



RENTAL AGREEMENT

This House Rental Agreement is made on 20th of August 2026, by and between:

LANDLORD

Name: Regina Reese
Phone: 443-538-0263
Email: TheLondonHouseInCanton@outlook.com

TENANT

Name: Patrick Stanzel
Phone: 605-400-9327
Email: Patrick_stanzel@hotmail.com

PROPERTY

Landlord leases to Tenant the furnished property located at: 900 S Belnord Avenue, Baltimore, MD 21224

LEASE TERM & OCCUPANCY

Patrick Stanzel, Julie Stanzel, and child
Beginning: 1st September 2026 | Ending: 31st December 2026. Tenant may terminate the lease early by providing the Landlord with 30 days' written notice. Rent remains due through the termination date.

UTILITIES INCLUDED

Rent includes electricity, gas, and water. Excessive or abnormal consumption may result in additional charges with supporting documentation.

SECURITY DEPOSIT

The deposit may be used for unpaid rent, damages beyond normal wear and tear, excessive cleaning, missing furnishings, or lease violations.

PROPERTY CONDITION

Tenant agrees to maintain the premises in a clean and sanitary condition and promptly report maintenance issues.

NO SMOKING

Smoking or vaping is prohibited inside the property. Violation Fee: \$500 plus remediation costs.

PET POLICY

No pets unless expressly approved in writing by the Landlord.

QUIET ENJOYMENT

No parties, events, or disruptive gatherings. Tenant shall respect neighbors and local ordinances.

MAINTENANCE & REPAIRS

Tenant shall notify Landlord promptly of maintenance concerns.

ENTRY BY LANDLORD

Landlord may enter with reasonable notice for inspections, repairs, maintenance, or emergencies.

SHORT-TERM RENTAL RESTRICTIONS

Tenant may not sublease or list the property on Airbnb, VRBO, or similar platforms.

FURNISHED ITEM REPLACEMENT

Tenant shall be responsible for repair or replacement costs for damaged or missing furnishings, appliances, electronics, linens, decor, kitchenware, and household items.

RING CAMERA DISCLOSURE

Tenant acknowledges that exterior security cameras may be installed outside the property for safety purposes. No cameras are located inside the residence.

DEFAULT

Failure to pay rent or comply with lease terms may result in termination of tenancy and legal remedies available under Maryland law.

LIABILITY

The Tenant is responsible for personal belongings and is encouraged to obtain renter's insurance.

GOVERNING LAW

This Agreement shall be governed by the laws of the State of Maryland.



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Monthly Rent

\$2,550 for the first month's rent is due Aug 24th. Thereafter, monthly rent of \$2,550 is due on the 1st of each month.

Security Deposit

\$1000 (refundable within 20 days from move out date)

Standard Cleaning Fee

\$200 (one-time)

WIFI

N/A

ACKNOWLEDGMENT & SIGNATURES

By signing below, both parties acknowledge that they have read, understood, and agree to all terms and conditions set forth in this House Rental Agreement.

Landlord

Signature: *Regina L. Reese*

Date: Aug 20, 2026

Tenant

Signature: *Patrick Stanzel*

Date: 8/20/2026