's Lead Risk Reduction in Housing Law when filing a complaint for repossession of property based on a tenant's failure to pay rent. If the property to be repossessed was constructed prior to 1978, the landlord must state that they are currently registered with the Department provide the Lead Paint Inspection Certificate Number for the inspection conducted for the current tenancy. Failure to provide this information may result in the dismissal of the landlord's failure to pay rent complaint.

4. Retaliatory Eviction

Revised 8/2025
TTY Users 1-800-735-2258

It is unlawful for your landlord to evict you for notifying them about dangerous conditions present in your home, including the presence of peeling, chipping, and flaking paint. The law protects tenants against eviction and illegal rent increases are initiated after notification. It is presumed that any attempt to evict a tenant or to raise the rent, except for nonpayment of rent, within two months after compliance with the applicable risk reduction standard, is in retaliation for the tenant's notification of dangerous conditions and shall be void. It is also against the law for the property owner to evict you because there is someone in your home diagnosed with a blood lead level.

5. Termination of Lease & Relocation Expenses

Pursuant to § 8-215 of the Real Property Article, if you have requested a copy of the Lead Paint Inspection Certificate associated with your tenancy, and your landlord fails to provide you a copy within three business days, you may file an action in the District Court to: (i) immediately release the tenant from the terms of the lease or rental agreement for that property; (ii) pay to the tenant all reasonable relocation expenses, not to exceed \$2,500, directly related to the permanent relocation of the tenant to a lead-free dwelling unit or another dwelling unit that has satisfied the risk reduction standard in accordance with §6-815 of the Environmental Article, and reasonable attorney's fees.

* If you have any questions about Maryland's Lead Law, visit MDE's Website or call the Lead Hotline at 410-537-4199 or toll-free at 1-800-776-2706, or TTY 1-800-735-2258.

Mail copy of Notice of Defect and certified mail receipt to:

Maryland Department of the Environment
Lead Compliance and Enforcement Division
1800 Washington Boulevard, Suite 630
Baltimore, MD 21230

Notice of Defect

Send this notice by certified mail, return receipt requested or hand-deliver this notice and get a signature from the property owner or the property owner's agent or manager.

Name of Property Owner/Property Manager

Your Name

Property Owner Address

Your Address

City, State, Zip

City, State, Zip

Phone #

Email

Property Subject to This Notice:

THIS IS TO NOTIFY YOU TO MEET THE MODIFIED RISK REDUCTION STANDARD AS REQUIRED BY § 6-819 OF THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND BECAUSE:

The following defects require your attention:

The following areas contain peeling, chipping, flaking paint that is accessible to a child:

Living Room	Bathroom	Hallway	Door Frame
Dining Room	Front Porch	Stairway	Windows
Kitchen	Bedroom	Exterior Walls	Other

The following areas contain structural defects:

Living Room	Bathroom	Hallway	Door Frame
Dining Room	Front Porch	Stairway	Windows
Kitchen	Bedroom	Exterior Walls	Other

Other Hazardous Conditions:

PROPERTY OWNER / MANAGER SIGNATURE

I, owner / manager of the above-noted property (circle one) hereby acknowledges receiving this Notice of Defect

Signature

Date