



Lease Agreement

This Lease, made this day of September 4, 2026 is between The Mount Washington Group LLC, managing agent for the Owner, hereinafter referred to as Agent, and Requesha Williamson hereinafter referred to as Resident.

This Lease is on the following terms, covenants, rules, and regulations which the Agent and Resident agree to keep and perform.

1. Agent leases to Resident and Resident leases from Agent the property known as: 439 N Luzerne Ave Baltimore, MD 21224 hereinafter referred to as Premises, for the period commencing on the 4th day of September, 2026 and ending on 31st day of August, 2027 at an annual rent of 30,900.00 due and payable in equal monthly installments of 2,575.00 in advance, without demand, notice, deduction, or offset, on the first day of every month. Resident has inspected the Premises prior to the signing of this Lease and found the Premises to be safe, sanitary, and suitable for habitation, with all heating, plumbing, and lighting to be free of any visible defects..
2. **SECURITY DEPOSIT:** AGENT HEREBY ACKNOWLEDGES RECEIPT FROM RESIDENT OF A SECURITY DEPOSIT IN THE AMOUNT OF DOLLARS (\$_), FOR WHICH THIS LEASE CONSTITUTES A RECEIPT. THE SECURITY DEPOSIT IS TO BE HELD AS SECURITY FOR THE FAITHFUL PERFORMANCE BY THE RESIDENT OF THE COVENANTS, CONDITIONS, RULES AND REGULATIONS CONTAINED HEREIN. THE SECURITY DEPOSIT, OR ANY PORTION THEREOF, MAY BE WITHHELD FOR UNPAID RENT, UNPAID UTILITIES, DAMAGE DUE TO BREACH OF LEASE OR FOR DAMAGE BY THE RESIDENT OR THE RESIDENT'S FAMILY, OCCUPANTS, AGENTS, EMPLOYEES, GUESTS, OR INVITEES IN EXCESS OF ORDINARY WEAR AND TEAR TO THE LEASED PREMISES, COMMON AREA, MAJOR APPLIANCES, AND FURNISHINGS. IT IS UNDERSTOOD AND AGREED, HOWEVER, THAT IRRESPECTIVE OF SAID SECURITY DEPOSIT, RENT SHALL BE PAID WHEN DUE, IN ACCORDANCE WITH THE TERMS HEREOF. UNDER MARYLAND LAW, IT IS REQUIRED THAT THE RESIDENT BE NOTIFIED OF THE FOLLOWING:
 - A. The right to have the Premises inspected by the Agent in the Resident's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Resident so requests by certified mail within 15 days of the Resident's occupancy.
 - B. The right to be present when the Agent inspects the Premises at the end of the tenancy in order to determine if any damage was done to the Premises if the Resident notifies the Agent by certified mail at least 15 days prior to the date of the Resident's intended move, of the Resident's intention to move, the date of moving, and Resident's new address;
 - C. The Agent's obligation to conduct the inspection within 5 days before or after the Resident's stated date of intended moving;
 - D. The Agent's obligation to notify the Resident by certified mail of the time and date of the inspection;
 - E. The Resident's right to receive, by first class mail, delivered to the last known address of the Resident, a written list of the charges against the security deposit claimed by the Agent and the actual costs, within 45 days after the termination of the tenancy;
 - F. The obligation of the Agent to return any unused portion of the security deposit, by first class mail, addressed to the Resident's last known address within 45 days after the termination of the tenancy; and,
 - G. That the failure of the Agent to comply with the security deposit law may result in the Agent being liable to the Resident for a penalty of up to 3 times the security deposit withheld, plus reasonable attorney's fees.

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H. In the event of sale or transfer of the Premises by Agent, the Agent shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Agent shall be considered released by Resident for all liability for the return of such Security Deposit and Resident shall look to Agent's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Resident without the prior written consent of Agent and any attempt to do so shall be void.

3. **OCCUPANCY, ASSIGNMENT, & SUBLETTING:** Resident will not assign this Lease Agreement, nor sublet said Premises or any part thereof, nor allow the Premises to be occupied by anyone other than Resident and the following additional persons, without the prior written consent of Agent, which consent may be withheld in the sole and absolute subjective discretion of the Agent, nor use or allow the Premises to be used for any purpose other than that of a private dwelling:

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4. **APPLICATION OF PAYMENTS:** All payments made by Resident to Agent will be applied to the oldest, longest outstanding balance (excluding security deposits). Resident is aware that owner may report past rent, damages, utilities or other costs owed by Resident to credit reporting agencies. Resident understands this reporting could affect Resident's ability to obtain credit for future housing.
5. **PAYMENT OF RENT:** Resident shall pay the rent, deposits, and/or all other money due, at the Agent's office, **4813 Seton Dr Ste 101, Baltimore, Maryland 21215**, or at such other place as may be designated by Agent. All payments shall be made payable to **The Mount Washington Group**. Proof of timely delivery is the responsibility of the Resident, and may be provided through the use of certified mail. Except as may otherwise be required by law, or by the Agent, all payments, including but not limited to rental payments made by Resident to Agent shall be by money order, certified check, cashier's check, or electronic payment. **PERSONAL CHECKS WILL NOT BE ACCEPTED.** If payment is returned by any financial institution, Resident shall pay Agent a fee of \$30.

Should Agent 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 said proceedings, Resident shall pay to Agent the reasonable costs incurred by Agent in utilizing the services of said Agent.

6. **LATE FEE:** Resident will pay, as additional rent, a charge of five (5%) percent of the monthly rental as a late charge in the event that Resident shall fail to pay, both while occupying the Premises and after vacating same, an installment of the rent after a period of ten (10) days beyond the date on which it became due and payable. This shall not constitute a waiver of the Landlord's right to institute proceedings for rent, damages and/or repossession of the Premises for non-payment of any installment of rent. If Resident has previously provided Agent with written notice that shows the day of the month the "Government Benefit" (as denied by council Bill 21-0021) is normally issued or mailed, and Resident receives the regularly scheduled "Government Benefit" later than the day on which rent is due, then the late fee will not be charged until after Resident's receipt of "Government Benefit".
7. **DEFINITION OF RENT:** Whenever provision is made in this Lease Agreement for the payment of any sum of money whatsoever from Resident to Agent, or such sum or sums that need to be paid by the Resident, such as utilities, Court costs, and late fees, whether or not such payment or sum is designated as "additional rent", such sum of payment shall be considered as additional rent and therefore payable and collectable as rent
8. **PARTIAL PAYMENT:** It is agreed that the acceptance by the Agent of less than the full amount of rent due and owing shall not serve to prevent the Agent from filing a summary ejection action for any balance still due and owing. In the event summary ejection proceedings has commenced and the Resident(s) tender partial rent after a judgment for possession has been entered, this will not void the continuation of the eviction since the full amount of the judgment for possession has not been paid prior

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the actual eviction. Resident further agrees that Agent's acceptance of a partial payment of any outstanding balance shall not constitute a waiver of any remaining amount due.

9. **DELIVERY DATE OF PREMISES:** The Agent has not guaranteed a specific delivery date for the Premises, and that the Resident will only be charged rent from the later of the commencement date specified at the beginning of this Lease or the date Agent tenders possession of the Premises to Resident.
10. **POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES:** If permission is given to Resident to enter into possession of the Premises prior to the date specified for the commencement of the term of this Lease, and/or to occupy any property or dwelling unit of Agent other than the Premises at any time, Resident covenants and agrees that such occupancy shall be deemed to be under all of the terms, covenants, rules and regulations of this Lease, with the rent provided for under this lease to be apportioned for such period of occupancy (as to space on a square foot basis, and as to time, on a daily basis) unless otherwise agreed to between the parties.
11. **GUEST RESTRICTIONS:** At any time during the term of this Lease, or any renewal or extension thereof, Agent, in Agent's sole and absolute discretion, shall have the right to designate specific social guests and/or invitees of Resident or other occupants of the Premises who shall thereafter be prohibited from entering upon Agent's property, including both the Premises and the common areas within the community.
12. **ACCEPTANCE OF PROPERTY:** Resident accepts premises in its current state of cleanliness and agrees to return it in a like condition. Resident agrees to notify Agent immediately of any defects. Resident further agrees to indemnify Agent against any loss or liability arising out of Resident's use of the property, including those using the property with Resident's consent.
13. **REPAIRS & MAINTENANCE:** Agent shall be responsible for repairs to the Premises, its equipment and appliances furnished by Agent, except that Resident agrees to pay 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 premises, is due to the Residents, Resident's family, guest's, agent's or invitee's act or omission. Resident shall immediately notify Agent of any defective condition that comes to Resident's attention. Resident shall indemnify Agent for any liability, loss or damage incurred by Agent as a result of Resident's failure to so notify Agent of such defective condition. Resident acknowledges specific responsibility to pay for, or otherwise repairing, replacing and/or cleaning filters on a/c and heating units, light bulbs, smoke detector batteries, CO detector batteries, and any additional trash cans that Resident may need. Any and all items that are Resident's responsibility to maintain and replace, including but not limited to: HVAC filters, light bulbs, smoke detector batteries, CO detector batteries, and trash cans, Agent at Agent's sole discretion, may repair and/or replace on behalf of Resident and charge Resident for the cost of that repair, to be collected as additional rent. Any damage caused to HVAC equipment due to failure to properly change and clean filters will be paid for by the Resident. Tacks, nails, or other hangers nailed or screwed into the walls or ceilings will be removed by Resident at the termination of this agreement. Damage caused by rain, snow, sleet, hail or wind as a result of leaving windows or doors open, or damage caused by overflow of water, or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping, caused by abuse or neglect is the responsibility of the Resident. Resident agrees to provide pest control in the event it is needed. Resident will be expressly liable for any damage or excessive wear and tear to the premises and only normal wear and tear from normal use of the property in a reasonable and prudent fashion will be deemed acceptable. Sewage drains on Premises will accept only normal household waste for which they were designed; they will not accept items such as disposable diapers, toys, sanitary napkins, tampon applicators, balls of hair, grease, table scraps, clothing, rags, sand, dirt, newspapers, or other such items. Resident agrees to pay all expenses associated with clearing all drain lines of all stoppages except those that the technician, who was dispatched to clear said stoppage, will attest in writing was caused by defective plumbing, tree roots, or act of G-d. The cost of that repair will be due from Resident on demand and will be collectable as additional rent.

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- 14. APPLIANCES AND FIXTURES:** Resident acknowledges that the Agent is supplying and is responsible to maintain the following fixtures and appliances in working order:

Appliance	Agent's responsibility	Resident's responsibility
REFRIGERATOR	X	
RANGE/STOVE	X	
HOT WATER HEATER	X	
CLOTHES WASHER/DRYER		
DISHWASHER	N/A	

- 15.** If necessary, Agent will replace above specified, non-functional fixtures or appliances, with properly functioning replacements. Agent has no responsibility to replace said fixture or appliance with equal features, style, age, condition, or looks; but shall be equivalent only insofar as the basic function of said fixture or appliance. Any fixtures or appliances that were installed in or otherwise located in the Premises at the commencement of the tenancy that are not specified in this Section of this Lease Agreement, are there solely for the convenience of the Agent who assumes no responsibility for their functionality.
- 16. INTERRUPTION OF SERVICE:** The Resident will receive no rent reduction, credit, nor any other form of compensation, nor will Agent be liable to Resident, due to repairs or interruption of services to utilities, appliances, or equipment in or about the Premises or due to defects in the; or due to the inability of Agent to obtain proper fuel, utilities or repair / replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining thereto, for Agent to stop or curtail the operation of said equipment or utilities, Agent may do so.
- 17. PEST CONTROL:** Resident is responsible for all pest control unless otherwise required by applicable Law, Statute, or Code. If Agent notifies Resident of a scheduled extermination of the Premises, and Resident fails to prepare the Premises for such extermination in accordance with Agent's instructions, Resident acknowledges that by Resident's failure to comply with Agent's instructions, Resident will have prevented Agent's exterminator from properly exterminating the Premises and other dwelling units in said building. Under such circumstances, Resident acknowledges that Resident will be liable for any damages or losses sustained by Agent as a result thereof and that Resident will have materially and substantially breached this Lease.

In addition, Resident acknowledges that Resident's obligation to keep the Premises in a neat, clean, good and sanitary condition includes keeping Resident's clothing, furniture, bed frames, mattresses, bedding, curtains and storage closets free of bed bugs and their eggs.

If Resident suspects a bed bug infestation within the Premises, Resident must immediately notify Agent of such suspected infestation at which time Agent will hire a licensed pest control operator to confirm the infestation. If there is a bed bug infestation, the licensed pest control operator will develop an integrated treatment and eradication plan. The cost of inspection and treatment of the infested area will be at the expense of Resident. Resident shall be obligated, at Resident's expense, to immediately have the Premises and Resident's furniture, mattresses or other effected property prepared for treatment, including but not limited to the installation of mattress covers and, if applicable, removed from the Premises and have the infested area cleaned. In the event that the Resident fails to grant access, prepare the Premises for treatment, or fails to permanently remove infested personal property from the Premises, Agent may at Agent's sole discretion, prepare Premises for treatment including but not limited to installing mattress covers, Resident acknowledges that Resident will be liable and reimburse Agent for any expenses, damages or losses sustained by Agent as a result thereof, to be collected as additional rent, and that Resident will have materially and substantially breached this Lease.

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If Resident vacates the Premises and a bed bug infestation of the Premises is subsequently discovered prior to another resident moving in, Resident will be responsible for the cost of inspection, treatment, eradication and cleaning of the Premises. In the event that a bed bug infestation spreads from the Premises into other areas, and it is determined that the infestation began in the Premises, whether adjacent to, above or below the Premises, Resident will also be held responsible for the expense of inspection, treatment, eradication and cleaning of such other areas.

18. **LEASE VIOLATIONS:** If any of the representations made in Resident's Lease Application are misleading or untrue, or if Resident, Resident's family, employees, agents or guests violate any provision of this Lease or any rule or regulation herein imposed, then Agent may treat such representation or Lease violation as a material and substantial breach of this Lease which could result in Resident's possession of the Premises being terminated. Under such circumstances, Agent may re-enter and take possession of the Premises by utilizing applicable law. If Resident's possession of the Premises is ended, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Resident will remain liable to the Agent for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Resident's possession not have ended due to Resident's breach; and shall further remain liable for such other damages sustained by the Agent due to Resident's breach of Lease and/or Resident's subsequent eviction from the premises; and shall further remain liable for such other damages sustained by the Agent due to Resident's breach of Lease and/or Resident's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), utility costs for the Premises for which Resident, pursuant to the Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises. Resident shall also be liable for actual costs incurred by Agent in scheduling or affecting a Court ordered eviction of Resident.
19. **BREACH OF LEASE:** In the event Agent files a Breach of Lease action under the Annotated Code of Maryland Real Property, Article 8-402.1 as amended from time to time, Resident shall be responsible for any and all costs actually incurred by Agent in pursuing this Breach of Lease action including, but not limited to the costs for filing said Breach of Lease, as well as actual attorney's fees incurred by Agent as a result of legal representation resulting from the necessity of the Agent for filing the complaint against a Resident in breach of his/or her Lease Agreement and any Court appearance by Agent's attorney.
20. **HOUSING ASSISTANCE PROGRAM:** Any Resident that participates in the Housing Assistance Program must continue to comply with all the rules and regulations stated in this Lease Agreement, as well as comply with all Housing directives, rules and regulations. Resident's termination and/or revocation from said program shall be deemed a material and substantial breach of the Lease, and the Agent shall be entitled to the speedy recovery of the Premises in accordance with the Lease and all local, public and general laws appertaining thereto.
21. **ADMINISTRATIVE AND ATTORNEY FEES:** In the event Resident, Resident's family, agents, employees, guests, or invitees violate any term or provision of this Lease, or the rules and regulations thereof, Resident shall pay to Agent, in addition to any other damages and expenses incurred by Agent as a result thereof, an Administrative Fee, in the amount of ten percent (10%) of Resident's then current monthly rental, to help defray Agent's costs incurred in connection with having Resident remedy such Lease violation. Should Agent employ an attorney because of any such violation, the Resident shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Agent. Resident shall be liable for such attorney fees whether or not Agent institutes legal proceedings. However, where legal proceedings are instituted by Agent against Resident, and said proceedings result in a monetary judgment in favor of Agent, those reasonable attorney fees for which Resident shall be liable to Agent shall not be less than fifteen percent (15%) of said judgment.

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- 22. WAIVER:** The failure of the Agent to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Agent shall not be liable or responsible to Resident for the violation of any covenant, rule or regulation in any other lease by any other resident. No statement or promise of Agent or his agent as to tenancy, repairs, alterations, or other terms and conditions shall be binding unless specified in writing.
- 23. ALTERATIONS:** Resident will leave the Premises at the end of the Lease term, or any renewal or extension thereof, in as good condition as received, reasonable wear and tear excepted, and will not, without prior written permission of the Agent, make any alterations, additions, or improvements (including painting and papering) to the Premises. Notwithstanding the above, any alterations, additions, or improvements of a permanent nature which may be made to the Premises shall, at the expiration of the Lease term, or any renewal or extension thereof, at the sole discretion of the Agent, be the property of the Agent and remain with the Premises.
- 24. MOLD AND MOISTURE:** Resident acknowledges that it is necessary for Resident to provide appropriate climate control, to keep the Premises clean and take other measures to retard and prevent mold and mildew from accumulating in the Premises. Resident agrees to clean the Premises on a regular basis and to remove visible moisture accumulation as soon as reasonably possible. Resident agrees not to block or cover any of the heating, ventilation, or air conditioning ducts in the Premises. Resident also agrees to immediately report to Agent: (1) any evidence of water leak, water spillage, water damage or excessive moisture in the Premises, as well as any storage room, garage, or other common area; (2) any evidence of mold, mold-like, mildew, or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (3) any failure or malfunction in the heating, ventilation, or air conditioning system in the Premises; and (4) any inoperable doors or windows. Resident further agrees that Resident shall be responsible for damage to the Premises and to the Resident's property, as well as injury or death to Resident and any other occupants resulting from Resident's failure to comply with the terms of this paragraph. A default under the terms of this paragraph shall be deemed a material breach of Lease and a default under the terms of this Lease Agreement and Agent shall be entitled to exercise all rights and remedies at law or in equity. Resident agrees to hold Agent harmless in the event any mold contaminants are discovered in the Premises, and from any injuries or damages caused by said mold, except for damages caused by Agent's negligence.
- 25. COMPLIANCE WITH RULES AND REGULATIONS:** The Resident, Resident's family, employees, agents, guests, and invitees, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Agents may adopt. It is further agreed that the Agent may modify these rules and regulations and that a violation of the rules and regulations is deemed a substantial and material breach of the Lease Agreement and may result in termination of Resident's occupancy of Premises.
- 26. RIGHT OF ENTRY:** Agent has 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 Agent's property, to enforce any provision of this Lease or to show the Premises to prospective future tenants, purchasers, inspectors, and insurance company representatives without being held liable to prosecution therefore, or damages by reason thereof. Resident's refusal to allow entry after 24 hour notice has been given shall be deemed a material breach of this Lease Agreement and may result in eviction. Resident's request for maintenance or repairs to be performed by Agent or Agent's agent or appointee shall be deemed notice to Resident that Agent or Agent's agent or appointee will be entering Premises at a reasonable time.
- 27. ABANDONMENT:** Abandonment of the Premises shall be deemed to have occurred when the Resident has removed the bulk of Resident's furnishings from the Premises. Further, abandonment of the Premises shall also deemed to have occurred if the Resident's Gas and Electric utility has been turned off for non-payment or the Resident, either through this non-payment or by an act of the utility company returns this service into the name of the Agent. Any such abandonment as previously stated in this

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paragraph will be considered a material breach of the Lease and will therefore allow the Agent to re-enter the Premises as if it was the end of the term and take possession without Court proceedings.

28. **RE-ENTRY OF PREMISES:** In the event Resident abandons the Premises or is required to vacate the Premises due to Agent exercising its rights upon Resident's breach of Lease, then the Agent shall have the right to enter the Premises for the purpose of making alterations and repairs, and may relet the Premises for a term which may, at Agent's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Resident of the liabilities imposed by applicable law and this Lease Agreement. Agent shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by the Resident, after the Resident has vacated and/or if Agent is given possession of the Premises by Court Order.
29. **DAMAGE TO PREMISES:** In case of damage to the Premises by fire or the elements (not caused by the fault, omission, negligence or other misconduct of Resident, Resident's family, occupants, employees, agents or guests), the Agent will repair the damage, the rent being suspended only for such time as the Premises, in the sole opinion of Agent, shall remain untenable; but if the Premises are so damaged that the Agent shall decide that it is not advisable to repair the Premises with the Resident occupying same, this Lease shall terminate effective the date of the damage, and the Resident shall only be liable for rent to the date of damage. If the damage to the Premises is caused by the fault, omission, negligence, or other misconduct of Resident, Resident's family, occupants, employees, agents or guests, Agent may terminate Resident's occupancy of the Premises and Resident shall remain liable to Agent for the rent through what would have been the expiration of this Lease, or any renewal or extension thereof, had Resident's possession not been so terminated and shall further remain liable for any injury or loss incurred by Agent as a result of such damage, such liability to include a subrogation claim by Agent's insurer.
30. **SECTION HEADINGS AND NUMBERS:** Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe or describe the scope or intent of such sections or in any way affect this Lease.
31. **HEIRS AND ASSIGNS:** This Lease, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the benefit of the successors and assigns of the Agent and the heirs, administrators and those assigns of the Resident who shall have been approved, and named in this Lease.
32. **NOTICES:** All notices from Resident to Agent shall be sent by certified mail, return receipt requested, and addressed to Agent at 4813 Seton Dr Ste 101, Baltimore MD 21215 or to such other location as Agent shall designate to Resident. All notices from Agent to Resident shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Resident at the Premises or via email, SMS, or any other electronic delivery method. If more than one person shall be Resident hereunder, notice given to or by any one of them shall bind all.
33. **AGENCY:** If any employee of Agent at Resident's request, moves, handles or stores anything, or drives or parks Resident's motor vehicle, then and in every case, such employee shall be deemed Resident agent, and Agent shall not be liable for any loss, damage or expense in connection therewith.
34. **SUBORDINATION OF LEASE:** This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property of which the Premises leased hereby is a part and is subject and subordinate, also, to any extension, renewal, modification, replacement or consolidation of any such mortgage or deed of trust. The provisions of this Section shall be self-operative and no further instrument of subordination shall be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the property of which the Premises are hereby leased is a part, whether through the enforcement of any remedy provided for by law or by any such mortgage or deed of trust of such interest in lieu of foreclosure, the Resident automatically, without the necessity of executing any further document, will become the Resident of such successor in interest..

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- 35. SEVERABILITY:** If any provision of this Lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of this Lease which can be given effect without the invalid provision or application; and to this end, the provisions of this Lease are declared to be severable.
- 36. UTILITIES:** Residents shall continuously maintain, in Resident's name, electricity and/or oil service (as may be applicable) , for the Premises. If at any time during the term of this lease and any renewal or extension thereof, the Premises does not have gas and electric service in good standing with the utility provider, it shall be deemed a substantial and material breach of lease and Agent may take all legal actions available, including but not limited to eviction. Owner will pay for heating the water. Resident will pay all charges for heat, gas, electricity and oil used in the Premises during the term of this Lease, and any renewal or extension thereof, and in the event Resident fails to make such payments, then the amount thereof, in the sole discretion of the Agent, may be added to and deemed additional rent.
- Agent shall be responsible for all water, sewer and associated charges billed, or used but not yet billed, for the Premises during the term of this lease and any renewal or extension thereof. Resident specifically authorizes Agent to deduct amounts of unpaid bills from their deposits in the event they remain unpaid after the termination of this agreement. Resident hereby authorizes Agent to withhold such charges from the Security Deposit.
- 37. COURT COSTS:** Resident agrees to pay all court costs, Agent fees, and Attorney's fees, collectable as rent, incurred by the Agent in enforcing legal action or any of the Agent's other rights under this agreement or any federal, state, or local law. In the event any portion of this Agreement shall be found to be unsupportable under the law, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception.
- 38. RIGHT TO SIGN:** The individual(s) signing this Lease Agreement as a Resident stipulates and warrants that he/she/they have the right to sign for and to bind all occupants.
- 39. SMOKE DETECTORS:** At least one smoke detector has been installed in the Premises, and all installed smoke detectors are operable at the time of move in. It's the Resident's responsibility to maintain its appliance including testing periodically and replacing batteries as recommended by the manufacturer, or as otherwise may be required, at Resident's sole expense. Resident shall be responsible to maintain all smoke detectors in Premises in fully operable condition. In the event the detector is missing or inoperative, and the Resident cannot repair or replace said smoke detector, the Resident has an affirmative duty to notify the Agent immediately via Certified Mail or in person, and shall pay for the repair or replacement to be collected as additional rent. If the Resident notifies the Agent in person, the Agent must provide a written receipt acknowledging the notification. Resident agrees not to disconnect a smoke detector or allow anyone else to disconnect it or otherwise render it inoperative. Resident is responsible for any injuries damages or loss suffered because smoke detector was disconnected or rendered inoperative for any reason.
- 40. LEGAL CONTRACT:** This is a legally binding contract. If you do not understand any part of this contract, seek competent legal advice before signing.
- 41. INSPECTIONS:** Resident acknowledges that Agent and/or Agent's representative has the right to be present at any and all inspections in and about the Premises, and agrees to notify Agent prior to any inspection.
- 42. RESIDENT INDEMNIFICATION:** Resident shall indemnify and save Agent harmless from all liability, damage or expense incurred by Agent as a result of death or injury to persons, or damage to property (including the Premises) where this Lease Agreement or any extension or renewal thereof, required the Resident to procure insurance for said liability, damage or expense, and Resident failed to do so.
- 43. INDEMNIFICATION:** Resident agrees to indemnify and save harmless Agent against all liability, including liability arising from death or injury to person or property (including Premises) during the term of this Lease Agreement, and any renewal or extension thereof, caused by an act or omission of the Resident, or the family, employees, agents, guests, or invitees of Resident. Resident further agrees to indemnify and save harmless Agent from all liability including liability arising from death or injury to



person or property (including Premises) caused by Resident's failure to fulfil any condition of this Lease Agreement, and any renewal or extension thereof, or from Resident's failure to comply with any requirements imposed by any governmental authority, or from any judgment, lien, or any encumbrance filed against Resident as a result of Resident's act or omission.

44. **JOINT AND SEVERAL LIABILITY:** Each Resident is jointly and severally liable to Agent for full performance under each and every covenant and condition of this Lease Agreement and for compliance with applicable law.
45. **STUDENTS:** If any person who constitutes Resident hereunder is a college or university student, a violation of the student's college or university student code of conduct, community standards or the like shall be deemed to be a violation of this Lease Agreement.
46. **CRIMINAL ACTIVITY AND SEXUAL OFFENDERS:** Resident may contact the State, county or municipal police departments in which the Premises is located or check the "Sex Offender Registry" at the Maryland Department of Public Safety and Correctional Services website in order to ascertain criminal activity in the vicinity of the Premises or the presence of registered sexual offenders who live or work within the vicinity of the Premises. Resident acknowledges that Resident is solely responsible to inquire of such matters before signing this Lease Agreement. Resident shall have no right to cancel this Lease Agreement based upon criminal activity or the presence of registered sexual offenders in the vicinity of the Premises.
47. **CONDITION OF PREMISES:** The Premises will be made available such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to life, health or safety of occupants. If such a condition exists, Resident is responsible to immediately notify Agent. Resident shall be held responsible for any death, damage, or injury to persons or property resulting from Resident delaying or neglecting to notify Agent of any such conditions
48. **EXISTING DAMAGES:** Upon written request of Resident (sent in accord with NOTICES section of this Agreement) within fifteen (15) days of occupancy, Resident shall have the right to have the Premises inspected by the Agent, in the Resident's presence, for the purpose of making a written list of damages that exist at the commencement of the tenancy. If Resident shall fail to exercise Resident's right stated herein for this inspection and within the time stated herein, Resident waives Resident's right to claim that these conditions existed at the commencement of this Lease.
49. **VEHICLE PARKING:** Resident will obey all parking and speed regulations which Agent may promulgate or post and to park only properly tagged and functioning passenger motor vehicles or trucks not in excess of $\frac{3}{4}$ ton GVW, whose appearance, in Agent's sole opinion, does not detract from the Premises or community, in designated parking areas and will not permit nor maintain any commercial vehicles or trucks in excess of $\frac{3}{4}$ ton GVW, trailers, campers or boats in or about Premises. Resident shall not use any parking area on Agent's property for the storage or repair of any motor vehicle or other property and will remove any unauthorized vehicles or other property from said parking areas promptly at the request of Agent. If Resident shall fail to do so, Resident agrees that Agent, at its option, may have said unauthorized vehicles or other property towed away, or otherwise removed, and stored at Resident's risk and expense. Resident does hereby further irrevocably constitute and appoint Agent as Resident's attorney in fact to remove any unauthorized vehicles or other property parked or stored in violation of this Lease, and to store the same at the expense of Resident in such place or places as Agent, in its sole discretion, may deem proper. Any vehicle or other property parked or stored so as to block or inhibit access to any dumpster or fire lane, will be towed, or otherwise removed, at its owner's risk and expense.
50. **LEASE CORRECTIONS:** If reasonably necessary to comply with applicable law, to correct any mistake in the preparation of this Lease Agreement and / or to otherwise correctly reflect the intent of the parties hereto, the parties agree to initial and / or sign, where applicable, any modification or correction of this Lease Agreement.
51. **VIDEO RECORDING:** Common areas of Agent's buildings and exterior areas may be subject to video recording or surveillance which may be provided to law enforcement authorities.

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- 52. NOISE & BEHAVIOR:** Resident will not make, permit or facilitate any unseemly or disturbing noises or conduct by the Resident, Resident's family, occupants, employees, agents and/or guests; 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 residents or Agent. Resident will not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. Resident further agrees not to conduct, give or permit vocal or instrumental instruction or practice.
- 53. ILLEGAL DRUGS AND CRIMINAL ACTIVITY:** If Resident, Resident's family, employees, agents and/or guests, engage in, permit or facilitate any drug-related, or any other criminal activity on or about the Premises, Resident will be deemed to have substantially and materially breached this Lease Agreement with such breach being grounds to terminate Resident's 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. Criminal activity is defined by the Annotated Code of Maryland. Resident agrees that if there are any court approved search warrants issued for the above-described premises (for any criminal activity), that it will be deemed a substantial and material breach of this Lease Agreement and the Agent may seek eviction based upon that occurrence. It is further understood that no arrests or convictions need to occur prior to a breach of this Lease Agreement pursuant to this paragraph; just the judicial determination of probable cause to believe that some form of criminal and illegal activity has occurred will be deemed sufficient for such breach.
- 54. SURRENDER OF PREMISES:** If the Resident does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof, the Resident will indemnify the Agent for all damages which the Agent suffers as a result thereof, and will further indemnify the Agent against all claims made by any succeeding resident against the Agent founded upon delay by the Agent in delivering possession of the Premises to said succeeding resident, so far as such delay is caused by the failure of Resident to surrender the Premises.
- 55. WAIVER OF BREACH:** Receipt by Agent of rent with knowledge of the violation of any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach.
- 56. LIABILITY OF AGENT:** Agent shall not be liable for any injury, damage, or loss to person or property caused by other Residents or other persons, or caused by theft, vandalism, fire, water, smoke, explosions or other causes unless the same is exclusively due to the omission, fault, negligence or other misconduct of the Agent. Failure or delay in enforcing Lease covenants of other Residents shall not be deemed an omission, fault, negligence, or other misconduct on the part of the Agent. Resident shall indemnify Agent from any claim or liability from which Agent is hereby exonerated.
- 57. RESIDENT HOLDING OVER:** If Resident shall continue to occupy the Premises after the expiration of this Lease Agreement, or any renewal or extension thereof, and if the Agent shall have consented to such continuation of occupancy, such occupancy shall (unless the parties hereto shall otherwise agree in writing) be deemed to be under a month to month tenancy, at twice the rental payable hereunder just prior to the Resident holding over, which shall continue until either party shall mail notice to the other at least two (2) months prior to the end of any calendar month, that the party giving such notice elects to terminate such tenancy at the end of such calendar month, in which event such tenancy shall so terminate. As long as the Resident is in possession of the Premises, all of the obligations of the Resident and all rights of the Agent applicable during the term of this Lease shall be equally applicable during such period of subsequent occupancy.
- 58. CONDEMNATION:** In the event the Premises or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of the date of such taking and Resident shall thereupon be released from any further liability hereunder. Under such circumstances Agent shall be entitled to receive the entire award in the condemnation proceeding.



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- 59. PREJUDGMENT INTEREST:** This clause does not apply where prohibited by Jewish Law. If Resident violates this Lease Agreement and said violation results in a monetary loss to Agent, the Agent shall be entitled to prejudgment interest at the highest rate allowed by law, which at this time is ten percent (10%) per annum, on the amount due Agent, from the date the Agent mails its written list of damages to Resident.
- 60. QUIET ENJOYMENT:** The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.
- 61. ENVIRONMENTAL CONTROL:** Resident shall take affirmative action to ensure that Premises is in compliance with all applicable housing, building, environmental and health laws and codes, such as proper storage of waste, maintaining grass and weeds, and preventing rodent infestations. If any fines, fees, penalties, violations, or citations are issued during tenancy, the Resident will be held responsible and upon demand, shall reimburse Agent the cost of such, to be collected as additional rent, in addition to any actual expenses incurred by Agent as a result of or evolving out of, an Environmental Citation or a decision of the Baltimore City Environmental Control Board, a panel of the Board, or one of its hearing officers, when the said fine, fee, penalty, violation, or citation is a result of any act or omission of the Resident or the Resident's family, agents, employees, guests or invitees, or where the building in which the Premises is located is a single family dwelling and the act or omission which resulted in the issuance of the Environmental Citation was not the Agent's responsibility under this Lease Agreement and was not committed by the Agent. If the Agent is notified that the property will receive, or has received a violation or citation for something that is the responsibility of the Resident, including but not limited to trash, or high grass and weeds, the Agent may at Agent's sole discretion take the necessary action to resolve said issue, and the Resident will be responsible to reimburse the Agent and said expense will be collectable as additional rent.
- 62. USE AND OCCUPANCY:** Resident agrees to use the Premises in a careful manner and not to use or permit the use of any portion of the Premises for any purpose other than as a private residence; to keep all lawns neatly mowed and all hedges, flower beds, and shrubbery in good order; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Premises in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Premises and all covenants and restrictions applicable to Resident's use of the Premises. Resident and all other occupants and/or invitees on the Premises, whether known by the Resident or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and Resident further covenants and agrees that Resident will not use or permit the Premises to be used for any improper, illegal, or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Resident further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from the Premises. Resident shall indemnify and save Agent harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Resident of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by Resident of any of the covenants contained herein; or (c) any other act or omission of Resident, Resident's family, agents, employees, guests, or invitees.
- 63. PERSONAL PROPERTY:** No rights of storage are given by this agreement. The Agent shall not be liable for any loss, damage or injury to person or property caused by fire, theft, breakage, burglary, or otherwise, for any accidental damage to persons, guests, or property in or about the Premises resulting from electrical failure, water, rain, windstorm, or any act of God or by any other cause, whatsoever. Resident covenants and agrees to make no claim for any such damages or loss against Agent, but to purchase required Renters Insurance policy in adequate amounts to offset any risk
- 64. KEYS:** Agent may change locks from time to time. Agent will inform Resident prior to change and make a key available at the time of change for Resident. If Resident is not present, keys will be left in a "lockbox" outside the property and Resident will be provided with the access code. No additional lock(s)

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shall be installed by Resident and no existing lock(s) shall be changed by Resident without Agent's prior written consent. Resident shall reimburse Agent, as additional rent, for the cost of changing any locks or replacing any keys lost or damaged by Resident, or due to Residents, Resident's family, guest, employee, agent, or invitee's act or omission. 

- 65. CARBON MONOXIDE DETECTORS:** Agent has supplied and installed one or more carbon monoxide detectors in a central location outside of, and audible in, each sleeping area in the Premises. Resident hereby acknowledges receipt from the Agent of written manufacturer's guidelines on the testing and maintenance of the carbon monoxide detector installed in the Premises. The Resident hereby agrees to comply with the following conditions and regulations: (1) To test and maintain the carbon monoxide detector installed in the Premises on a regular basis during the tenancy according to the manufacturer's guidelines, at Resident's sole expense; (2) To report immediately to the Agent in writing any and all defects or test failures in the carbon monoxide detector so that the Agent may promptly repair or replace the detector; if Resident is unable to do so (3) Except as needed for repair or routine maintenance of the carbon monoxide detector; (a) Not to remove or disconnect the carbon monoxide detector; (b) Not to remove batteries from the carbon monoxide detector; and (c) Not to in any way render the carbon monoxide detector inoperable; (4) Resident agrees to permit the Agent prompt access to the Premises to repair or replace the carbon monoxide during the term of the Lease or any extension thereof, when necessary; (5) In the event the Resident violates any of the conditions or regulations contained in this paragraph, such violation shall constitute a material and substantial breach of the Lease, and the Agent shall be entitled to the speedy recovery of the Premises in accordance with the Lease and all local, public and general laws appertaining thereto. Any damage to the Premises or to the carbon monoxide detector as a result of action or inaction by the Resident will be paid by the Resident, as Additional Rent, upon demand of the Agent including damage caused by any attempts to remedy said damage; and (6) With regard to the Resident's obligation under the law and this paragraph, the Resident will indemnify and save harmless the Agent against all liability, including arising from death or injury to person or Premises during the term of this Lease and any renewal or extension thereof caused by any act or omission of the Resident, or of the Resident's family, guests, agents, invitees or employees.

I hereby certify that I am an adult and that I have received from Agent written information concerning the manufacturer's recommendation for maintenance and testing of the carbon monoxide detector(s). (Tenant signature): _____

- 66. MILITARY SERVICE:** Resident is _____ /is not _____ in the Military Service. Resident shall promptly notify Agent in writing if Resident enlists in the United States Armed Forces or is discharged from the United States Armed Forces during the term of this Lease or any renewal or extension thereof.
- 67. INSURANCE:** During the term of this Lease, and any renewal or extension thereof, Resident shall, at Resident's sole cost and expense, purchase 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; and further, providing coverage to keep Resident's personal property on and in the Premises insured for the benefit of Resident against loss or damage resulting from broad form named perils on a replacement cost basis. In addition, Resident must name **The Mount Washington Group, LLC** as either an "Interested Party" or an "Additional Interest" under the policy(ies). Resident shall provide a copy of a certificate of insurance of the policy(ies) required by this Section. Should Resident fail to comply with the provisions of this Section of this Lease Agreement, Resident shall pay to Agent an additional \$25.00 (TWENTY FIVE DOLLARS) per month, to be collected as additional rent, until Resident purchases and maintains the insurance coverage required by this Section. Collection of such fee shall be in addition to, and not in Lieu of, any other remedies which Agent may have as a result of Resident's failure to comply with this Lease provision. 
- 68. LEASE TERM CONVERSION:** If three (3) or more judgments of possession have been entered for rent due and unpaid against Resident in a twelve (12) month period, Agent may, at Agent's sole option, convert the term of this Lease Agreement to month-to-month, which shall continue until either party shall mail notice to the other party, at least two (2) months prior to the end of any calendar month, that the

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party giving such notice elects to terminate such tenancy at the end of such calendar month, in which event such tenancy shall so terminate. _____

69. RULES AND REGULATIONS:

These Rules and Regulations have been incorporated into the Lease Agreement. Failure to abide by these Rules and Regulations will be considered a substantial and material breach of the Lease Agreement and may result in termination of Resident's occupancy of Premises, or any other action available to Agent by law.

RESIDENT AGREES NOT TO:

- 1) **PETS:** Keep any pets in or about Premises.
- 2) **FURNITURE:** Keep any water containing furniture, such as waterbeds, in the Premises.
- 3) **APPLIANCES:** Install any washing machines, dryers, dishwashers, air conditioners, or other appliances in the Premises without prior written consent of Agent.
- 4) **WALLS AND WOODWORK:** Drive nails into the woodwork or walls of the Premises, except that Resident may use standard picture hangers for hanging pictures, mirrors and the like. No adhesive hangers may be used.
- 5) **WALLPAPER, PAINT, AND MIRRORS:** Apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color of paint within the Premises from that utilized by Agent.
- 6) **PORTABLE HEATERS:** Store, install or operate, in or about Premises, unvented, portable kerosene-fired heaters.
- 7) **LOCKS:** Change the locks or install additional locks, chains, or other fasteners on any exterior door, entry door to individual unit or storm door on Premises.
- 8) **PERSONAL BELONGINGS:** Leave any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, elevators, lawn areas, or any other common areas.
- 9) **APPLIANCES AND UTILITIES:** Misuse or overload appliances or utilities furnished by Agent.
- 10) **OBSTRUCTIONS:** Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways, and halls.
- 11) **ADVERTISING:** Display any advertisement, sign, or notice, inside, or outside the Premises.
- 12) **HAZARDOUS SUBSTANCES/ FIRE RISK:** Store in or about the Premises or any storage area, or place into any dumpster, any material or substance of any kind or description that is dangerous, toxic, combustible, volatile or harmful and/or subject to regulation under Federal, State, or local law, regulation or ordinance, or would increase the risk of fire.
- 13) **LITTER:** Litter or obstruct the public halls or grounds.
- 14) **LAWS AND INSURANCE:** Do anything that would violate any law or increase the insurance rates on the building in which the Premises is situated.
- 15) **THROWING OF ARTICLES:** Throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building, or from the balconies or patios.
- 16) **WINDOW SILLS:** Place anything on the outer edges of the sills of windows.
- 17) **COMMON AREAS:** Permit Resident or Resident's family, employees, agents, guests, or invitees to play, or otherwise loiter in public areas, stairways, elevators, laundry rooms, or storage areas.
- 18) **AUTOMOBILES:** Use water to wash motor vehicles.
- 19) **OBSTRUCTION OF WINDOWS:** Cover or obstruct the windows, doors, or skylights that reflect or emit light into passageways, or into the common areas of any of Agent's buildings.
- 20) **CANVASSING:** Cause the distribution in common areas of the apartment community or under apartment doors, of handbills, circulars, advertisements, papers or other matter which if



discarded would tend to litter such area. Canvassing, soliciting, and peddling in the apartment community is prohibited. The foregoing shall not prohibit Resident from using direct mail solicitation or advertising in the regular communications media.

- 21) CHARCOAL OR GAS GRILLS:** Use or store any charcoal or gas grills or other open flame cooking devices, or do any open cooking on balconies or patios.
- 22) DAY CARE CENTER:** Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to the Resident by blood.
- 23) CLOTHES LINES:** Install, erect or utilize exterior clothes lines in any common or public area.
- 24) REMOVAL OF ENCUMBRANCES:** Encumber nor obstruct the sidewalks adjoining the Premises, nor allow the same to be obstructed or encumbered in any manner.
- 25) WADING POOLS:** Maintain any wading pools.
- 26) SKATEBOARDS:** Use a skateboard in any common or public area managed by Agent.
- 27) ODORS:** Permit any unusual or objectionable odors to permeate or emanate from the Premises.
- 28) TOBACCO PRODUCTS:** Carry or smoke a lit tobacco product in any interior common area managed by Agent.
- 29) VIOLENCE:** Engage in acts of violence or threats of violence including, but not limited to, the unlawful possession or discharge of firearms on or near the Premises.

RESIDENT AGREES TO:

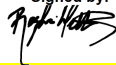
- 30) GARBAGE AND RUBBISH:** Place Residents and Residents families, employee's, agent's, guest's, or invitee's garbage and rubbish for disposal only as Agent directs.
- 31) USE OF FACILITIES:** Use all facilities which Agent provides for Resident's comfort (if any), such as playground equipment, laundry, swimming pool, and parking areas, (none of which facilities are included in the rent) solely at Resident's own risk, and Resident agrees that Agent shall not be responsible for any injury to person or loss or damage to property arising out of Resident's use thereof, unless the same is caused solely by Agent's fault, omission, negligence or other misconduct. Use of any of these facilities may be revoked by the Agent without affecting the remainder of this Lease.
- 32) CONDITION OF PREMISES:** Keep the dwelling clean, and sanitary; removing garbage and trash as they accumulate; maintaining plumbing in good working order to prevent stoppages and or leakage of plumbing, fixtures, faucets, pipes, etc.
- 33) BALCONIES AND PATIOS:** Keep balconies and patios free of all personal belongings, except that Resident may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner.
- 34) LOCK OUT:** Pay a service charge, to be collected as additional rent, each time Resident locks himself/herself out of the Premises, and requests Agent's assistance in gaining entry to the Premises.
- 35) LIGHT BULBS:** Replace, at Resident's sole cost and expense, all light bulbs and tubes of the prescribed size and wattage for light fixtures and appliances within the Premises.
- 36) SMOKE AND CARBON MONOXIDE DETECTORS:** Replace, at Resident's sole cost and expense, all batteries of the prescribed size and voltage, for smoke and carbon monoxide detectors in the Premises.
- 37) APPLIANCES:** Operate all electrical, plumbing, sanitary, heating, ventilating, a/c, and other appliances in a reasonable and safe manner.
- 38) CARPETING:** Install carpeting, with pad underneath, to cover at least eighty percent (80%) of the floor space in each room which contain non-carpeted floors. (Unless carpeting has already been installed by Agent.)



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- 39) CONDUCT:** Conduct himself/herself, his/her family, friends, guests and visitors in a manner which will not disturb others. Resident warrants that he/she will meet the above conditions in every respect, and acknowledges that failure to do so will be deemed a substantial and material breach of lease and my result in termination of Resident's occupancy of Premises.
- 70. ACKNOWLEDGMENT:** In this agreement the singular number where used will also include the plural, the Masculine gender will include the Feminine, the term Agent will include Landlord, Lessor, and the term Resident will include Resident, Lessee. The below-signed parties acknowledge that they have read and understand all of the provisions of this agreement. This contract is bound by all heirs, executors, successors and/or assigns.
- 71. ENTIRE AGREEMENT:** Agent has made no promises or representations except those stated in this Lease Agreement and Resident and Agent agree that this Lease Agreement contains the entire agreement between Agent and Resident, and can only be changed in writing, signed by both parties.
- 72. AUTOMATIC LEASE RENEWAL:** The tenancy created under this Lease shall automatically for 1 year upon expiration of the initial term and any renewal or extension thereof, subject to the same covenants, agreements, rules and regulations as are herein set forth, unless Agent mails to Resident or Resident mails to Agent written notice (sent Certified Mail return receipt requested), at least Sixty (60) days prior to the expiration of the then existing term, of said Agent's or Resident's intention not to renew this Lease. If the Agent mails a notice to the Resident of its intention to terminate the then existing Lease term, and in said notice offers the Resident a new Lease term pursuant to the terms and conditions therein contained, and if the Resident does not otherwise notify the Agent (sent Certified Mail return receipt requested) within (30) days of the mailing of the Agent's notice of the Resident's intent not to renew the Lease, the Resident shall be considered as Resident under the terms and conditions specified in the Agent's notice. If more than one person shall be Resident hereunder, notice given to or by any one of them shall bind all.

RESIDENT HEREBY SPECIFICALLY ACKNOWLEDGES HIS AGREEMENT TO THE FOREGOING RENEWAL PROVISION.

Signed by:


6C86F09A5D70485...

Resident (Signature)

- 73. SEAL:** Resident(s) have read or have had read this Lease Agreement to them, understand same, have received a copy of this Lease Agreement, and both Agent and Resident(s) by their signatures hereby accept and agree to be bound by all the terms and conditions set forth herein.

The parties to this Lease Agreement and any attachments or addendums thereto, which are part of this Lease Agreement are intended to establish this Agreement, and those attachments and addendums under seal as evidenced thereof and the signing of this Lease Agreement, and the attachments and addendums thereto are intended to be a specialty and governed by the Annotated Code of Maryland, Courts and Judicial Procedure Article 5-102(a)(5) as amended from time to time.

Initial

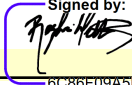



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IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

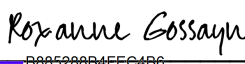
ACCEPTED THIS 4th day of September, 2026

Requeshia Williamson
Resident (Print)

Signed by:

6C86F09A5D70485...
Resident (Signature)

439 N Luzerne Ave Baltimore, MD 21224
Resident Address

Resident (Signature)

Signed by:

B065280B4FEC4B6...
The Mount Washington Group, LLC / Agent



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The Mount Washington Group

Lease Addendum: Schedule of Repair/Replacement/Service Charges

The following schedule of service charges will be made directly to the resident's account and deducted from the security deposit upon move- out. The charges will include all damages, destruction of property excluding those normally associated with normal wear and tear.

The following are charges for damages against the property:

CLEANING:

Excessive or abnormal touch-up patching of holes caused by nails, etc.

Cost per patch \$15

Painting (cost per room):

Bedroom/ living room \$125

Kitchen \$85

Bathroom \$85

Hallway \$95

Carpet Cleaning:

1 Room \$140

2 Rooms \$180

3 Rooms \$220

4 Rooms \$280

Interior:

Carpet Repair (Per patch) \$75

Replace exterior door \$385

Lock (deadbolt or handle) \$35

Replace interior door \$85

Interior door knob \$35

Bi-fold:

Doors \$85

Door knobs \$15

Door pins \$11

Window:

Replace \$335

Glass \$185

Sill \$95

Screen \$35

ELECTRICAL:

Outlet:





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Cover	\$8
GFCI outlet	\$55
Outlet (regular)	\$35
Switch plate	\$8
Switch	\$35
Light fixture/ globe	\$45
Smoke detector (CO or smoke)	\$45
Smoke detector (Combo CO and smoke)	\$85
Thermostat	\$85
Handle/knob on heater or A/C unit	\$45

CABINETS/COUNTER TOPS:

Wood cabinets:

Wall cabinet (Per cabinet).....	\$125
Base cabinet (Per cabinet).....	\$175
Handle	\$25
Drawer (replace)	\$80
Door (replace)	\$80

Counter top \$48/linear ft

PLUMBING/ BATHROOM:

Kitchen

Sink	\$85
Faucet	\$85

Bathroom

Towel bar	\$35
Toilet paper holder	\$35
Toilet	
Whole toilet	\$185
Tank Cover	\$65
Seat	\$24
Unclog/any clean up	\$65
Handle	\$15

Vanity

Whole vanity (sink and cabinets)	\$245
Sink	\$80
Cabinets	\$85
Sink faucet	\$65

Medicine Cabinet \$80

Bathtub/Shower

Cleaning	\$125
Spout	\$18
Faucet handle	\$75
Shower head	\$26
Rod	\$25

OVEN/STOVE:

Stove/oven \$345



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Stove

Cleaning	\$45
Deep Cleaning	\$95
Knob (each)	\$65
Hood	\$65
Grates	\$45

Oven

Cleaning	\$45
Deep Cleaning	\$95
Door	\$115
Shelf	\$25
Drip pan	\$15
Broiler door	\$78

REFRIGERATOR/FREEZER:

Refrigerator	\$450
Cleaning	\$45
Deep Cleaning	\$95
Vegetable bins	\$75
Gasket	\$125
Shelf	\$38
Handle	\$44
Refrigerator door	\$185
Freezer door	\$115

MISCELLANEOUS:

Blinds (price per set)	\$25
Cracked tiles (price per tile)	\$85
Railing/ banister	\$25
Furniture/trash removal	
Trash removal (1 to 4 garbage bags)	\$45
Trash removal (4-10 garbage bags)	\$85
Trash removal (10-15 garbage bags)	\$125
Trash removal (15+ garbage bags)	\$175
Twin/double mattress (Per mattress)	\$185
Queen/ king mattress (Per mattress)	\$285
Bedframe (any size)	\$175
Head board (any size)	\$85
Dresser	\$145
Table	\$150
Chair	\$25
Recliner/ love seat (1-2 person)	\$185
Couch (3+ person)	\$285
TV	\$55
Bulk Item (Vacuum, wheelchair, computer, bicycles, etc.- price per item)	\$25
Large Bulk Item (treadmill/exercise machines, etc.- price per item)	\$85

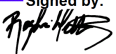
Cut grass



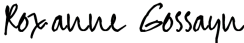
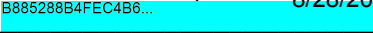
4813 Seton Dr Ste 101 Baltimore, MD 21215
Phone: (410) 764-7355 Fax: 1(410) 764-1319

Front Yard \$35
Back Yard \$35

This addendum, as part of the Lease Agreement, establishes a tentative schedule of standard deductions to be utilized by the Agent when assessing charges against the resident for damages, with the expectation of reasonable wear and tear done to the property. Agent reserves the right to alter this Addendum if the repair cost of materials should become higher than those listed on this schedule.

Signed by:  9/1/2026

Resident _____ Date

Signed by:  8/28/2026

Agent _____ Date



4813 Seton Dr Ste 101 Baltimore, MD 21215
Phone: (410) 764-7355 Fax: (410) 764-1319

LEASE ADDENDUM

Legal Assistance Resources and Tenant's Rights

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

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

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

Legal Services –Advice Only

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

Legal Representation and Advice

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

Tenant _____

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



I know that Jeffrey Yablon The Mount Washington Group LLC with the business address of 4813 Seton Drive Baltimore, MD 21215 and a phone number of 410-764-7355 is an authorized agent of the owner to receive court process on behalf of the owner in connection with the property.

I have received a copy of my signed lease and a copy of the tenants rights brochure approved by the Housing Commissioner that discusses; free or reduced price legal representation available to tenants, pre-trial and day of trial mediation programs available to resolve landlord-tenant disputes; and a tenant's right to know the amount of rent that is in arrears.

I have also received the EPA "A Brief Guide to Mold, Moisture and Your Home" pamphlet.

<https://www.epa.gov/sites/default/files/2016-10/documents/moldguide12.pdf>

I have received the Tenant Bill of Rights

<chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Documents/Tenant-Bill-of-Rights-V2.pdf>

Property address: 439 N Luzerne Ave Baltimore, MD 21224

Tenant name: Requeshia Williamson

Tenant signature:  0C00F09A5D70485...

Date: 9/1/2026

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) X 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) X 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 Cert _____

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

Lessee's Acknowledgment (initial)

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

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

Agent's Acknowledgment (initial)

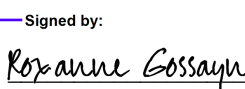
(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Signed by:  9/1/2026

Lessor Date Lessor Date

Signed by:  8/28/2026

Lessee Date Lessee Date



MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

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

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

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

Additional information may be available through:

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

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

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

1. RENTAL APPLICATIONS

Application fees:

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



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

Application expenses:

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

Tenant screening report:

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

Pet policy:

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

Assistance Animals:



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

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

2. LEASES & TENANCIES

Written lease requirements:

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

A lease may not include:



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

An automatic renewal term in a lease must:

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

Ending tenancy:

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

Ending your lease early due to abuse:

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



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

If the lease ends and no one gives notice:

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

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

3. RENT

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

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

4. UTILITIES

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



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

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

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

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

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

5. SECURITY DEPOSITS

Maximum deposit:

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

What is a security deposit:

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

Payment rules:

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



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

Move-out inspection at end of tenancy:

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

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

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

If the deposit is not returned on time:

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

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

6. CONDITION OF RENTAL UNITS

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



Reporting a problem:

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

Mold-specific requirements:

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

Repair and Access:

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

If problems are not fixed:

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

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

Lead paint:

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

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

Living in your unit:

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



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

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

7. EVICTIONS

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

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

Court process required:

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

Your rights in court:

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

Notice before eviction:

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

Eviction requirements and stopping the eviction:



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

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

8. CONSTRUCTIVE EVICTIONS

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

When it applies:

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

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

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

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

What landlords must do to avoid constructive eviction:



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

9. TENANT RIGHT OF FIRST REFUSAL

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

When it applies:

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

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

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

Notice process:

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

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

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

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



10. PROHIBITED ACTS BY LANDLORDS

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

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

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

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

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

Retaliation may include actions such as:

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



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

Notice requirements before your landlord can enter your unit:

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

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

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

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

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

11. RESOURCES

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

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

Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

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

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



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

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

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

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

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

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

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

Services Provided:

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

The People's Law Library of Maryland

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

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

Services provided:

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