

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease"), is made on 02/23/2026, by and between **The Rosewood Group LLC, DBA Option One Homes**, agent for YLR Rentals 1 LLC, the owner ("we", "us" or "Landlord") of the premises known as 305 South Macon Street, Baltimore, MD 21224 ("Premises"), and Marley M. Peacock ("you" or "Resident"). We have agreed to lease the Premises to you, and you have agreed to lease the Premises from us, for an initial term beginning on 02/27/2026 and ending on 02/26/2027, at a monthly base rent of \$1,700.00 per month, which is to be paid in advance, without notice, deduction, setoff, or demand, on or before the first (1st) day of each and every month (base rent for any partial month will be pro-rated and calculated on a per diem basis). For the period of 2/27/2026 to 2/28/2026, you agree to pay pro-rated base rent of \$121.43. This Lease is on the following terms, covenants, rules, and regulations, which the Landlord and Resident agree to keep and perform.

1. **SECURITY DEPOSIT:** We acknowledge receipt from you of the sum of \$1,700.00, paid prior hereto, to be held as security for the faithful performance by you of the covenants, conditions, rules and regulations contained in this Lease. You have the right to have the Premises inspected by us in your presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if you so request by certified mail within 15 days of your occupancy.

The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by you or your family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by us. You have the right to be present when we inspect the Premises at the end of the tenancy in order to determine if any damage was done to the Premises if you notify us by certified mail at least 15 days prior to the date of your intended move, of your intention to move, the date of moving, and your new address. Upon receipt of your notice, we will notify you in writing of the date of the inspection, which will be within 5 days before or after your stated date of intended moving. You have a right to receive, by first-class mail, delivered to your last known address, a written list of the charges against the security deposit claimed by us and the actual costs, within 45 days after the termination of the tenancy. We are obligated to return any unused portion of the security deposit, by first-class mail, addressed to your last known address within 45 days after the termination of the tenancy. If we fail to comply with the security deposit law, we may be liable to you for a penalty of up to 3 times the security deposit withheld, plus reasonable attorney's fees.

In the event of any sale or transfer of the Premises, we have the right to transfer, in accordance with applicable law, the Security Deposit to the buyer or other transferee, and we will then be released by you for all liability for the return of your Security Deposit and you agree to look to our transferee solely for the return of your Security Deposit. This applies to every transfer or assignment made of your Security Deposit to any transferee. The Security Deposit may not be mortgaged, assigned or encumbered by you without our prior written consent and any attempt to do so will be void.

2. **OCCUPANCY, ASSIGNMENT & SUBLETTING:** You agree not to assign this Lease, or sublet the Premises, or any part of the Premises, and not to permit the Premises to be occupied by anyone other than you and the persons listed below without our prior written consent, which may be withheld by us in our sole and absolute discretion, nor use or permit the Premises to be used for any purpose other than that of a private dwelling.

<u>Name</u>	<u>Date of Birth</u>	<u>Male/Female</u>	<u>Relationship</u>
Marley Peacock	04/02:1989	Male	

3. ELECTRONIC SIGNATURE: The parties agree that this Lease and other Lease-related documents may be signed with electronic signatures, that electronic signatures will be as binding as originals, and that a document may not be denied legal effect or enforceability solely because it was signed with an electronic signature.

4. DELIVERY DATE OF PREMISES: We have not guaranteed a specific delivery date for the Premises, and you will only be charged rent from the later of the commencement date specified at the beginning of this Lease or the date we offer you possession of the Premises.

5. POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES: If we give permission for you to enter into possession of the Premises before the date stated as the commencement of this Lease, and/or we allow you to occupy any home other than the Premises at any time, you agree that your occupancy will be under all of the terms of this Lease, with your rent apportioned for such period of occupancy (as to space on a square foot basis, and as to time, on a daily basis) unless we otherwise agree in writing.

6. BANK RETURNED CHECKS/ELECTRONIC PAYMENTS: If you make a rent payment by check or by electronic payment which does not clear your bank, you will cause us to incur additional expenses for bookkeeping and clerical services. As a result, you agree to pay us thirty-five (\$35.00) dollars for each bank returned check or electronic payment.

7. DEFINITION OF RENT: Unless otherwise required by law, all payments from you to us required by this Lease, including, but not limited to, court costs, are to be considered rent.

8. ADMINISTRATIVE AND ATTORNEY FEES: If you or your family, agents, employees, guests or invitees violate any term or provision of this Lease (other than Section 30), including the rules and regulations, you will pay to us, in addition to any other damages and expenses incurred by us, an Administrative Fee, in the amount of five percent (5%) of your then current monthly rent, to help defray our costs incurred in connection with having you correct that violation. If we employ an attorney because of your violation of this Lease, you will also pay such reasonable attorney fees as are incurred by us. You will be liable for our attorney fees whether or not we file legal proceedings. However, if we file legal proceedings against you, and those proceedings result in a money judgment in our favor, those reasonable attorney fees for which you will be liable to us will not be less than fifteen percent (15%) of that judgment.

9. WAIVER: If we fail to require you to strictly comply with any of the terms of this Lease, or we fail to exercise any remedy we may have, our failure is not a waiver of that Lease provision and all terms of this Lease will remain in full force and effect. In addition, we will not be liable to you for the violation of any other lease by any other tenant.

10. COMPLIANCE WITH RULES AND REGULATIONS: You and your family, employees, agents, guests and invitees, agree to comply with the rules and regulations stated in this Lease and which are part of this Lease, and with any other reasonable rules and regulations we may adopt. In addition, it is also agreed that we may modify these rules and regulations and that a violation of the rules and regulations is a violation of this Lease.

11. LEASE VIOLATIONS: If any of the representations made by you in your Lease Application are misleading or untrue, or if you, your family, employees, agents, guests or invitees violate any provision of this Lease, then we may treat your representation or Lease violation as a forfeiture under the terms of this Lease, with your possession of the Premises terminating on a date specified by us. Under such circumstances, we will take possession

of the Premises by utilizing applicable law. If your possession of the Premises is terminated, or if the Premises becomes vacant during the term of this Lease, or any renewal or extension of your Lease ("Term"), you will remain liable to us for the rent through what would have been the end of the Term had your possession not been so terminated; and you will also remain liable for such other damages sustained by us due to your breach of Lease and/or the termination of your possession of the Premises so long as such liability is not prohibited by applicable law. Examples of other damages we may incur include, but are not limited to, costs incurred in recovering possession of the Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of our advertising expenses), utility costs for the Premises for which you, pursuant to this Lease, are responsible while the Premises remain vacant, and costs incurred in redecorating the Premises.

12. INTERRUPTION OF SERVICE: You will not receive a rent reduction, nor will we be liable to you, due to repairs or interruption of services to utilities, appliances or equipment serving the Premises or due to defects in the Premises not caused by our fault, omission, negligence or other misconduct; or due to our inability to obtain proper fuel, utilities, or repair/replacement parts. If it becomes necessary, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities serving the Premises or any other part of the property, for us to stop or curtail the operation of any equipment or utilities, we may do so, but in such case we must diligently attempt to complete the repair or replacement.

13. RIGHT OF ENTRY: We have the right to enter the Premises at any time by key or, if necessary, by force, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on our property, to enforce any provision of this Lease or to show the Premises to prospective future tenants or purchasers without being subject to prosecution or damages.

14. RE-ENTRY OF PREMISES: In the event you abandon the Premises or are required to vacate the Premises due to our exercising our rights upon your breach of Lease, we will then have the right to enter the Premises for the purpose of making alterations and repairs, and we may relet the Premises for a term which may, at our option, may be less than or exceed the period which would otherwise have been the balance of the Term, all without relieving you of the liabilities imposed by applicable law and this Lease. We also have the right, without further notice to you, to dispose of any personal property left in or about the Premises or any storage area by you, after you have vacated.

15. ABANDONMENT: Abandonment of the Premises will be deemed to have occurred when you have removed the bulk of your furnishings from the Premises or, in our reasonable discretion, everyone has moved out of the Premises.

16. REPAIRS: We are responsible for repairs to the Premises and any equipment and appliances furnished by us, except that you agree to pay us: (1) for each work order/service call, the service charge specified below and (2) the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the property, is due to you, your family, employees, agents, guests or invitees. You must give us prompt notice of the need for repairs. In the event you fail to give us prompt notice of the need for repairs, you will also be liable to us for any increased cost we incur for repairs. **Service Charge:** **There is no service charge for the first work order placed in a calendar month. For each subsequent work order placed in the same calendar month, you agree to pay us a service charge of \$100.00 per service call.**

17. DAMAGE TO PREMISES: In case of damage to the Premises by fire or the elements (not caused by your fault, omission, negligence or other misconduct or that of your family, employees, agents or guests), we will repair the damage, and suspend your rent for the period of time that the Premises, in our sole opinion, is untenable; but if the Premises are so damaged that we decide that it is not advisable to repair the Premises with you occupying the Premises, we may terminate this Lease and you will only be liable for rent to the date of damage. If the damage to the Premises is caused by your fault, omission, negligence or other misconduct or that of your family, employees, agents or guests, we may terminate your occupancy of the Premises and you will remain liable to us for the rent

through what would have been the end of the Term had your possession not been so terminated and you will also remain liable for any other injury or loss incurred by us as a result of such damage, which could include a subrogation claim by our insurer.

18. **SECTION HEADINGS AND NUMBERS:** Section Headings and Section Numbers 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.

19. **HEIRS AND ASSIGNS:** This Lease is binding upon and will benefit our successors and assigns and your heirs, administrators and those to whom you have assigned this Lease who have been approved by us in writing.

20. **NOTICES:** Notices from you to us must either be sent by certified mail, return receipt requested, and addressed to us at 3701 Old Court Road, Suite 1, Baltimore, MD 21208. Unless otherwise required by law, all notices from us to you may be emailed to the email address (if any) provided by you below or in your Lease Application, delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to you at the Premises (notices required by Section 1 (Security Deposit) of this Lease, notices modifying any term, covenant, rule or regulation of this Lease, or notices from either party to the other terminating this Lease or possession of the Premises will not be given solely by email). If more than one person is the Resident under this Lease, notice given to or by any one of them shall bind all.

Resident's Email Address: Marley.peacock@gmail.com

If you change your email address, you must notify us of your new email address by certified mail, return receipt requested.

21. **AGENCY:** If any of our agents or employees at your request, move, handle or store anything, or drive or park your motor vehicle, then that employee will be your agent, and we will not be liable for any loss, damage or expense which you incur as a result of the employee's actions.

22. **SUBORDINATION OF LEASE:** This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property and is also subject and subordinate to any extension, renewal, modification, replacement or consolidation of any such mortgage or deed of trust. The provisions of this Section are self-operative and no further instrument of subordination will be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the property, you will automatically, without the necessity of signing any further document, become the tenant of the new owner.

23. **ENTIRE AGREEMENT:** This Lease contains the entire agreement between us and you, and can only be changed in writing, signed by both parties.

24. **SEVERABILITY:** If a Court determines that any provision of this Lease is invalid, that invalidity will not affect other provisions of this Lease which can be given effect without the invalid provision; and, therefore, the provisions of this Lease are declared to be severable.

25. **UTILITIES:** Except for water and sewer, you agree to maintain, in your name, and pay all charges for, all utilities used or consumed in the Premises during the Term, including, but not limited to, gas, electricity, heat, telephone, internet, and cable, together with all taxes, levies, surcharges, or other charges on, or related to, those utilities. We will initially pay the water and sewer charges for the Premises, including, but not limited to, all Water Consumption Charges, Sewer Consumption Charges, Account Management Fees, Infrastructure Charges, Stormwater Fees, Bay Restoration Fees, and any other fees and charges, including any convenience fees or transaction fees for payments, as a result of the water and sewer use/consumption in the Premises, but you must

immediately reimburse us for any such charges which arose during the Term (determined on a per diem basis). If you fail to promptly pay, when due, any of those charges, taxes, levies or surcharges, we, at our option, may either: (1) pay them for you, in which event you agree to immediately reimburse us, as additional rent, with interest; or (2) if the required utility service is transferred into our name, terminate the utility service. Under no circumstances, however, will we interfere with or prevent you from maintaining the required utility services or from restoring the required utility services in your name. You must at all times maintain sufficient heat within the premises so as to prevent pipes from freezing. In no event can the heat be less than 55° Fahrenheit in the Premises. In addition, Landlord hereby makes Tenant a designee under Maryland's Public Information Act to request and receive copies of any account records for the water or wastewater account for the Premises.

26. CONDITION OF PREMISES: When made available for your occupancy, the Premises 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.

27. EARLY TERMINATION: In the event you wish to terminate this Lease prior to the end of the Term, we agree to permit the early termination upon you giving to us two (2) months prior written notice of your intent to terminate and agreeing, in writing, to pay to us an amount equal to two and one-half (2.5) additional months' rent beyond the date which you elect to terminate this Lease (the "Lease Termination Fee"). This offer is contingent upon you being current in your rent at the time you vacate and the Lease Termination Fee being paid prior to the termination date.

28. VEHICLE PARKING: Except for any driveway or parking pad serving the Premises and street parking, which is available on a first-come-first-serve basis, this Lease shall not confer upon you, your agents, servants, employees, family or guests any right to park any motor vehicle in or on any parking facilities.

29. PAYMENT OF RENT: Except as may otherwise be required by law, payments shall be made through Landlord's online portal, or in such a manner as may otherwise be designated by us or required by law. Should we employ an agent to institute proceedings for rent and/or repossession of the Premises for non-payment of any installment of rent, and should such rent be due and owing as of the filing of those proceedings, you agree to pay us the reasonable costs incurred by us in utilizing the services of the agent.

30. LATE CHARGE: You agree to pay, as additional rent, a charge of five percent (5%) of the amount of rent due as a late charge if you fail to pay, both while occupying and after vacating the Premises, an installment of the rent on or before the fifth (5th) day of the month in which it became due and payable. This Section is not a waiver of our right to file proceedings for rent, damages and/or repossession of the Premises for non-payment of any installment of rent.

Baltimore City: If the Premises is located in Baltimore City, Tenant agrees to pay, as additional rent, a charge of five (5%) percent of the amount of rent due as a late charge if Tenant fails to pay rent, both while occupying and after vacating the Premises, on or before the eleventh (11th) day of the month in which it became due and payable, regardless of inclement weather or whether that day falls on a weekend or holiday. 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. Landlord is prohibited from applying a late charge until (i) Tenant's payment of rent is more than ten (10) days late, or (ii) the Tenant has received the Tenant's regularly scheduled government benefit (as defined by Baltimore City Code, Art. 13, Section 7-3) if the Tenant has provided Landlord with written notice that shows the day of the month the government benefit is normally issued or mailed is later than the first (1st) day of the month.

31. APPLICATION OF PAYMENTS. Unless otherwise required by law, all payments from you to us will be applied to the oldest charges first.

32. NOISE AND BEHAVIOR: You may not make, permit or facilitate any unseemly or disturbing noises or conduct by you, your family, employees, agents, guests and/or invitees; nor do, permit or facilitate any illegal, improper, objectionable, undesirable or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other tenants, neighbors, or Landlord. You may not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. You further agree not to conduct, give or permit vocal or instrumental instruction or practice.

33. ILLEGAL DRUGS: If you, your family, employees, agents, guests and/or invitees, engage in, permit or facilitate any drug-related criminal activity, you will be deemed to have substantially and materially breached this Lease with such breach being grounds to terminate your occupancy of the Premises. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, dispensing, storage, use or possession of a "controlled substance" as defined under Section 102 of the Comprehensive Drug Abuse Prevention and Control Act (21 USC 802(6), as amended) or of a "controlled dangerous substance" as defined in Section 5-101(f) of the Criminal Law Article of the Annotated Code of Maryland, or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a controlled dangerous substance or controlled substance.

34. ALTERATIONS TO PREMISES: You must leave the Premises at the end of the Term in as good condition as received, less ordinary wear and tear, and you may not, without our written permission, make any alterations, additions or improvements (including painting and papering) to the Premises. If you do make any alterations, additions or improvements of a permanent nature to the Premises, they will, at the end of the Term, become our property and remain with the Premises. In addition, you will remain liable for the cost of restoring the Premises to its original condition.

35. SURRENDER OF PREMISES: If you do not surrender the Premises at the end of the Term, you must pay us all of the damages which we suffer as a result thereof, and you must also indemnify us against all claims made by any future tenant against us based upon our delay in delivering possession of the Premises to that future tenant, if the delay is caused by your failure to give us possession of the Premises.

36. WAIVER OF BREACH: If we receive rent from you after knowing that you have violated any term or provision of this Lease, our accepting the rent will not be deemed a waiver of your breach.

37. INDEMNIFICATION: You agree to indemnify and save us harmless from all liability, including liability arising from death or injury to person or property, during the Term, caused by any act or omission by you, or by your family, employees, agents, guests, or invitees.

38. LIABILITY OF LANDLORD: We will not be liable for any injury, damage 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 injury, damage or loss is exclusively due to our omission, fault, negligence or other misconduct. Failure or delay in enforcing Lease covenants of other tenants is not an omission, fault, negligence or other misconduct on our part. You will defend and indemnify us from any claim or liability from which we are hereby exonerated.

39. HOLDING OVER: If you continue to occupy the Premises after the end of the Term, your occupancy will be at twice the rent payable hereunder just prior to you holding over. As long as you are in possession of the Premises, all of your obligations and all of our rights applicable during the term of this Lease will be equally applicable during the continued period of occupancy.

40. CONDEMNATION: If the Premises is taken by the government under the power of eminent domain, this Lease will terminate as of the date of taking and you will thereafter be released from any further liability under this Lease. Under such circumstances we will be entitled to receive the entire award in the condemnation proceeding.

41. INSURANCE: We do not provide insurance coverage on your property located within the Premises. During the Term, you must, at your expense, maintain renter's form homeowner's insurance coverage on the Premises providing for personal liability (bodily injury and property damage) coverage with a limit of not less than \$300,000.00 each occurrence and \$5,000.00 in medical payments coverage, naming The Rosewood Group LLC and the owner of the Premises as additional insureds; and further, providing coverage to keep your personal property on and in the Premises insured for your benefit against loss or damage resulting from broad form named perils on a replacement cost basis. You must provide us with a copy of a certificate of insurance for the policy required by this Section. If you fail to comply with the provisions of this Section, you must pay to us an additional \$25.00 per month rent until you purchase and maintain the insurance coverage required by this Section. We will not purchase the insurance for you. Collection of this additional rent will be in addition to, and not in lieu of, any other remedies which we may have as a result of your failure to comply with this Lease provision. You further agree that although you have signed this Lease and remain obligated to pay the rent specified in this Lease and comply with the other terms, covenants, rules and regulations in this Lease, we will not provide you with possession of the Premises until you provide us with a copy of the insurance policy or a certificate documenting that you have obtained the insurance coverage required by this Lease.

MP

Resident's Initials

42. RESIDENT INDEMNIFICATION: You agree to indemnify and save us harmless from all liability, damage or expense incurred by us as a result of death, damage or injury to persons or property (including the Premises) where this Lease required you to procure insurance for that liability and you failed to do so.

43. PREJUDGMENT INTEREST: If you violate this Lease and your violation results in a monetary loss to us, then we will be entitled to prejudgment interest at the rate of six percent (6%), but in no event more than the highest rate allowed by law, on the amount due us, from the date we mail our written list of damages to you.

44. QUIET ENJOYMENT: The only covenant of quiet enjoyment applicable to your tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

45. SMOKE ALARM: We have installed at least one smoke alarm in the Premises and that alarm(s) is in good condition and proper working order as of the beginning of the Lease term. We are responsible for the installation, repair, maintenance and replacement of smoke alarms required by law. You are responsible for the regular testing of all smoke alarms in the Premises. You must notify us in writing of the failure or malfunction of a smoke alarm, which must be delivered to us by certified mail, return receipt requested, or by hand delivery to us, or our agent, at the address used for the payment of rent. We will provide you with a written receipt of any notification of a failure or malfunction of a smoke alarm that is delivered by hand. We must provide written acknowledgement of the notification and must repair or replace the smoke alarm within five (5) calendar days after receiving the notification. You assume all liability to test the alarm(s) and hereby waive and exonerate us from any and all liability resulting from any defective alarm(s) which you did not specifically report to us in accordance with this Section. You agree not to obstruct, remove or tamper with any smoke alarm or otherwise render the smoke alarm inoperative, or permit the alarm(s) to be obstructed, removed, tampered with, or otherwise rendered inoperative.

46. CARBON MONOXIDE ALARM: If required by statute, we have supplied and installed one or more carbon monoxide alarms ("Alarm") in a central location outside of, and audible in, each sleeping area in the Premises and have provided you written information on alarm testing and maintenance, which written information you acknowledge having received. You agree that you are able to, and will, test and maintain the Alarm according

to the manufacturer's guidelines and replace batteries as needed. Except as needed for repair or routine maintenance, you agree not to remove or disconnect any Alarm or remove batteries (except to replace the batteries) and will not render any Alarm inoperable. You must immediately notify us, by certified mail, of any malfunction or other problem with the Alarm.

Marley Peacock

Resident's Signature(s)

47. GOVERNMENTAL CITATIONS: You must reimburse us the cost of any fine or penalty, and any reasonable attorney fees paid or incurred by us, as a result of an Environmental or Code Citation or a decision of a governmental board or agency when the violation is a result of any act or omission by you or by your family, agents, employees, guests or invitees.

48. GUEST RESTRICTIONS: No person visiting you may reside at the Premises for more than fourteen (14) days total during any twelve (12) month period, without our prior written consent. At any time during the Term, we, in our sole and absolute discretion, have the right to designate specific social guests and/or invitees of yours or other occupants of the Premises who will thereafter be prohibited from entering upon our property.

49. PEST CONTROL: You are responsible to arrange and pay for the extermination of any insects or rodents from the Premises. If you fail to do so, you acknowledge that you will be liable for any damages or losses sustained by us as a result thereof and that you will have materially and substantially breached this Lease. We, at our option, may (but are not required to) arrange for extermination of the Premises if we deem necessary, and you agree to reimburse us for the cost. In addition, you acknowledge that it is your obligation to keep the Premises in a neat, clean, good and sanitary condition, including to keep your clothing, furniture, bed frames, mattresses, bedding, curtains and storage closets free of bed bugs and their eggs. If you vacate the Premises and a bed bug, other insect or rodent infestation of the Premises is subsequently discovered, you will be responsible for the cost of inspection, treatment, eradication and cleaning of the Premises.

50. MILITARY STATUS: No person who is a Resident is a member of the United States military. You must promptly notify us in writing (in accordance with Section 20 of this Lease) if you enlist in the United States military or are discharged from the United States military.

51. LEASE CORRECTIONS: If reasonably necessary to comply with applicable law, to correct any mistake in the preparation of this Lease and/or to otherwise correctly reflect the intent of the parties to this Lease, we both agree to initial and/or sign, where applicable, any modification or correction to this Lease.

52. COMMUNITY ASSOCIATION: The Premises is a part of the following community association, homeowners association, and/or condominium association: NA
_____ (the "Community Association"). You are responsible for any and all fees and assessments to the Community Association that come due during the Lease Term, as they may increase from time to time, including any convenience fees or transaction fees for payments, all of which will initially be paid by us, but immediately reimbursed by you, as additional rent. The regular assessments payable to the Community Association, as of the execution of this Lease, are \$ 0 per NA, due on the NA day of each NA. You acknowledge receipt of the Community Association's governing documents, including, but not limited to, articles of incorporation, bylaws, rules, declarations, and recorded covenants and restrictions of the development (and of other related developments to the extent reasonably available), all of which are enforceable against you as a tenant of the owner, you agree to comply with all of the terms, covenants, rules, and regulations contained within these documents.

Marley Peacock

Resident's Signature(s)

53. SHOWINGS: During the last 90 days of the Lease Term or your intended occupancy, we are permitted to place the Premises on the market for rent or sale, and take all reasonable efforts to re-rent or sell the Property, including, but not limited to: (1) advertise the Premises through the MLS or via the internet; (2) place a sign in the front yard and/or in the front window of the Premises; and (3) show the Premises to prospective tenants or purchasers between the hours of 8:30 a.m. and 7:00 p.m. We may use a lockbox to provide access to prospective tenants or purchasers, or their agents, for showings. We will endeavor to give you reasonable advance notice of showings. You understand that marketing the Premises may require a higher level of cleanliness and agree to comply with our reasonable requests related to preparing the Premises for photographs or showings.

RULES AND REGULATIONS

YOU AGREE NOT TO:

1. PETS/ANIMALS: Keep any pets or animals in or about the Premises without our written permission.
2. TOBACCO, MARIJUANA AND VAPOR PRODUCTS: Carry or smoke a lit tobacco or marijuana product, or inhale vapors from, or otherwise allow vapors to be emitted from, an electronic smoking device in the Premises or within 25 feet of the Premises. You agree to pay us \$250.00 for each violation of this Rule, in addition to any actual costs or damages that may be incurred as a result of the violation.
3. ATTIC: Store any items in the attic of the Premises nor use the attic for any purpose.
4. APPLIANCES & UTILITIES: Misuse or overload any appliances or utilities, or store or install any other appliances without our prior written permission.
5. WATER BEDS: Keep any water beds or other water-containing furniture in the Premises.
6. WALLS, WALLPAPER AND PAINT: Drive nails into the woodwork or walls of the Premises, except that you may use standard picture hangers for hanging pictures, mirrors and the like. No adhesive hangers may be used. You agree not to apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color of paint within the Premises from that used by us.
7. LOCKS: Change the locks on the doors of the Premises or install additional locks, chains or other fasteners without our prior written permission. At the end of your tenancy, all keys to the Premises must be returned to us. If you fail to comply with this Rule, you agree to pay us \$50.00 for reimbursement of the cost of changing or re-keying each lock.
8. ADVERTISING: Display any advertisement, sign, or notice, inside or outside the Premises.
9. WIRES AND ANTENNAS/SATELLITE DISHES: Install any wire, cable, antenna or satellite dish for radio, television or other purposes, in or on the Premises, without our prior written permission.
10. HAZARDOUS SUBSTANCES/FIRE RISK: Keep in or about the Premises, or place in any dumpster or storage area, any substance designated as, or containing components designated as, hazardous, dangerous, toxic, combustible, explosive, volatile or harmful and/or subject to regulation under any Federal, State or local law, regulation or ordinance, or would increase the risk of fire.
11. LAWS AND INSURANCE: Do anything that would violate any law or increase the insurance rates on the building in which the Premises are situated.

12. FIREPLACE: Use the fireplace without our prior written permission.
13. CHARCOAL OR GAS GRILLS: Use or store any charcoal or gas grills or other open flame cooking devices, or do any open flame cooking on balconies or patios or within 20 feet of the Premises. These outdoor cooking devices may only be used in areas designated by us (if any).
14. DAY CARE CENTER: Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to any child or developmentally disabled person not related to you by blood.
15. CLOTHES LINES: Install, erect or utilize exterior clothes lines within the property.
16. WILD BIRDS AND ANIMALS: Feed birds or wild animals so as to avoid creating unsanitary conditions and attracting unwelcome animals to the area.
17. ODORS: Permit any unusual or objectionable odors to permeate or emanate from the Premises.
18. SPRINKLER SYSTEMS: Alter any fire sprinkler system (if any) or paint, cover, obstruct, nor hang anything from, any sprinkler head.
19. OBSTRUCTIONS: Obstruct the sidewalks or driveways adjoining the Premises, nor allow them to be obstructed in any manner.

YOU AGREE TO:

20. GARBAGE & RUBBISH: Place your garbage and rubbish for disposal only as we direct and in a manner so as to comply with all applicable State and/or local codes and ordinances. You are responsible for providing garbage cans. If we provided garbage cans, they were provided only as a courtesy.
21. USE OF FACILITIES: Use all facilities which we provide for your comfort, such as playground equipment (if any), laundry, parking areas and storage areas (if any), solely at your own risk, and you agree that we are not responsible for any injury to person or loss or damage to property arising out of your use of these facilities, unless the injury is caused solely by our fault, omission, negligence or other misconduct. Use of any of these facilities may be revoked by us without affecting the remainder of this Lease.
22. CONDITION OF PREMISES: Keep the Premises in a neat, clean, good and sanitary condition.
23. BALCONIES AND PATIOS: Keep balconies and patios free of all personal belongings, except that you may maintain lawn furniture thereon provided the furniture is maintained in a neat and orderly manner.
24. DRAPERIES: Only use draperies, window shades or blinds which present a white exterior coloration.
25. LOCK-OUT: Pay us a \$200.00 service charge each time that you lock yourself out of the Premises and request our assistance in gaining entry to the Premises.
26. PAINT: Notify us, pursuant to Section 20 of this Lease, of any flaking or chipping paint found either on the inside or the outside of the Premises.
27. LIGHT BULBS: Replace, at your sole cost and expense, all light bulbs and tubes of the prescribed size and wattage for light fixtures and appliances within the Premises.

28. LAWN CARE: Keep all shrubs trimmed and the grass cut. If you fail to do so, in our sole and absolute discretion, and we give you notice, you will have 48 hours to correct the condition(s), or we may do so and charge you the greater of \$25.00 or the actual cost to Landlord, which shall be deemed additional rent and due on the first day of the following month.

29. SNOW & ICE: Keep and maintain the walkways and any public sidewalk or driveway adjoining the Premises in a clean and orderly condition, free of accumulation of dirt, rubbish, snow and ice.

30. MOLD: Remove any visible moisture accumulation in or on the Premises, to thoroughly dry any such area as soon as possible after any such accumulation, and to keep the temperature and moisture in the Premises at reasonable levels. In addition, you must promptly notify us of the presence of any water leak, excessive moisture or standing water in the Premises and must also notify us of any mold growth in or on the Premises and of any malfunction in any part of the heating, air conditioning or ventilation system in the Premises. You also agree not to block or cover any of the heating, ventilation or air conditioning ducts in the Premises.

31. DRAINS: Keep all toilets and drains free of clog and debris, use a sink strainer in the kitchen, and use a hair catcher in the shower. If any toilet or drain requires unclogging during the term of the Lease, you will be charged the greater of \$50.00 or the actual cost to Landlord, which shall be deemed additional rent and due on the first day of the following month. **Wipes, even “Flushable Wipes”, are strictly prohibited and may not be placed in any toilet or drain in the Premises.**

32. AIR FILTERS: Replace any air filters serving the HVAC system in the Premises not less than once every month. Resident is responsible for any repair or replacement of the HVAC caused by Resident’s failure to comply with this Rule.

AUTOMATIC RENEWAL OF LEASE

The tenancy created under this Lease will continue from year-to-year after its expiration, at an increased monthly base rent of 10% more than the base rent in the prior year, subject to all other covenants, agreements, rules and regulations set forth in this Lease, unless we notify to you, or you notify us (sent in accordance with Section 20 of this Lease) at least three (3) months prior to the expiration date of the then-existing Lease term of our or your intention not to renew this Lease.

If we notify you of our intention to terminate the then-existing Lease term and in that notice offer you a new Lease term pursuant to the terms and conditions contained in that notice, you will be deemed to have renewed this Lease under the terms and conditions specified in our notice unless, at least two (2) months prior to the expiration date of your then-existing Lease term, you notify us (in accordance with Section 20 of this Lease) of your decision not to renew this Lease. If more than one person is the Resident under this Lease, notice given to, or by, any one of them will bind all of them.

MP

Resident’s Initials

[Signatures on Following Page]

IN WITNESS WHEREOF the parties hereto have executed this Lease the day and year first above written.

WITNESS/ATTEST:

LANDLORD:

The Rosewood Group LLC DBA Option One Homes, agent for
YLR Rentals 1 LLC
3701 Old Court Road
Suite 1
Baltimore, MD 21208

By: Jennifer Ho, agent 2/27/2026
Authorized Signatory Date

RESIDENT:

Marley Peacock 2/25/2026
Marley M. Peacock Date

Date

Date

Date



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.

ADDENDUM TO LEASE AGREEMENT

Utility Charges

This addendum is hereby incorporated into the lease agreement.

Residents will be charged for water and sewer charges. Landlord will remain the customer of record for the water and sewer. The local utility provider measures utility usage in each home and bills Landlord directly for such charges. Resident will be billed monthly (or quarterly in some counties) for the water and sewer charges calculated by the provider. Utility charges may include all utility and other miscellaneous charges including, but not limited to utility taxes, stormwater, surcharges, and all miscellaneous charges included on the utility statement that would be charged as though Resident were the customer of record, if allowed by the applicable laws.

Resident agrees to pay a \$30.00 move-in fee and a monthly service fee of \$7.99 in addition to the utility charges. This monthly service fee is for administration, billing, overhead and similar expenses and charges incurred by us for providing billing services. You agree that we may estimate any and all utility charges above upon your move-out (or at any other time) and such amounts shall be deemed final.

If you reside in a duplex or triplex and it is not possible to individually meter your utility usage, you will pay for your utility usage based on an allocation formula, not actual meter reads. The utility bills received by us from the local utility providers will be used to calculate the charges per resident. The property's utility bills will be allocated to each unit based on the square footage of that unit.

Resident shall promptly contact the local gas and electric utilities to establish an account in Resident's name for the provision of gas and electric service to Resident's home. Resident shall ensure that the start date for each such account is the Resident's start date of the lease. If Resident fails to comply with the conditions of this paragraph and Landlord is subsequently charged with utility charges attributable to Resident's occupancy of the home, then Resident shall be issued (and shall pay) a bill for such services by Owner or the billing provider, which shall include a service charge in the amount of \$25.00. Such service charge is used to compensate Owner for Resident's failure to become the customer of record for such accounts.

Marley Peacock 2/25/2026
Resident Signature Date

Resident Signature Date

Resident Signature Date

Jennifer Ho 2/27/2026
Landlord's Signature Date

**LEASE ADDENDUM
(Baltimore City Only)
Legal Assistance Resources and Tenant's Rights**

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

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

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

Legal Services – Advice Only

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

Legal Representation and Advice

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

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

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

Financial Assistance – General and to Avoid Eviction

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

Tenant Marley Peacock

Tenant _____

Tenant _____

Tenant _____

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

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

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

Lessor's Disclosure

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

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

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

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

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

Lead free certificate

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

Lessee's Acknowledgment (initial)

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

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

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Jennifer Ho

2/27/2026

Lessor

Date

Lessor

Date

Marley Peacock

2/25/2026

Lessee

Date

Lessee

Date

Agent

Date

Agent

Date



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

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

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

Read this entire brochure to learn:

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

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers 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 or 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 eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- 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.

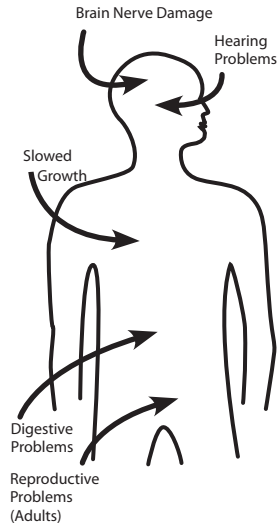
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

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](https://www.epa.gov/lead).

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

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

Identifying Lead-Based Paint and Lead-Based Paint Hazards

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

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

Lead-based paint is usually not a hazard if it is in good 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:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ 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 1-800-877-8339.

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 eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. 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 contractor. 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:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

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

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

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

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state 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
 - 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

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

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

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

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

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

Important Steps You Can Take to Reduce Lead in Drinking Water

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

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

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

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

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **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. 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.

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/safewater 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/safewater, 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) 906-6809

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 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

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.
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 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

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

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov 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. Office of Lead Hazard Control and Healthy Homes 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/lead

This document is in the public domain. It may be produced by an individual or organization without permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

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).



Lead Poisoning Prevention Program

Notice of Tenants' Rights

Department of the Environment

INTRODUCTION

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

Please read this material carefully and call the Lead Hotline at 410-537-3825 or 800-776-2706 if you have any questions. (TTY Users 800-735-2258)

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

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

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

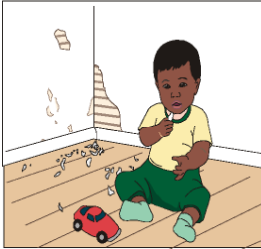


DOES MY RENTAL DWELLING UNIT HAVE TO BE INSPECTED BEFORE I MOVE IN?

Yes. The property owner must have the rental dwelling unit or house inspected at the owner's expense. All inspections are required to be performed by an inspector accredited by MDE. If the rental dwelling unit or house passes the inspection, the property owner will be given a Lead Paint Risk Reduction Inspection Certificate. This certificate will be on file at MDE. The owner is required to provide you with a copy of the inspection certificate when you move in.

ARE THERE OTHER TIMES THAT THE PROPERTY OWNER MUST COMPLY WITH SPECIAL STANDARDS WHILE I LIVE HERE?

Yes. When a child under six or a pregnant woman has an elevated blood lead level (EBL) of 5 µg/dl or more, and an environmental investigation conducted at the home where the child or pregnant woman resides or spends 24 hours or more per week has concluded that there is a defect, including but not limited to chipping, peeling or flaking paint in the interior or the exterior of the rental dwelling unit or house, MDE or the local health department will notify the property owner of the obligation to meet the **Modified Risk Reduction Standard** within 30 days of receiving MDE or the local health department's Notice of Defect.



The Modified Risk Reduction Standard must also be met when the property owner receives a written Notice of Defect from the tenant or any other source that there are structural defects and/or chipping, peeling, and flaking paint in the rental dwelling unit or house. Chipping, peeling, or flaking paint in residential rental properties constructed before 1978 are presumed to contain lead-based paint, which can be dangerous to human health.

The property owner will have 30 days to satisfy the Modified Risk Reduction Standard after receipt of a letter or other written notice regarding structural defects and/or chipping, peeling, or flaking paint or receipt of a Notice of Defect.

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



You must send a notice to the property owner in writing. You may either write a letter regarding structural defects and/or chipping, peeling, or flaking paint or use the "Notice of Defect" form. A sample copy of the form is attached on page 5.

When sending a letter or Notice of Defect regarding structural defects and/or chipping, peeling, or flaking paint to the property owner, it is suggested that you send it by **Certified Mail, Return Receipt Requested** or **Hand Deliver** the letter or Notice of Defect to the property owner and obtain a signature evidencing receipt. This documentation is also useful when making a referral to MDE or your local housing department.

Once the property owner receives the notice, the Modified Risk Reduction Standard must be satisfied within 30 days.

HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

Within 30 days after the receipt of a letter regarding structural defects and/or chipping, flaking or peeling paint or a Notice of Defect, the property owner must provide for the temporary relocation of tenants to a lead-free dwelling unit or another dwelling unit that has met the Full Risk Reduction Standard;

OR

Within 30 days after the receipt of a Notice of Defect, the property owner ensures that the

property passes a test for lead-contaminated dust and by performing certain lead hazard reduction treatments. The property owner must pay for those repairs and must use a contractor accredited by MDE to perform lead abatement work.

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

Tenant families, including a child under six or a pregnant woman, may not remain in the rental dwelling unit or house while repairs or lead hazard reduction treatments are being performed. If you are required to leave your rental dwelling unit or house for more than 24 hours while treatments are performed, the property owner must pay for all reasonable expenses directly related to your required relocation to temporary lead-safe housing.

The property owner is also responsible for expenses related to the moving, storing, or cleaning of furniture, and possibly food costs for the tenant family while work is being done in the rental dwelling unit or house.

You must allow the property owner and/or the property owners accredited lead abatement contractor to enter the rental dwelling unit or house to perform the lead hazard reduction treatments.

The property owner is required to have the rental dwelling unit or house inspected to verify the Modified Risk Reduction standard has been met. After all work is completed, an MDE accredited inspector must inspect the property to verify compliance with the Modified Risk Reduction standard.

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



1. Make a Referral

If you have given your landlord a letter or other written notice regarding structural defects and/or chipping, peeling, or flaking paint or a Notice of Defect and no repairs have been completed, you can make a referral to the Maryland Department of Environment's Lead Poisoning Prevention Program by calling 1-800-776-2706 or 410-537-3825.



When making a referral, please provide copies of the letter or other written notice regarding structural defects and/or chipping, peeling, or flaking paint or the Notice of Defect along with any verification of property owner receipt you may have.

2. Rent Escrow

Rent Escrow is a legal process that requires you to file a Complaint for Rent Escrow in the District Court in the county in which you live. If the District Court grants your request for an escrow account, you will be required to pay your rent into the District Court's escrow account instead of to your landlord. This provides an incentive for your landlord to complete repairs in your home that threaten the life, health, or safety of you and your family. In order to have an escrow account established based on lead hazards, you only need to prove that your landlord is

not in compliance with Maryland's Reduction of Lead Risk in Housing Law. An escrow account is only established after all facts have been presented to a judge in a court proceeding. Therefore, it is suggested that you seek the advice and representation of an attorney.

3. Rent Protection

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

4. Retaliatory Eviction

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

If you have any questions about the Maryland Reduction of Lead Risk in Housing Law, visit: www.mde.maryland.gov/lead or call the Lead Hotline at 410-537-3825 or toll-free at 1-800-776-2706, or TTY 1-800- 735-2258.



1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.maryland.gov

410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Lawrence Hogan, *Governor* | Boyd Rutherford, *Lt. Governor* | Ben Grumbles, *Secretary*

Revised 6/2020

MARYLAND DEPARTMENT OF THE ENVIRONMENT

Land and Materials Administration • Lead Poisoning Prevention Program
1800 Washington Boulevard, • Suite 630 • Baltimore, Maryland 21230-1719
(410) 537-3825 • (800) 633-6101 x3825 •

Notice of Defect/Notice of Elevated Blood Level

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

To: _____	From: _____
Name of Property Owner	Your Name
_____	_____
Property Owner Address	Your Address
_____	_____
City, State, Zip	City, State, Zip
_____	_____
	Phone

Property Subject To This Notice: _____

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

_____ A child under the age of six years or a pregnant woman residing at the above address has been diagnosed with a blood lead level of 5 µg/dl or more on; **and/or**

_____ The following defects require your attention:

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

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

The following areas contain structural defects that are causing chipping, peeling, or flaking paint:

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

Other Hazardous Conditions:

PROPERTY OWNER/MANAGER SIGNATURE

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

Signature _____ Date _____

1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.maryland.gov
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258
Lawrence Hogan, *Governor* | Boyd Rutherford, *Lt. Governor* | Ben Grumbles, *Secretary*

Single Family Lease

Audit Log



Document e-signed by Marley M. Peacock - marley.peacock@gmail.com

Marley Peacock MP

Signature Date: 02-25-2026 - 10:31 PM UTC

IP Address: 69.244.71.215



Document e-signed by Jennifer Ho - jen@optiononehomes.com

Jennifer Ho JH

Signature Date: 02-27-2026 - 06:29 PM UTC

IP Address: 73.133.167.28



Document completed

02-27-2026 - 06:29 PM UTC