

Lease Agreement

THIS LEASE made **6/15/2026** whereby, **Garza Holdings LLC**, hereinafter referred to as **Landlord**, does hereby lease unto **Crystal Wilson for Essential Uplift**, hereinafter referred to as **Tenant**, the

premises known **1428 N Luzerne Ave, Baltimore, MD 21213**, hereinafter referred to as the "**Premises**", for a period commencing on the later of the **6/15/2026** or the date Landlord tenders possession of the Premises to Tenant, until **6/30/2027**.

The rental rate is payable in equal monthly installments of **\$2195**, in advance, without notice, deduction, setoff, or demand, on the first day of each month. The lease will then convert to month to month after the first year.

Rent is due the first day of each month and shall be deemed late if not received on the fifth day of the month. A late charge of 5% shall be applied to Tenant Portion

This lease shall terminate only if a 90-day notice is given by the landlord or tenant. Landlord or Tenant shall give 90 days notice by certified mail of the Landlord or Tenant's intention not to renew this lease.

In addition to the Tenant(s) named above, the premises shall be occupied by the following persons only:

<u>Name</u>	<u>Clients</u>	<u>Date of Birth</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

The persons listed as Tenants and Occupants will occupy the premises as their principal place of residence.

Lease is on the following terms, covenants, rules, and regulations which the Landlord and Tenant agree to keep and perform.

LANDLORD AND TENANT AGREE THAT:

1. **SECURITY DEPOSIT:** Landlord hereby acknowledges receipt from Tenant of the sum of **\$2195** to be held as security for the faithful performance by the Tenant of the covenants, conditions, rules and regulations contained herein. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of Lease or for damage to the Premises by the Tenant, Tenant's family, agent, employees or social guests in excess of ordinary wear and

tear. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof. The Tenant shall have the right to be present when the Landlord inspects the Premises after the Tenant quits and surrenders the Premises, if the Tenant notifies the Landlord by certified mail of Tenant's intention to be present, the requested date of the inspection, and the Tenant's new address. The notice to be furnished by the Tenant shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the Premises are to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving, as designated in the Tenant's notice. In the event of a sale of the Premises by Landlord, the Landlord shall have the right to transfer the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Tenant for all liability for the return of such Security Deposit and Tenant shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Tenant without the prior written consent of the Landlord and any attempt to do so shall be void. The deposit is paid to JS Realty but is transferred to the Landlord upon move in to the property. When the deposit is required to be returned, it will be done so from the Landlord.

2. **DELIVERY DATE OF PREMISES:** The Landlord has not guaranteed a specific delivery date for the Premises, and that the Tenant will only be charged rent from the date on which the Premises are ready for occupancy, Landlord will not be liable to Tenant for any damages caused by a delay in the delivery of possession of the Premises.
3. **POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES:** If permission is given to Tenant to enter into possession of the Premises prior to the date specified for the commencement of the term of the Lease, and/or to occupy any apartment of Landlord other than the Premises at any time, Tenant covenants and agrees that such occupancy shall be deemed to be under all of the terms, covenants, rules and regulations of this Lease, with the rent provided for under this Lease to be apportioned for such period of occupancy (as to space on a square foot basis, and as to time, on a daily basis) unless otherwise agreed to between the parties.
4. **REPORTING CHANGES:** If any of the following changes occur, the Tenant agrees to advise the Landlord immediately.
 - Any household member moves out of the unit.
 - Any new person moves into the unit
 - Any household member over the age of 18 becomes a full-time student.
5. **BANK RETURNED CHECKS:** Rent payment made by check which do not clear the bank cost the Landlord additional expense for bookkeeping and clerical services and that, therefore, Tenant will pay to Landlord TWENTY-FIVE (\$25.00) DOLLARS for each such bank returned check.

6. **DEFINITION OF RENT:** All payments from Tenant to Landlord required under the terms of this Lease, including but not limited to late fees, payment convenience fees, Court cost, repair costs, utility and water/sewage bills shall be deemed rent.

Tenants Initials C.W.

7. **ADMINISTRATION AND ATTORNEY FEES:** In the event Tenant, Tenant's family, agents, employees or guest violate any term or provision of this Lease, including the obligation to pay rent when due, or the rules and regulations thereof, Tenant shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof, an Administrative Fee, in the amount of 10% of Tenant's then current monthly rental to help defray Landlord's costs incurred in connection with having Tenant remedy such Lease violation. Should Landlord employ an attorney because of such violation, the Tenant shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Landlord. Tenant shall be liable for such attorney fees whether or not Landlord institutes legal proceedings. However, where legal proceedings are instituted by Landlord against Tenant, and said proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees for which Tenant shall be liable to Landlord shall not be less than 33% for said judgment.
8. **WAIVER:** The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or exercise any option herein contained, shall not be construed as a waiver of such covenant rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other tenant.
9. **OBSERVANCE OF RULES AND REGULATIONS:** The Tenant, Tenant's family, employees, agents and guest, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that a violation of the rules and regulations is a default under this Lease.
10. **LEASE VIOLATIONS:** (i) If any of the representations made in Tenant's Lease Application are misleading or untrue, or if Tenant, Tenant's family, employees, agent or guest violate any provisions of this Lease or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as forfeiture under the terms of this Lease with Tenant's possession of the Premises terminating on the date specified in Landlord's notice. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Tenant's possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of this Lease or any renewal or extension thereof, the Tenant will remain liable to the Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated; and shall further remain liable for such other

damages sustained by the Landlord due to Tenants breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises, cost incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), heat, gas, and electricity cost for the Premises while same remains vacant, and cost incurred in redecorating the Premises. In the event Tenant does not timely pay rent, Landlord may, in addition to any other remedies available by law or pursuant to this Lease, distrain for same. (ii) Any false representations in Tenant's Lease Application concerning Tenant's household composition and/or income which wrongfully qualify Tenant for the subsidy or tax credit benefits of the Premises shall constitute a material and substantial breach of this Lease. In such event, Landlord may terminate this Lease upon thirty days' written notice to Tenant. Tenant shall be liable to Landlord for any losses, including reasonable actual attorney's fees, incurred as a result of such misrepresentations.

11. **NOTICE TO QUIT:** If Tenant (i) fails to pay rent in accordance with the terms of this Lease, (ii) leaves the Premises, or (iii) violates any covenant, term, or condition of this Lease, Landlord may terminate this Lease and Tenant's occupancy of the Premises without any requirement to deliver to Tenant a notice to quit. **TENANT HEREBY EXPRESSLY WAIVES ANY NOTICE TO QUIT OR NOTICE TO VACATE IN THE EVENT LANDLORD TERMINATES THIS LEASE DUE TO TENANT'S FAILURE TO PAY RENT OR TENANT'S ABANDONMENT OF THE PREMISES.**
12. **HOLDOVER TENANCY:** If Tenant continues to occupy the Premises, without Landlord's consent, after expiration or termination of the Lease, Tenant shall be deemed to be a holdover tenancy and shall be required to pay rent equal to the lesser of (i) one hundred fifty percent (150%) of the monthly rent that Tenant was required to pay immediately prior to the termination date of the Lease, or (ii) the maximum amount of rent permitted by law. Such rent shall be pro-rated for any partial months of Tenant's occupancy of the Premises as a holdover tenant. During the period of any holdover tenancy, Tenant shall keep and fulfill all of the terms and conditions of this Lease.
13. **RIGHT OF ENTRY:** Landlord, or any agents assigned by Landlord, has the right to enter the Premises with 24 hour notice by master key or, in the case of emergency, immediately by force, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on Landlord's property, to enforce any provision of this Lease or to show the Premises to prospective future tenants or purchasers without being liable to prosecution therefore, or damages by reason thereof.
14. **RE-ENTRY OF PREMISES:** In the event Tenant abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Tenant's breach of Lease, then the Landlord shall have the right to enter the Premises for the purpose of making alternations and repairs, and may re-let the Premises for a term which may at Landlord's option be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Tenant of the liabilities imposed by applicable law and this Lease Agreement. Landlord shall further have

the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by the Tenant, after the Tenant has vacated.

15. **ABANDONMENT:** Abandonment of the Premises shall be deemed to have occurred when the Tenant has removed the bulk of Tenant's furnishings from the Premises.
16. **REPAIRS:** Tenant shall be responsible for the repairs or replacement of any damage to the Premises, its equipment and appliances, which results from negligence or misuse by Tenant, his or her guests or occupants. A detailed list of charges for repairing damage by Tenant is included in this Agreement in the Physical Damage Addendum. All repairs made by Landlord will be charged to Tenant as additional rent.
17. **DAMAGE TO PREMISES:** In case of damage to the Premises by fire or the elements not caused by the fault, omission, negligence or other misconduct of Tenant, Tenant's family, employees, agents or guests, the Landlord will repair the damage, the rent being suspended only for such time as the Premises, in the sole opinion of the Landlord, shall remain uninhabitable; but if the Premises are so damaged that the Landlord shall decide that it is not advisable to repair, this Lease shall terminate and the Tenant shall only be liable for rent to the date of damage.
18. **INTERRUPTION OF SERVICE:** The Tenant will receive no rent reduction, nor will Landlord be liable to Tenant, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises not caused by Landlord's fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or repair / replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining thereto, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case due diligence shall be used to complete the work.
19. **HEIRS AND ASSIGNS:** This Lease, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the successors and assigns of the Landlord and the heirs, administrators and those assigns of the Tenant who shall have been approved in accordance with Section 30 of this Lease.
20. **CONDITION OF PREMISES:** The Premises will be made available such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to the life, health or safety of occupants. Tenants shall be responsible for lawn maintenance is occupying a single family home.
21. **EXISTING DAMAGES:** Upon written request of Tenant (sent in accordance with Section 19 of this Lease Agreement) within fifteen (15) days of occupancy, Landlord shall furnish to Tenant a written list of all existing damages within the Premises.
22. **UTILITIES:** Tenant shall pay all charges for gas, electric and water used in said unit during the term of this tenancy, and in the event the Tenant fails to make such payments, then the

amount thereof, at the discretion of the Landlord, may be added to and deemed part of the rent due. Tenant's failure to pay for and maintain utility services shall be material and substantial breach of this Lease and may result in a termination of the Lease.

23. **VEHICLE PARKING:** Tenant shall not park any vehicle in any space on Landlord's property which is designated as a no-parking area. If Tenant does park in a prohibited area, Landlord may, at its sole discretion, tow and store Tenant's vehicle at Tenant's risk and expense.

24. **PAYMENT OF RENT:** Except as may otherwise be required by law, all rental payments made by Tenant to Landlord shall be deposited to:

Payments to: **Garza Holdings LLC**
 via Turbo Tenant App or Zelle
 Mail:

 Alex@solutiononehomebuyers.com
 57 W Timonium Rd Suite 105A #5
 Timonium, MD 21093

25. **LATE CHARGE:** Tenant shall pay, as additional rent, a charge of 5% as a late charge in the event that Tenant shall fail to pay their portion, both while occupying the Premises and after vacating same, an installment of the rent for a period of five (5) days beyond the date on which it became due and payable. This shall not constitute a waiver of the Landlord's right to institute proceedings for rent, damages and / or repossession of the Premises for non-payment of any installment of rent.

26. **ASSIGNMENT & SUBLETTING:** Tenant shall not assign this Lease or sublet said Premises, or any part thereof, nor permit the Premises to be occupied by persons other than those authorized by this Lease Agreement and Tenant's Lease Application, nor use or permit the Premises to be used for any purpose other than that of a private dwelling.

27. **NOISE & BEHAVIOR:** Tenant, Tenant's family, employees, agents or guests shall not make or permit any unseemly or disturbing noises or conduct; nor do or permit any illegal or immoral conduct, including, but not limited to drug-related criminal activity, or obstruct or interfere with the rights, comforts or convenience of other Tenant's or Landlord, nor unreasonably interfere with the management of the premise by Landlord. Tenant will not knowingly permit to enter Premises or to remain therein any person of bad or loose character or of improper behavior. Tenant further agrees not to conduct, give or permit vocal or instrumental instruction or practice. Tenant will maintain the Premises in a neat, clean and sanitary condition.

28. **ALTERATION TO PREMISES:** Tenant shall Leave the Premises at the end of the Lease term, or any renewal or extension thereof, in as good condition as received, reasonable wear and tear excepted, and will not, without written permission of the Landlord, make any alterations, additions, or improvements (including painting and papering) to the Premises.

Any alterations, additions or improvements of a permanent nature which may be made to the Premises shall be the property of the Landlord and shall remain with the Premises. However, any such alternations can only be made with written consent of the Landlord.

29. **SURRENDER OF PREMISES:** That if the Tenant does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof, the Tenant will make good to the Landlord all of the damages which the Landlord suffers as a result thereof, and will further indemnify the Landlord against all claims made by any succeeding tenant against the Landlord founded upon delay by the Landlord in delivering possession of the Premises to said succeeding tenant, so far as such delay is caused by the failure of Tenant to surrender the Premises.
30. **WAIVER OF BREACH:** Receipt by the Landlord of rent with knowledge of the violation of any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach.
31. **LIABILITY OF LANDLORD:** Landlord shall not be liable for any injury, damages, or loss to person or property caused by other tenants or other persons, or caused by theft, vandalism, fire, water, smoke, explosions or other causes unless the same is exclusively due to the omission, fault, negligence or other misconduct of the Landlord. Failure or delay in enforcing Lease covenants of other tenants shall not be deemed negligence, etc. on the part of the Landlord. Tenant shall defend and indemnify Landlord from any claim or liability from which Landlord is hereby exonerated.
32. **CONDEMNATION:** That in the event the Premises, or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of the date of such taking and Tenant shall thereupon be released from any further liability hereunder. Under such circumstances Landlord shall be entitled to receive the entire award in the condemnation proceeding.
33. **INDEMNIFICATION:** (i) Tenant indemnifies and saves Landlord harmless from all liability, damage or expense incurred by Landlord as a result any breach of lease by Tenant, his or her guest or invitees or as a result of death or injury to persons, or damage to property (including the Premises) where this Lease Agreement required the Tenant to procure insurance for said liability, damage or expense, and Tenant failed to do so. (ii) Tenant indemnifies and saves harmless the Landlord against all liability, including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension thereof, caused by any act or omission of the Tenant, or of the family, guest, agents or employees of the Tenant.
34. **PREJUDGMENT INTEREST:** If Tenant violates this Lease Agreement and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to prejudgment interest at rate of ten percent (10%) per annum, on the amount due Landlord, from the date the Landlord mails its written list of damages to Tenant.

35. **NOTIFICATION OF DEFECT:** Tenant shall promptly notify Landlord of any defect, problem, or required repair, but shall not order such repairs on or about the Premises without Landlord's prior consent. EMERGENCY REPAIRS WILL BE ADDRESSED WITH 24-48 HOURS OF NOTIFICATION. EMERGENCY REPAIRS ARE DEFINED AS THOSE THINGS THAT THREATEN THE HEALTH, SAFETY AND WELL BEING OF THE TENANT, TENANT'S FAMILY, AGENTS, EMPLOYEES OR OTHER SOCIAL GUEST. EMERGENCY REPAIRS INCLUDE THE FOLLOWING:

- Total loss of electric power to the Premises (not BGE related)
- Loss of heat
- Damage to the ceiling and roof such that the interior of the Premises is exposed to the outside.
- Loss of ability to flush toilet; toilet overflowing or leaking sewage.
- Structural damage to the walls, ceilings or floors that might result in collapse.
- Fire
- Leaking of Gas or Heating Oil

ALL OTHER REPAIRS SHALL BE DEEMED NON-EMERGENCY AND WILL BE ADDRESSED WITHIN 14 BUSINESS DAY FROM THE RECEIPT OF NOTIFICATION. ALL NON-EMERGENCY REPAIRS MUST BE SUBMITTED TO THE LANDLORD IN WRITING PURSUANT TO SECTION 42 OF THE LEASE AGREEMENT. Any unauthorized repairs shall be at Tenant's expense and liability. Tenant hereby expressly agrees to limit or restrict any activity on the Premises that could cause further damage or injury to any defect, problem, or required repair until such time as proper corrective action can be taken.

36. **TENANT SELF SERVICE:** In the event Tenant performs any repairs on the Premises, Tenant warrants that such activity will be undertaken only if Tenant is qualified to competently perform such activity. Tenant shall be liable for any mishaps or accidents resulting from such work, and shall hold Landlord harmless from any claim or liability resulting from such work. No costs of repairs shall be deducted from rent without Landlord's written consent.

37. **SMOKE DETECTORS:** Tenant agrees to periodically test the smoke detector in the Premises and to report any malfunction promptly to Landlord. Tenant agrees to indemnify Landlord from any liability resulting from a defective smoke detector which defects Tenant did not report to Landlord.

38. **INSURANCE:** Tenant, at its sole cost, shall purchase renter's insurance providing for liability (bodily injury and property damage) coverage with a limit of not less than \$100,000.00 per occurrence.

39. **RULES AND REGULATIONS:** The Rules and Regulations attached hereto, as amended from time to time, are hereby made a part of this Lease Agreement.

40. **APPLICATION OF RENT:** Any and all payment will be applied first to past due amounts for security deposit, late charges, repairs charges, attorney fees, court charges and rent, and then applied to current charges.

41. **SECTION HEADING AND NUMBERS:** Sections Headings and Sections Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe or describe the scope or intent of such sections or in any way affect this Lease.

42. **NOTICES:** All notices from Tenant to Landlord shall be sent by email:

Garza Holdings LLC

57 W Timonium Rd Suite 105A #5
Timonium, MD 21093

alex@ezhomesalesmd.com

443-405-2563

All notices from Landlord to Tenant shall be delivered personally to the Premises, or sent by First Class or Certified Mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

43. **AGENCY:** If any employee or agent of Landlord's at Tenant's request, moves, handles, or stores anything, or drives or parks Tenant's motor vehicle, then and in every case, such employee or agent shall be deemed Tenant's agent, and Landlord shall not be liable for any loss, damage or expense in connection therewith.

44. **SUBORDINATION OF LEASE:** This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property of which the Premises leased hereby is a part and is subject and subordinate, also, to any extension, renewal, modification, replacement, or consolidation of any such mortgage or deed of trust. The provisions of this Section shall be self-operative and no further instrument of subordination shall be necessary. However, the Tenant, promptly upon the request of the mortgagee under any such mortgage or any trustee or beneficiary under any such deed of trust, shall execute, acknowledge and deliver such further instrument of subordination, in recordable form, as such mortgagee, trustee or beneficiary may require. Tenant hereby constitutes and appoints Landlord as Tenant's attorney-in-fact to execute any such instrument for and on behalf of Tenant. Promptly upon the request of any person succeeding to the interest of the owner of the property of which the Premises hereby leased is a part, whether through the enforcement of any remedy provided for by law or by any such mortgage or deed of trust or as the result of any voluntary or involuntary conveyance or other transfer of such interest in lieu of foreclosure, the Tenant automatically, without the necessity of executing any further document, will become the Tenant of such successor in interest. The Tenant, promptly upon the request of any such successor in interest, shall execute, acknowledge and deliver such instrument or instruments confirming the attornment provided for by this Section, as such successor in interest may require.

45. **SEVERABILITY:** If any provision of this Lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of

this Lease which can be given effect without the invalid provision or application; and to this end, the provisions of this Lease and declared to be servable.

ENTIRE AGREEMENT: The Landlord has made no promises or representations except those stated in this Lease Agreement and it is agreed that this Lease and the Agreements herein contained can be changed only in writing and signed by both Landlord and Tenant.

TENANTS HAVE READ OR HAVE HAD THIS AGREEMENT READ TO THEM, UNDERSTAND SAME, HAVE RECEIVED A COPY OF THIS AGREEMENT, AND BOTH LANDLORD AND TENANT BY THEIR SIGNATURES HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH HEREIN. This document is under SEAL.

IN WITNESS WHEREOF the parties hereto have set their hands the day and year first above written.

DATE: 6-5-26

By:

Alexander Trakhtman Property Manager
Garza Holdings LLC

Phone 4102625213

WITNESS:

Crystal Wilson

Tenant
Crystal Wilson for
Essential Uplift

Tenant

Tenant

LEASE AGREEMENT RULES AND REGULATIONS

TENANT AGREES **NOT** TO:

1. **PETS:** Keep any pets in or about the Premises without the written permission of the Landlord. (1 cat permitted per application)
2. **APPLIANCES:** Install any washing machines, dryers, dishwashers, air conditioners or other appliances in the Premises without prior written consent of Landlord.
3. **WATERBEDS:** Keep any water-contained furniture in the Premises.
4. **ELEVATORS:** Utilize passenger elevators (if any) for baby carriages, bicycles, etc.
5. **WALLS AND WOODWORK:** Drive excessive nails into the woodwork or walls of the Premises. Hanging of photos, blinds, curtains is permitted.
6. **WALLPAPER, PAINT AND MIRRORS:** Apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color paint within the Premises from that utilized by Landlord.
7. **PORTABLE HEATERS:** Store, install or operate, in or about the Premises, unvented, portable kerosene-fired heaters.
8. **SPACE HEATERS:** Tenant(s) are not permitted to use any space heaters within the property without prior permission from Management/Landlord.
9. **LOCKS:** Change the locks on the doors of the Premises or install additional locks, chains or other fasteners without the prior written permission of the Landlord. Upon termination of the tenancy, all keys to the Premises must be returned to the Landlord. If Tenant shall fail to comply with this Rule, Tenant shall pay Landlord Sixty Dollars (\$60.00) for reimbursement of the cost of changing or re-keying the locks.
10. **PERSONAL BELONGINGS:** Leave any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, in elevators (if any), lawn areas or other common areas of the unit.
11. **CARPETING:** Install wall to wall carpeting without the prior written consent of Landlord. Tenant shall not iron nor place any other heated appliances or materials, including, cigarettes or matches, upon any carpet. Burn marks on the carpet shall give Landlord the right to replace all or part of any carpet at Tenant's expense.
12. **APPLIANCES & UTILITIES OBSTRUCTIONS:** Misuse or overload appliances or utilities furnished by the Landlord. Clothes washing machines and dryers, if provided in a unit, are to be used in accordance with manufacturer's recommendations. Appliances found to be in need of repair due to Tenant's neglect, including damages due to overloading, unbalanced loads of wash and failure to clean filters, will be removed or repaired, at a minimum charge to the Tenant of Sixty Five Dollars (\$65.00) plus the cost of repair parts, at Landlord's discretion. If an outside service provider is required, these additional charges will be passed on to Tenant.
13. **OBSTRUCTIONS:** Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways and halls.
14. **ADVERTISING:** Display any advertisement, sign, or notice, inside or outside the Premises.
15. **WIRES AND ANTENNAS:** Install any wire, cable or antenna for radio, television or other purposes in or on the Premises.
16. **FIRE OR INSURANCE RISK:** Store in the Premises or any storage area any material of any kind or description that is combustible, or would increase the risk of fire.
17. **LITTER:** Litter or obstruct the public halls or grounds.

18. LAWS AND INSURANCE: Do anything that would violate any law or increase the insurance rates on the building in which the Premises are situated. Tenant further covenants and agrees not to use the Premises, or permit other persons to use the Premises, for any improper, illegal, or immoral purposes. The sale, distribution, or possession of illegal, dangerous, or prohibitive drugs or drug paraphernalia on the Premises shall be considered grounds for immediate termination of this Lease and Tenant's occupancy of the Premises.
19. THROWING OF ARTICLES: Throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building, or from the balconies or patios.
20. QUIET HOURS: If you are in a multi-unit property, quiet hours are between 10pm – 8am daily. If you intend to have any sort of gathering, please be respectful of the other occupants of the building and their quiet use of their space.
21. MULTI-FAMILY UNITS: All units, except for the ground floor/basement level units, must have rugs over 80% of their wood floors to prevent disruption to other building tenants "right to quiet enjoyment."
22. SMOKING: There is no smoking permitted by tenants or tenants guests, in any unit or throughout the common area of a multi-family building.
23. WINDOW SILLS: Place anything on the outer edges of the sills of windows.
24. AUTOMOBILES: Hose wash automobiles.
25. OBSTRUCTION OF FLOORS, ETC.: Cover or obstruct the floors, skylights, doors and windows that reflect or admit light.
26. CHARCOAL GRILL: Use or store any charcoal or gas grills or other open flame cooking devices, or do any open cooking on balconies or patios.
27. DAY CARE CENTER: Tenant will not provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to the Tenant by blood.
28. PLUMBING: Tenant shall not pour any grease, oil, viscous or toxic substances, sanitary or hygiene products or wads of paper down any drain line. Tenant shall also be responsible for the repair of any water damage caused by an overflowing drain in Tenant's apartment.
29. LANDLORD'S EMPLOYEES AND AGENTS: Engage the services of any employee or agent of Landlord for Tenant's use during the hours the said employee is employed by Landlord.

WITNESS:

Crystal Wilson 6-5-26

Tenant Date
Crystal Wilson

Tenant Date

Tenant Date

TENANT AGREES TO:

1. **GARBAGE & RUBBISH:** Place Tenant's garbage and rubbish for disposal only as Landlord directs. Small trash should be placed in the designated location no earlier than 10:00 pm the night before pick up. Bulk trash pick up is at the same location but must be scheduled with the City/County. Trash fines are no less than Fifty Dollars (\$50.00) per occurrence.
2. **USE OF FACILITIES:** Use all facilities which Landlord provides for Tenant's comfort, such playground equipment (if any), laundry (if any), parking areas and storage areas (if any), solely at Tenant's own risk, and Tenant agrees that Landlord shall not be responsible for any injury to person or loss or damage to property arising out of Tenant's use thereof, unless the same is caused solely by Landlord's fault, omission, negligence or other misconduct. The Landlord may revoke use of any of these facilities without affecting the remainder of this Lease.
3. **STORAGE AREAS:** Only utilize such storage areas, if any, which are assigned to Tenant and shall allow Landlord to enter any storage area improperly utilized by Tenant and to remove the contents thereof and to dispose of or store the same at the expense and risk of the Tenant. Tenant will provide a lock for the storage area utilized by Tenant. Furnace and mechanical rooms are not to be used as storage areas. It is a fire hazard to place anything in these rooms. As such, Tenant is strictly prohibited from doing this. Upon the discovery of any items placed in these rooms, Landlord may remove the items and fine Tenant Twenty-Five Dollars (\$25.00) per incident.
4. **CONDITION OF PREMISES:** Keep the Premises in a neat, clean, good and sanitary condition.
5. **BALCONIES AND PATIOS:** Keep balconies and patios free of all personal belongings, except that Tenant may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner.
6. **WINDOWS:** Use only those awnings, screens, shades or blinds provided by Landlord, unless Landlord provides its written consent.
7. **SMOKE DETECTORS:** It is Tenant's responsibility to clean smoke detectors and replace batteries as required to maintain the detectors in good operating condition. If it is discovered that a smoke detector is not functioning because of Tenant's misuse or neglect, the cost to make the detector operational is Fifteen Dollars (\$15.00) per detector. If a detector has been destroyed or vandalized beyond repair by Tenant, Tenant is responsible for its replacement cost plus installation.
8. **STOVE AND OVEN:** Landlord recommends that the unit's oven and stove be cleaned on a regular basis to avoid the build-up of cooked-on grease and grime. At the end of the Lease, the oven and stove must be clean of all grease, grime and other cooked-on substances. A charge of One Hundred Dollars (\$100.00) will be assessed to Tenant if the oven and/or stove must be cleaned by Landlord or Landlord's Agent to remove hardened substances after the abandonment or surrender of the Premises. Landlord or Landlord's Agent may also notify Tenant if unacceptable build-up is discovered on the oven or stove during a scheduled inspection of the unit. As this presents a fire hazard, if the area is not cleaned to Landlord's satisfaction within one week, then Landlord will have the right to clean these surfaces and assess a One Hundred Dollar (\$100.00) charge against Tenant.
9. **HEATING/COOLING:** Tenant must maintain the temperature in the Premises at no less than fifty (50) degrees Fahrenheit (the "Minimum Temperature") at all times during the course of

the Lease, whether or not Tenant is in residence. Tenant shall be responsible for all damage, including water damage from frozen pipes, caused by failure to maintain the Minimum Temperature. When the outside temperature drops below ten (10) degrees Fahrenheit, Tenant can help prevent freezing plumbing lines by letting a little water run through one of the faucets.

10. EXTERMINATION: It shall be the responsibility of the Tenant, after the first two weeks of occupancy, to arrange and pay for the cost of exterminating bugs, pests, insects, vermin and rodents.
11. KEYS: Tenant shall return keys and any other copies of keys made by Tenant at or before the termination of the Lease. A charge of Sixty Dollars (\$60.00) shall be assessed for failure to return each set of keys in its entirety at the abandonment or surrender of the Premises. If Tenant loses his or her keys, changing the existing keying system or locks on his or her unit and/or requests the locks on his or her unit to be changed, Tenant agrees to pay a charge of Sixty Dollars (\$60.00) per lock.
12. ATTIRE: Tenant also agrees that no person shall be permitted on or about the Premises unless properly attired.
13. HVAC FILTER: Tenant to replace HVAC filter (if accessible) every 3-6 months as minimum at tenants expense. More often if a pet is in the unit.
14. DRYER LINT FILTER: If a washer and dryer is provided, tenant agrees to empty the lint filter after each use to prevent fire and allow clothes to dry efficiently.
15. LIGHT BULBS: Tenants agree to replace accessible light bulbs as necessary. If they are unable to reach the light fixtures, safely, please contact the office immediately.
16. FLOOR CLEANING: Tenant agrees to clean wood flooring/carpets/tiles using the appropriate cleaner as not to damage the existing flooring.
17. CLEANING: Tenant agrees to keep interior clean to prevent bug & rodent infestation, tenant is responsible for general control/elimination of household pests including, but not limited to, bed bugs, fleas, ticks, roaches, silverfish, ants, crickets & rodents.
18. EXTERIOR CLEANING: Tenant agrees to maintain the exterior of the property including but not limited to, trash, mailings, grass, weeds, snow removal.
19. MULTI-FAMILY HALLWAYS: Tenants in multi-family buildings, must jointly keep the common area free and clear of all items that could cause a fire hazard or impede exiting the building (ie: umbrellas, bicycles, bags, boxes, etc).

WITNESS:

<i>Crystal Wilson</i>	6-5-26
Tenant	Date
Crystal Wilson	
_____	_____
Tenant	Date

ADDENDUM NUMBER ONE TO LEASE AGREEMENT
PHYSICAL DAMAGE ADDENDUM
REPAIR/REPLACEMENT/SERVICE SCHEDULE

The following schedule of service charges will be incurred in the event of damage and/or destruction of property belonging to the owner. This will include all damages, destruction of property and services rendered **excluding those normally associated with normal wear tear.** Labor cost for items not specifically listed in this schedule shall be at the rate of \$35.00 per man-hour. In the event that actual cost exceeds those listed, the actual cost plus a 10% administrative fee will be incurred. The tenant is entitled to receive an itemized invoice of services rendered. Terms of all invoices are net 30days. Payment beyond 30 days and shall be deemed as rent as outlined in the Lease.

Except for normal wear and tear, the following specific deductions or damages shall be charged against the Tenant:

LOCK-OUTS

Lock-out during office hours
(Monday thru Friday 9:00am – 5:00pm).....
\$50.00
Non-office hours, Saturday, Sunday and Holiday.....
\$75.00

CLEANING

Excessive or abnormal touch-up patching of holes caused by nails, etc.
Cost per patch.....
\$50.00
Repainting: per Bedroom.....
\$175.00
Repainting: Kitchen.....
\$175.00
Repainting: Bath.....
\$125.00
Repainting: Halls.....
\$150.00

Carpet Burn Holes/Iron Marks Minor Repairs

Charge per repair.....
\$75.00

Cleaning: Entire 1-Bedroom.....
\$150.00
Cleaning: Entire 2-Bedroom.....
\$200.00
Cleaning: Entire 3-Bedroom.....
\$250.00

Cleaning: Entire 4-Bedroom.....
\$300.00

CARPET SHAMPOO

2 Bedroom.....
\$250.00

3 Bedroom.....
\$300.00

DOORS

Replace exterior door Wood.....
\$300.00

Metal.....
\$450.00

Exterior lock set..... \$125.00

Entry door dead bolt.....
\$75.00

Lock changeover.....
\$60.00

Interior door Knob set.....
\$50.00

Replace interior door.....
\$125.00

Bi-fold doors.....
\$95.00

Bi-fold doorknobs.....
\$10.00

Bi-fold door pins.....
\$20.00

Door stops.....
\$10.00

Door jams..... \$125.00

Peep Holes..... \$20.00

Door sweep..... \$25.00

Door strip/weather stripping..... \$50.00

Window glass..... \$100.00 and up

Windowsill..... \$95.00

Window-repair/replace..... \$150.00 and up

ELECTRICAL

Outlet covers..... \$10.00

Outlet..... \$75.00

GFCI Outlet..... \$95.00

Switch Plates..... \$10.00

Switch..... \$50.00

Kitchen or Dinning room light fixtures..... \$50.00 and up

Hall light fixtures.....	\$30.00 and up
Porcelain lamps.....	\$50.00 and up
Light Cover (globe).....	\$40.00 and up
Stairway Light Covers (globe).....	\$40.00 and up
Exterior light fixture.....	\$100.00
Thermostat.....	\$95.00 and up
Smoke/CO2 detector.....	\$60.00
Smoke detector batteries.....	\$7.00

CABINETS/COUNTER TOPS

Wood Cabinets (entire kitchen).....	\$2,000.00 and up
Drawer guides.....	\$25.00
All wall cabinets.....	\$1,000.00 and up
All base cabinets.....	\$1,000.00 and up
Replace drawer.....	\$75.00 and up
Replace door.....	\$75.00 and up
Door catch.....	\$10.00
Replace bottom of Cabinets.....	\$50.00
Replacement of counter tops.....	\$25.00/linear ft.

PLUMBING

Towel Bar.....	\$25.00
Commode & Tank.....	\$250.00
Tank cover (used).....	\$25.00
Commode seat.....	\$25.00
Un-clog commode (excluding any clean-up).....	\$95.00
Bathroom vanity & top.....	\$250.00
Bathroom sink.....	\$125.00
Bathroom sink faucet.....	\$95.00
Bathroom sink faucet knob.....	\$10.00
Reinstallation bathroom sink.....	\$95.00
Tank Handle.....	\$25.00

Tub drain.....	\$60.00
Tub drain cover.....	\$25.00
Tub stopper.....	\$25.00
Tub spout.....	\$25.00
Tub faucet handle.....	\$25.00
Medicine cabinet.....	\$125.00
Shower head.....	\$50.00
Toothbrush holder.....	\$25.00
Toilet tissue holder.....	\$15.00
Shower rod.....	\$20.00
Kitchen sink.....	\$125.00 and up
Kitchen sink faucet.....	\$95.00 and up
Kitchen sink faucet handle.....	\$50.00 and up
Sink stopper.....	\$20.00

RANGE/HOOD EXHAUST

Stove.....	\$395.00
Stove knob (each).....	\$15.00
Stove (clean range and oven).....	\$125.00
Range hood.....	\$125.00
Range hood filter.....	\$25.00
Range hood light fixture.....	\$40.00
Electrical stove element.....	\$75.00
Gas stove grates.....	\$45.00

Broiler element.....	\$125.00
Broiler door.....	\$125.00
Oven element.....	\$50.00
Oven temperature knob.....	\$30.00
Oven door.....	\$150.00
Oven door handle.....	\$40.00
Oven shelf.....	\$25.00
Sm. Drip pans.....	\$10.00
Lg. Drip pans.....	\$12.00

REFRIGERATOR

Refrigerator (defrost & clean).....	\$50.00
Refrigerator.....	\$650.00 and up
Vegetable bins.....	\$90.00
Door gaskets.....	\$150.00
Shelf.....	\$40.00
Handle.....	\$50.00 and up
Butter door.....	\$25.00
Refrigerator door.....	\$200.00 and up
Freezer door.....	\$200.00 and up

MISCELLANEOUS

Replace carpet.....	Actual cost of invoice
Replace kitchen floor under lay.....	\$225.00
Replace bathroom floor under lay.....	\$300.00

Furniture removal (regardless of truck size)...	275.00 per load
Trash removal per truck load.....	\$250.00
Kitchen tile.....	\$50.00 and up
Unreturned Key per door.....	\$75.00
Unreturned Key Mailbox.....	\$55.00
Vinyl floor tile.....	\$2.15 per sq ft and up
Vinyl base.....	\$2.30 per linear ft and up
Vinyl stair thread.....	\$50.00
Wood base.....	\$2.85 per linear ft
Quarter round.....	\$3.30 per linear ft
Closet pole.....	\$20.00
Closet shelf.....	\$50.00
Bath threshold.....	\$60.00
Kitchen threshold.....	\$40.00
Interior handrail.....	\$125.00
Handrail bracket.....	\$15.00
Exterior handrail.....	\$300.00
Secure exterior handrail.....	\$50.00

This Addendum, as part of the Lease Agreement, establishes a tentative schedule of standard deductions to be utilized by Landlord, when assessing charges against Tenant for damages, with the exception of reasonable wear and tear done to the property. Landlord reserves the right to alter this Addendum if the repair cost of materials should become higher than those listed on this schedule. The Landlord further reserves the right to assess against Tenant, for such damages, the actual costs of material and repairs, plus a 10% administrative fee; if there is a variance between the tentative schedule in this addendum and the actual bill for such materials and repairs.

WITNESS:

Crystal Wilson 6-5-26
 Tenant Date

Crystal Wilson

 Tenant Date

ADDENDUM NUMBER 3 TO LEASE AGREEMENT
EXISTING CONDITIONS, IMPROVEMENTS & UPGRADES ADDENDUM

Additional Addendum:

Tenant responsible for gas, electric, water, internet and cable.

Owner providing refrigerator, stove, microwave, dishwasher, washer and dryer.

Please change furnace filter once every quarter. Please also clean out dryer vent after each use.

Deposit of \$ 2195 paid to owner from security deposit assistance.

pro-rated rent of \$ _____ to be paid on or before

Also please provide proof of renters insurance. Add

2197 Ridge Rd, Reisterstown, MD 21136 as an interested party.

By initialing here you will accept late notices, court notices, late rent filings, and

correspondence via electronic methods. *C.W.*

WITNESS:

6-5-26

Alexander Trakhtman Property Manager

Garza Holdings LLC

Crystal Wilson 6-5-26

Tenant Date

Crystal Wilson

Rights of Landlords and Tenants

The Maryland State Bar Association's Public Awareness Committee has prepared this information. It is intended to inform the public and not serve as legal advice.

What is a Lease?

A lease is a contract between the landlord and tenant that gives the tenant the right to possession of the landlord's property under certain terms and conditions. The lease may be verbal, particularly if it is for a short period of time; however the law requires a written lease if the tenancy is for a year or more. Whether required or not, a written lease is always best. If the lease is written, you should never sign it before you have read and understood its contents. Do not sign a lease that is blank or has any blank spaces. The lease, once signed, is the contract between the landlord and the tenant. Verbal promises should not be relied on. You should obtain a fully completed and signed copy of the written lease.

In circumstances where the law requires a written lease, it usually requires that certain provisions be included in the lease, in addition to the address of the property being rented. The lease should at least contain the following information:

- name and address of the landlord
- name and address of the tenant
- length of the lease
- the amount of the rent
- names of the persons who may occupy the unit
- the amount and nature of deposits and conditions for the return of deposits
- the dates that rent is due
- the responsibilities of the landlord and tenant for maintenance and utilities
- conditions that will permit the landlord or tenant to terminate the lease before the end of the lease term

Sometimes federal law as well as state and local law may require additional provisions to appear in a lease. If you have questions about a lease, consult an attorney.

Payment of Rent

The tenant pays rent for the possession of the rented property. Leases usually require that the rent be due on a certain date. Sometimes, leases contain provisions for grace periods during which the landlord may elect to waive late charges. However, grace periods usually do not extend the time for payment of the rent. When the tenant fails to pay the rent, the landlord may take legal steps to collect the rent or to remove the tenant for nonpayment.

There are very few times when a tenant may withhold rent because the landlord has not performed an obligation of the lease. However, the tenant may be entitled to withhold rent where

dangerous defects exist because the landlord has failed to perform an obligation under the lease, which constitutes a danger to the life, health or safety of an occupant.

Additionally, the landlord should receive written notice of the defect by certified mail and have a reasonable opportunity to repair a defect after receiving notice from the tenant. The landlord may be given notice of housing code violations from the county or city housing department which would entitle the tenant to withhold rent for conditions dangerous to the health, life or safety of an occupant.

Security Deposits

The law permits the landlord to collect a security deposit. This deposit usually may not exceed two times the monthly rent. In federally subsidized housing, the security deposit usually may not exceed \$50. It protects the landlord from damage to the leased unit caused by the tenant or rent owed by the tenant.

The landlord is not required to use the security deposit for rent while the tenant still occupies the property, nor is the tenant responsible for damage to the property due to ordinary wear and tear.

When the tenant first moves into the rental unit, the tenant should make a list of damages that exist at that time in writing and send a copy to the landlord. When the tenant moves out, the landlord will inspect the property to determine whether any damage was incurred during the lease. The tenant may be present at the inspection if they advise the landlord by certified mail that he or she is going to move, the date of the move and the new address. The tenant's notice must be mailed at least 15 days before the moving date. The landlord must notify the tenant by certified mail of the time and date that the rental unit is inspected. This date must be within 5 days before or after the moving date of the tenant.

Within 30 days after the tenant moves, the landlord must advise the tenant in writing about any damages that are being deducted from the security deposit. The landlord must return the security deposit, less damages, within 45 days. If a landlord fails to return a security deposit as required by law, the tenant may recover up to three times the amount of the security deposit wrongfully withheld, plus attorney fees, by filing an action in court.

This does not apply where a tenant has abandoned or was evicted from the premises. Special requirements must be met in such cases.

Maintenance of the Property

Unless required by the lease or by state or local law, the landlord is not responsible for maintaining the property, other than to insure that dangerous conditions do not exist on the property. Local law frequently requires that the property is habitable and that a unit meets certain minimal standards before it can be rented.

If something in the rental unit needs repaired, then the landlord is required to repair it, however the tenant must notify the landlord about the problem in writing.

If the tenant's property is damaged by the landlord's failure to make repairs required by the lease or law, the tenant may file a civil action for damages against the landlord. However, the landlord may not be liable for damage that is beyond his or her control. Tenants may purchase renter's insurance to protect themselves and their property in this situation.

Termination of the Lease

Substantial Breach: The landlord may terminate a lease before its end if the tenant substantially breaches the lease. In order to do so, the landlord must send a notice to the tenant that states the tenant has breached the lease and indicates the landlord wants possession of the rental unit. If the tenant does not move out, the landlord may go to court and ask for eviction of the tenant. If the court determines that the breach by the tenant is substantial and warrants the tenant's eviction, the court will issue an order evicting the tenant.

There are cases where the landlord's actions allow the tenant to terminate the lease. Such a case is called a constructive eviction. A tenant should seek the advice of an attorney before attempting to terminate a lease because of the landlord's actions, since the law in this area is complex.

Month-to-Month Tenancies: If a tenant is on a month-to-month lease, and is not federally subsidized, the tenancy may be terminated by either the landlord or the tenant after one month's written notice (two months in Montgomery and Baltimore City). It is illegal for a landlord or tenant to terminate a lease for a retaliatory reason (for example the landlord terminates a lease because the tenant complains about the conditions of the leased property). However, it is not necessary for either the tenant or the landlord to give a reason for the notice under normal circumstances. Where the tenant is federally subsidized, the landlord may terminate the tenancy only if the landlord has a valid reason for terminating the tenancy.

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Addendum

Maryland Tenants Bill of Rights and Mold moisture, and your Home documents and Protect Your Family From Lead In Your Home

Tenant acknowledges receipt of Maryland Tenants Bill of Rights and Mold moisture, and
your Home Documents. Protect Your Family From Lead In Your Home Documents

Crystal Wilson

Crystal Wilson

6-5-26



MARYLAND TENANTS' BILL OF RIGHTS

(EFFECTIVE JULY 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. 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
- 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.

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

A landlord who rents five or more units may not charge more than \$25 in fees, outside of a security deposit.

Some landlords may choose to accept a tenant screening report prepared in the previous 30 days by a consumer reporting agency which the tenant obtains and pays for. If a landlord accepts such a report from you, the landlord may not charge you an application fee.

(Real Property Article of the Maryland Code, Sections 8-213 and 8-218)

2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is 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.

However, if your landlord does give you a written lease, it must include:

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- 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 contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

A landlord that rents four or fewer units in the state is not required to use a written lease.

Some local jurisdictions may require additional information in leases.

A lease may not include:

- Requires you to allow the landlord to "confess judgment" 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 by you separately

For the landlord to end your tenancy:

- For a written lease with a stated term, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For month-to-month periodic tenancies, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For year-to-year periodic tenancies, the landlord must notify you in writing at least 90 days before the tenancy ends

For you to end your tenancy:

- For leases with a stated term, month-to-month tenancies, and all other tenancies but a year-to-year tenancy, you must notify your landlord in writing at least 30 days before terminating the tenancy
- For year-to-year tenancies, you must notify your landlord in writing at least 90 days before terminating the tenancy

- Exceptions to these provisions:
 - Exception #1: If you are a victim of domestic violence or sexual assault and have a protective order or peace order, you have 30 days to vacate the leased premises after giving notice. You are only responsible, however, for rent from the time following the notice, until the date that you vacate, which may be fewer than 30 days. If you vacate in fewer than 30 days after giving notice, you must provide signed, notarized, written notification to the landlord, by first class mail or hand delivery, stating that you vacated the premises.
 - Exception #2: These provisions do not apply in Baltimore City.

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 8-208, 8-210, and 8-402)

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
- Your landlord must give you a receipt for your rent payment if you pay rent in cash.
- 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 the amount by which 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.
- If you pay utilities directly to your landlord, your landlord must give you copies of the monthly utility bills.

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

4. SECURITY DEPOSITS

In most cases, a landlord may not require you to pay a security deposit higher than one month's rent. But your security deposit may be up to two months' rent. If you qualify for utility assistance from the Department of Human Services and lease agreement requires that you make payments for utility services directly to your landlord.,

A "security deposit" is any payment you give to the landlord to cover things like breaking the lease, damage to the property, or unpaid rent, including pet deposits.

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 and give you a written receipt, which must be included with the written lease. The landlord must advise you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

At the end of your tenancy, your landlord must provide you with a written list of any charges deducted from the security deposit. They must return the rest of your deposit with interest within 45 days.

If you plan to move out, you must send your landlord a certified letter at least 15 days before leaving. The letter should say you're moving and give your new address. If you do this, you have the right to be present when the landlord inspects your unit for damage that may reduce your security deposit.

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 landlord does not return your deposit or give you a written list of charges within 45 days after you move out, they may lose the right to keep any of the deposit. You may also be able to get up to three times any amounts they unlawfully did not return.

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

5. CONDITION OF RENTAL UNITS

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

If you find such a problem, notify your landlord in writing right away. You must provide your landlord with access to your property to make repairs.

If your landlord doesn't fix the problem within a reasonable time after you provide notice, you have options: you can bring suit in the District Court for damages and a decrease in rent, or you may refuse to pay rent (and then raise the issues as a defense to the landlord's suit for rent). . You may also file a rent escrow case, through which you pay rent into the court instead of the landlord.

You have the right to basic services, including heat, light, electricity, hot and cold running water, and proper sewage disposal. Depending on the specific safety or living condition problems in your unit (for example in the case of lead paint), you may

- Have the right for temporary relocation assistance from the landlord
- Take legal action if your landlord does not assist with safe relocation

If the issue is not dangerous but violates local housing codes, you may contact your local code enforcement office if your landlord does not respond.

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as 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, and 8-212)

6. EVICTIONS

If you violate your lease, don't pay rent on time, or don't move out when your lease ends, your landlord may start the eviction process by filing a case in the District Court.

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 include 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.

You have the right to attend any court hearing in an eviction case brought against you by a landlord. You may also have the right to have an attorney provided to represent you if you are unable to afford one.

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. The 10 day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.

If judgment is entered against you for failing to pay rent, you have four days to appeal that decision to the Circuit Court.

In most cases, you can stop the eviction by paying all past-due amounts and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."

However, redemption is not an option if you have had 3 (4 in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case.

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

7. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when a landlord's actions - or failure to act – make it difficult for a tenant to use and enjoy their rental unit, forcing the tenant to move out.

In order to successfully claim constructive eviction, a tenant must prove several things, such as the landlord's actions or neglect significantly disrupted the tenant's use and enjoyment of the property, the landlord is responsible for the interference, the tenant told the landlord about the issue, and the tenant moved out a reasonable time after the interference. If you are interested in pursuing a claim for constructive eviction, you should consult with an attorney.

If constructive eviction is proven (1) You can treat your lease as ended and you are no longer responsible for paying rent; and (2) you may be able to sue the landlord for your losses. This may include moving costs, rent differences, attorney fees, and other related expenses resulting from the constructive eviction claim.

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

8. TENANT RIGHT OF FIRST REFUSAL

If you are a named tenant on the lease and have lived in a rental property with 1, 2, or 3 units for at least six months, your landlord may be required to give you the chance to buy the property before selling it to someone else. This applies if your landlord plans to sell the property, or receives an offer to buy it from a third party. This rule does not apply in certain situations, such as when the property is transferred without a sale; for example, when the property is transferred to a family member, to a business owned by the landlord, or pursuant to a court order, among several other examples. .

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)

9. 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, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

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

- a. making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property;
- b. filing or participating in a lawsuit involving the landlord;
- c. participating in a tenants' organization;
- d. requesting police or emergency services at the property; or
- e. providing information to the landlord relating to lead paint issues.

Retaliation may include filing or threatening to file a lawsuit against you, 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.

Unless your lease provides 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. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; 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)

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

The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed below.

10. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

[Tenant and Landlord Affairs Website](https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx) (<https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx>)

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 Access to Counsel in Evictions Program

Contact Information: Call 211 or go to [Legal Help Maryland](https://www.legalhelpmd.org) (LegalHelpMD.org)

Services Provided:

- This program can provide legal representation and advice to renters who have household income at or below 50% of Maryland's median income, and the household is at risk of eviction, have lost or are at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours: [District Court Help Centers](https://www.courts.state.md.us/helpcenter/inperson/dc)
(<https://www.courts.state.md.us/helpcenter/inperson/dc>)

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.



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
- About health effects of lead
- 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 must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, 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).



Simple 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 inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- 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 avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil 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 lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

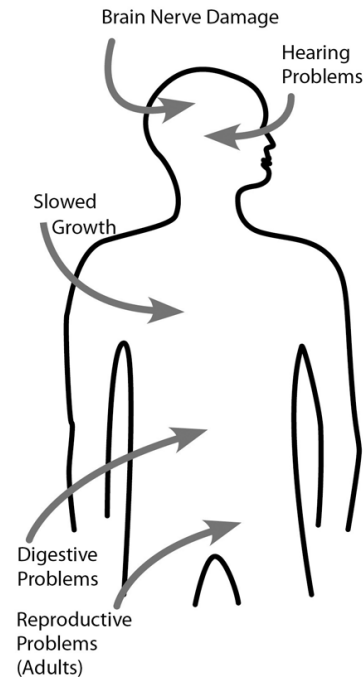
Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely 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.



Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- 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 tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

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

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, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 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, and
- 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.

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/cm), 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

Deteriorating 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 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 the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

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 dust—which you may not be able to see—both can 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

You can 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. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a 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 and if your home 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.

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:

- 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. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **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 the Federal Relay Service at 1-800-877-8399.

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 bed time.
- 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- 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 avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

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- 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 permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



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.
- To correct lead hazards permanently, hire a certified lead abatement professional. 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 as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Remodeling, or Repairing (RRP) 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 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. They 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 and
 - 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.
- **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

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:

- Use only cold water for drinking and cooking.
- Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit [epa.gov/lead](https://www.epa.gov/lead) for EPA's lead in drinking water information.

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. 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, or refinishing furniture. 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. 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.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

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 **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

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 **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, 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 or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

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.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

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

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

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

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

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

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

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

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

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
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 or 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. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/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 in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care 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).



A BRIEF GUIDE TO
MOLD,
MOISTURE,
AND
YOUR HOME

**This Guide provides
information and guidance
for homeowners and
renters on how to clean
up residential mold
problems and how to
prevent mold growth.**

*U.S. Environmental Protection Agency
Office of Air and Radiation
Indoor Environments Division
1200 Pennsylvania Avenue, N. W.
Mailcode: 6609J
Washington, DC 20460
www.epa.gov/iaq*

A BRIEF GUIDE TO MOLD, MOISTURE, AND YOUR HOME

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MOLD BASICS

- The key to mold control is moisture control.
- If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.
- It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.



Why is mold growing in my home?



Mold growing outdoors on firewood. Molds come in many colors; both white and black molds are shown here.

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

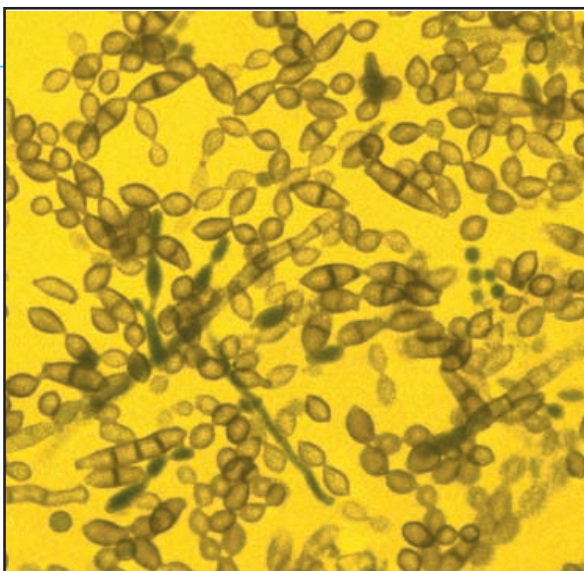
Can mold cause health problems? Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-

allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold? It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.



Magnified mold spores.

Molds can gradually destroy the things they grow on. You can prevent damage to your home and furnishings, save money, and avoid potential health problems by controlling moisture and eliminating mold growth.

MOLD

CLEANUP



Leaky window – mold is beginning to rot the wooden frame and windowsill.

If you already have a mold problem –
ACT QUICKLY.
Mold damages what it grows on. The longer it grows, the more damage it can cause.

Who should do the cleanup? Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial

buildings, this document is applicable to other building types. It is available on the Internet at: www.epa.gov/mold.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygienists (ACGIH), or other guidelines from professional or government organizations.
- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit www.epa.gov/iaq/pubs to download a copy of the EPA guide.
- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.
- If you have health concerns, consult a health professional before starting cleanup.

MOLD **CLEANUP** GUIDELINES

BATHROOM TIP

Places that are often or always damp can be hard to maintain completely free of mold. If there's some mold in the shower or elsewhere in the bathroom that seems to reappear, increasing the ventilation (running a fan or opening a window) and cleaning more frequently will usually prevent mold from recurring, or at least keep the mold to a minimum.



Tips and techniques The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.
- Scrub mold off hard surfaces with detergent and water, and dry completely.

Mold growing on the underside of a plastic lawnchair in an area where rainwater drips through and deposits organic material.



Mold growing on a piece of ceiling tile.



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.
- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)
- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.
- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

WHAT TO WEAR WHEN CLEANING MOLDY AREAS



Mold growing on a suitcase stored in a humid basement.

It is important
to take
precautions to
**LIMIT
YOUR
EXPOSURE**
to mold and
mold spores.

- **Avoid breathing in mold or mold spores.** In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about \$12 to \$25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front, others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA) requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or osha.gov/).

- **Wear gloves.** Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.

- **Wear goggles.** Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.



Cleaning while wearing N-95 respirator, gloves, and goggles.

How do I know when the remediation or cleanup is finished?

You must have completely fixed the water or moisture problem before the cleanup or remediation can be considered finished.

- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.
- You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.
- People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.
- Ultimately, this is a judgment call; there is no easy answer.

MOISTURE AND MOLD **PREVENTION** AND CONTROL TIPS

MOISTURE Control is the Key to **Mold Control**



*Mold growing
on the surface
of a unit
ventilator.*

- When water leaks or spills occur indoors - **ACT QUICKLY.** If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.
- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.



Condensation on the inside of a window-pane.

■ Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive (\$10-\$50) instrument available at many hardware stores.

■ If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

Actions that will help to reduce humidity:

- 💧 Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)
- 💧 Use air conditioners and/or de-humidifiers when needed.
- 💧 Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

Actions that will help prevent condensation:

- 💧 Reduce the humidity (see preceeding page).
- 💧 Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- 💧 Cover cold surfaces, such as cold water pipes, with insulation.
- 💧 Increase air temperature.

Mold growing on a wooden headboard in a room with high humidity.



Renters: Report all plumbing leaks and moisture problems immediately to your building owner, manager, or superintendent. In cases where persistent water problems are not addressed, you may want to contact local, state, or federal health or housing authorities.



Rust is an indicator that condensation occurs on this drainpipe. The pipe should be insulated to prevent condensation.

Testing or sampling for mold

Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been

adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

HIDDEN MOLD

Mold growing on the back side of wallpaper.



Suspicion of hidden mold You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

Investigating hidden mold problems Investigating hidden mold problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, consider hiring an experienced professional.

Cleanup and Biocides Biocides are substances that can destroy living organisms. The use of a chemical or biocide that kills organisms such as mold (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. There may be instances, however, when professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain - these spores will not grow if the moisture problem has been resolved. If you choose to use disinfectants or biocides, always ventilate the area and exhaust the air to the outdoors. Never mix chlorine bleach solution with other cleaning solutions or detergents that contain ammonia because toxic fumes could be produced.

Please note: Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed.

Water stain on a basement wall — locate and fix the source of the water promptly.



ADDITIONAL **RESOURCES**

For more information on mold related issues including mold cleanup and moisture control/condensation/humidity issues, visit:

www.epa.gov/mold



Mold growing on fallen leaves.

This document is available on the Environmental Protection Agency, Indoor Environments Division website at: www.epa.gov/mold

NOTES

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Please note that this document presents recommendations. EPA does not regulate mold or mold spores in indoor air.

