

Residential Lease Agreement



TENANT365

Property Address

1522 E Baltimore St
Apartment #: 2
Baltimore, Maryland 21231

Contact Information

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Table of Contents

Residential Lease Agreement

1. Residential Lease Agreement
2. Initial Lease Term
3. Rent Payments
 - 3.1. Rent Due Date
 - 3.2. Per Diem Rent
 - 3.3. Late Charges
 - 3.4. Forms of Payment
4. Additional Rent
5. Bad-Check Servicing Charge
6. Credit Card Authorization
7. Security Deposit
 - 7.1. Damages In Excess of Security Deposit
 - 7.2. Security Deposit Refund
8. Renewal of Lease Terms
9. Utilities Agreement
 - 9.1. Interruption in Utilities & Services
10. Alterations & Repairs
11. Non-Liability
12. Exclusive Venue and Jurisdiction
13. Cleaning Fee
14. Removal of Landlord's Property
15. Landlord's Right of Entry
16. Tenant's Use of Keys & Locks
17. Disclosure to Credit Bureaus
18. Liability of Landlord & Tenant

19. Inventory & Inspection Record
20. Reasonable Time For Repairs
21. Telephone Consumer Protection Act (TCPA)
22. Lease Term Extension
23. Changes in Terms of Tenancy
24. Tenant Cooperation
25. Tenant Insurance
26. Fire Hazards & Insurance
27. Destruction by Fire or Casualty
28. Lead Inspection Certificate — Electronic Delivery and Acknowledgment
29. Conduct of Tenant
 - 29.1. Zero Tolerance Smoking Policy
 - 29.2. Additional Rules & Regulations
30. Maintenance & Repairs
31. Abandoned Property
32. Use of Premises
33. Tenant's Default
34. Assignment and Subletting
35. Lockouts
36. Lock Policy
37. Video & Audio Surveillance
38. Drain Stoppages
39. Termination Upon Sale of Premises
40. Administrative Fees, Enforcement Costs, and Attorney Fees
41. Prevailing Party
42. Pets
43. Backyard & Gardens
44. Saving and Severability Clause

- 45. Tenant Holding Over
- 46. Subordination
- 47. Vehicles & Garage Use
- 48. Driver & Vehicle Information
- 49. Notices
- 50. Waiver
- 51. Lease Violations
- 52. Move-In Cost Summary
- 53. Entire Agreement

1. Residential Lease Agreement

THIS LEASE AGREEMENT ("Lease") made and entered into this 2026-09-13, by and between: 3221 NOBLE ST, LLC ("Landlord") and Chantal Warren ("Tenant"). If more than one individual signs this Lease as a Tenant or Co-signer, each is jointly and severally responsible for all money due to Landlord under this Lease. Landlord and Tenant may each be referred to individually as a "Party" or collectively as the "Parties." Use of the term "Lease" in this agreement refers to the initial term of the lease, and to any extension or renewal of the initial term unless noted.

WHEREAS, Landlord is the fee owner of that certain real property being, lying and situated in Baltimore City, Maryland, and having a street address of: 3221 Noble St, Baltimore, Maryland 21202, APT 2 (the "Premises");

WHEREAS, Landlord has engaged Tenant 365, a Limited Liability Company, whose address is 1201 Seven Locks Road, Suite 360 - #52, Rockville, MD 20854, organized under the laws of the State of Maryland, (the "Property Manager"), to serve as Landlord's designated property Management Company during the term of this Lease;

WHEREAS, Landlord and Tenant mutually desire for Tenant to lease Premises upon terms and conditions contained herein;

NOW, THEREFORE, for, and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

**THIS AGREEMENT SHOULD BE READ AND UNDERSTOOD BEFORE BEING SIGNED.
IT IS A BINDING LEGAL AGREEMENT THAT SUPERSEDES ANY OTHER WRITTEN OR ORAL
AGREEMENT.**

2. Initial Lease Term

Tenant agrees to lease this dwelling for a fixed term, beginning 2026-09-13 and ending 2027-09-30. It is important to note that unfurnished dwellings have different required vacate times than furnished dwellings. Tenant agrees to vacate their dwelling at the end of their term based on the times outlined below:

Vacate Times	
Furnished	11:00 AM
Unfurnished	11:59 PM

3. Rent Payments

The rental for the term is \$23,605 per term, payable in monthly payments of \$1,875 in advance on the first day of each and every month during the term of the Lease.

Failure to pay rent on the due date in this agreement will constitute default and Landlord may pursue any remedy, whether at law or in equity, afforded under the terms of this Lease and/or applicable law. All sums of money or other charges, including payments and/or repairs, required to be paid by Tenant to Landlord or to any other person under the terms of this Lease, whether or not the same be designated "rent" or "additional rent", will be deemed rent and will be collectible as such. Landlord shall furnish to Tenant a receipt for all cash paid by Tenant to Landlord for rent, security deposit or otherwise. Failure to remit payment within 48 hours of signing this lease may result in the termination of this agreement, Tenant's forfeiture of reserved housing, and in default of Tenant's security deposit and first month's rent.

3.1. Rent Due Date

Rent is due on the 1st day of each month without exception. If a payment is late, a grace period may be allowable per the jurisdiction/locale where your rental resides. For jurisdictions/locales where a grace period isn't mandated, the Landlord or Manager reserves the right to impose or revoke a grace period per their discretion. In the event rent is not received on or before the 5th of the month, Tenant agrees to pay the late charges outlined in the late charges section of this agreement. Neither ill health, loss of wages, financial emergency, or other excuses will be accepted for late fees assessed on late rent payments. Additionally, Tenant agrees that late payments are a breach of this agreement and may result in the revocation and suspension of any or all amenities in our Amenity Program.

3.2. Per Diem Rent

Per diem rent is the amount of rent a landlord charges a tenant when that tenant has only occupied the apartment for period of time less than a full rental period. A full rental period is defined as an entire month. In the event Tenant decides to move in on a date other than the 1st of the month or vacate on a date that's not the end of the month, Tenant will be charged a per diem rent rate for the days that are not considered a full rental period. The per diem rent rate is \$65/day.

In total based on the Tenant's requested move-in date, Tenant will accrue a total of 17 per diem days spanning from SEP 13 – 30 totaling \$1,105.

Per diem rent in addition to the security deposit is due immediately upon signing of this lease. Failure to remit payment immediately upon signing this lease will result in the termination of this agreement and Tenant's forfeiture of reserved housing.

3.3. Late Charges

Rent is due on the due date specified in section 1.3.1 of this lease of each month without exception. If full payment is not received by 11:59 PM on the 5th day of the month, Tenant shall automatically incur a late fee equal to five percent (5%) of the monthly rent, without further notice. This fee is considered additional rent and is immediately due and payable. Neither ill health, loss of wages, financial emergency, nor any other personal circumstances will be accepted for late fees assessed on late rent payments. Repeated late payments (three or more occurrences within any twelve-month period) shall constitute a material breach of this Lease and grounds for termination. Additionally, Tenant agrees that late payments are a breach of this agreement and may result in the revocation and suspension of any or all amenities in our Amenity Program.

3.4. Forms Of Payment

The Manager requires Tenant to pay their rent via one of the PREFERRED payment options listed below on a recurring basis. In special instances, the Manager may accept a Cashier's Check in lieu of one of the preferred methods per their discretion.

Forms of Payment

Innago Portal (Preferred)

Any of the supported payment methods

Cryptocurrency

USDC / GUSD / USDT: 0x5cD8DfAae4EEeC17f065354B60A6A0eac41EA8Ec

BTC: bc1qy0rf5rgy74a8h9fmwqpfva3erkephmpkux8lwp

ADA:

addr1q9cvsv2wsl80yeqggynu69l2t6fv4p0w9lhdpx02v8n6hy5z95skxfycg9wx9mrvvmkt5psmyt
f9mjku2lz087cnjusep2huk

4. Additional Rent

Any sum Tenant is required to pay to Landlord under the Lease, in addition to monthly rent, shall be additional rent. For example, if Tenant fails to comply with any requirement in this Lease, the Property Manager may do so on behalf of Tenant. The Property Manager may charge the cost to comply to Tenant as additional rent. This includes reasonable attorney's fees incurred by the Property Manager as a result of Tenant's violation of the Lease. Any payment due to the Property Manager under this paragraph shall be due and payable with the next monthly rent payment. Nonpayment of additional rent gives Landlord and the Property Manager the same rights against Tenant as if Tenant failed to pay the rent.

5. Bad-Check Servicing Charge

In the event Tenant's check is dishonored and returned unpaid for any reason to the Landlord, Tenant agrees to pay a returned check charge of \$35 as additional rent for every check that is not honored by the bank on which it is drawn. If the Tenant's rent check is returned two (2) times, Landlord may require Tenant to pay rent and additional rent by money order or certified check.

6. Credit Card Authorization

Tenant agrees and hereby authorizes the Landlord or Property Manager to keep a valid credit or debit card on file at all times to recoup damages (to include any breach of lease) or to pay for late rent, fines, or fees Tenant may incur during the course of his/her tenancy. Tenant agrees to inform the Landlord or Property Manager should the credit card information on file change or expire. A valid credit or debit card is required to be on file at all times. The Landlord or Property Manager will provide an itemized list of damages and charges.

Authorization survives lease termination until all obligations are satisfied. Tenant must maintain valid card on file at all times or face \$100/month administrative fee. Declined charges incur \$50 processing fee.



Provide card
details



Provide card
details

7. Security Deposit

Tenants hereby agree to pay a security deposit of \$0 to be refunded upon vacating, returning the keys to the Landlord and termination of this contract according to other terms herein agreed. This deposit will be held to cover any possible damage to the property, failure to pay rent, defaults, or forfeitures. No interest will be paid on this money and in no case will it be applied to back or future rent. It will be held intact by Landlord until at least thirty (30) working days after Tenants have vacated the property. At that time Landlord will inspect the premises thoroughly and assess any damages and/or needed repairs. This deposit will NOT be returned and will be used for missing/dead light bulbs, repairs, cleaning, wear and tear on all furniture, destruction of property, modifications to the home etc. If the condition of the property is in great condition, then deposit will be returned to Tenant with a written explanation within 45 days after they have vacated the property.

7.1. Damages In Excess Of Security Deposit

In the event Tenant incurs damages in excess of \$0, Tenant authorizes Property Manager to keep a card on file to recoup the excess damages. The Landlord or Property Manager will provide an itemized list of damages and charges. Should Tenant fail to make a security deposit within 48 hours after signing this agreement, Tenant agrees and authorizes card on file to be used as a security deposit at the discretion of the Landlord or Property Manager.

7.2. Security Deposit Refund

Upon Tenant's vacating of the Premises, Tenant will be issued a refund of his/her security deposit minus damages. Please provide the banking institution information on where we should send your security deposit. Tenant agrees to receive his/her security deposit via a wire or ACH transfer to the account listed below.

Bank Name	Account Holder Name	Account #	Routing #
Navy Federal Credit Union	Chantal Warren	7075112321	256074974

8. Renewal Of Lease Terms

- a. **NONE.** Tenant agrees to vacate the Premises by the last day of the Initial Term. Notice shall not be required by either party, unless required by law.
- b. **MONTH-TO-MONTH** This Lease shall continue in force from month to month after the expiration of the Initial Term. However, either party may terminate this Lease at the end of the initial Term by giving written notice to the other party at least sixty (60) days prior to end of the Initial Term. Either party may terminate the month-to-month lease at the end of any rental month, provided that written notice is given to the other party at least thirty (30) days prior to the last day of the desired final rental month of the tenancy.
- c. **YEAR-TO-YEAR** This Lease shall continue in force from year to year after the expiration of the Initial Term. Either party may terminate this Lease at the end of the Initial Term, or any renewal term, by giving written notice to the other party at least ninety (90) days prior to end of the initial or renewal term. NOTICE: ANY WRITTEN NOTICE GIVEN PURSUANT TO RENEWAL TERMS BECOMES EFFECTIVE UPON THE FIRST DAY OF THE MONTH FOLLOWING DELIVERY OF THE NOTICE.

Please initial only near your selected option

	Select a Renewal	Tenant Initials
None	☐	
Month-to-month	☐	
Year-to-year	☒	<i>C.W.</i>

9. Utilities Agreement

Tenant will be obligated to promptly pay charges for utilities furnished to the dwelling and in connection with the premises, including but not limited to, monthly charges for electricity, gas, heating and water/sewer, and any applicable late fees. All utility charges, overages, and related fees shall be deemed additional rent under this Lease. Failure to pay such amounts when due shall constitute unpaid rent and may result in eviction. Tenant specifically authorizes Landlord or Manager to deduct amounts of unpaid bills from their Security Deposits in the event they remain unpaid after termination of this agreement. Tenant acknowledges that Landlord has fully explained to the Tenant the utility rates, charges and services for which Tenant will be required to pay. Unless otherwise noted, Tenant shall arrange at its sole cost and expense and in its own name, for the supply of all utilities to the leased Premises.

The obligations of Landlord and Tenant with respect to the provision of utilities shall be as follows:

	Landlord Responsibility	Tenant Responsibility
Electric	☐	☒
Water	☐	☒
Trash	☒	☐

If Landlord has agreed to pay utilities and Tenant has incurred two (2) consecutive late rent payments spanning two (2) rental periods, Tenant agrees to accept full responsibility for all utilities previously paid by Landlord for the remaining months of this Lease. Tenant shall immediately transfer all applicable utility accounts into Tenant's own name, at Tenant's sole expense, within five (5) calendar days of written notice from Landlord. Tenant further agrees that no rent concessions, offsets, or abatements shall be granted as a result of this change in responsibility, and the full rent amount specified in this Lease shall remain due each month without deduction. Should Tenant fail to transfer the utilities into their own name as required, Landlord reserves the right to continue service in

Landlord's name and bill Tenant for all usage and charges as additional rent, payable within five (5) calendar days of invoice.

Utility Overages

If Landlord has elected to pay for utilities, Tenant shall not exceed a monthly usage of \$225 cumulatively. Any excess above \$225 per month will be billed to Tenant as additional rent, due within five (5) calendar days of invoice, plus a \$25 administrative fee per occurrence. Unpaid overage charges shall be considered unpaid rent for all purposes under this Lease. If Tenant's failure to pay utility charges results in service disconnection, reconnection fees and any resulting damages shall be Tenant's responsibility, and nonpayment shall constitute a material breach of this Lease.

Water Utility

Should Tenant be responsible for the water utility, Tenant will not need to set up a new account of service. Manager will invoice Tenant for the water utility as a separate line item in their overall rental invoice and pay the bill on Tenant's behalf.

9.1. Interruption In Utilities & Services

The Landlord nor Property Manager are liable for any stoppage or reduction of utilities caused by factors or forces beyond the Property Manager's control. If there is such an interruption, Property Manager of the Landlord shall as soon as reasonably possible take all steps within Landlord's control to restore the service and the tenant will receive no rent reduction. Nothing in this paragraph shall be construed to waive the Property Manager's warranty of habitability or to limit Tenant's remedies in the event of a breach of that warranty.

If Landlord has agreed to pay utilities and the Tenant has incurred 2 consecutive late rent payments spanning 2 rental periods, Tenant agrees to accept responsibility for all utilities under the Landlord's responsibility for the remaining month's of this Lease in addition to the agreed-upon rent specified in this Lease.

10. Alterations & Repairs

Tenant shall make no alterations, decorations, additions, or improvements in or to the premises, additions, or improvements upon the premises unless receives written approval made by the Property Manager. If written approval has been given, Tenant shall remove any attachments, installations, alterations, improvements, or additions at the end of the Lease term and shall restore the Premises to the same condition as existed at the beginning of the term, reasonable wear and tear excepted. All costs of removal and restoration shall be at Tenant's expense. If Tenant fails to restore the Premises as required, the Property Manager may do so and assess the cost as damages to the Premises and tenant understand they may forfeit their security deposit to restore the dwelling back to it's original state. They acknowledge that they will be responsible for and pay any damage done by rain, wind, hail, tornadoes, etc., if this damage is caused by leaving windows open, allowing stoppage and/or overflow or water and/or sewage pipes, broken windows or doors, torn screens, broken door and window locks, etc. or any damage caused while Tenant has occupancy.

11. Non-Liability

Tenants further state that they will be legally responsible for any mishap they either do themselves or hire others to do. The Landlord and the Property Manager will be held free from harm and liability along with his agents and representatives. In the event that needed repairs are beyond the Tenants' capacity, they are urged to arrange for professional help by seeking approval from the Property Manager.

12. Exclusive Venue And Jurisdiction

This Lease shall be governed by the laws of the State of Maryland. Tenant agrees that exclusive venue for any action arising out of or related to this Lease, Tenant's occupancy of the Premises, or any claims between Landlord and Tenant shall lie solely in the courts of competent jurisdiction located in the county or city where the Premises are located, or at Landlord's election, any other court of competent jurisdiction within the State of Maryland. Tenant hereby irrevocably submits to such jurisdiction and waives any objection based on improper venue, lack of jurisdiction, or forum non conveniens.

13. Cleaning Fee

Tenant is responsible to pay a cleaning fee of \$250 upon termination of tenancy. The tenant can elect to pay this fee in addition to their final month's rent or deduct from their security deposit.

Tenant agrees to pay the cleaning fee by electing a deduction from security deposit

14. Removal Of Landlord's Property

If anyone removes any property belonging to Landlord without the express written consent of the Landlord or Property Manager, this will constitute abandonment and surrender of the premises by Tenant and termination by them of this Rental Agreement. Landlord may also decide to take further legal action at the Tenant's expense and deduct damages from Tenant's security deposit.

15. Landlord's Right Of Entry

Landlord and Manager shall have access to the Premises at any time without prior notice in case of emergency to protect life, health, safety, or property. For all non-emergency purposes, including but not limited to ordinary repairs, preventative maintenance, inspections, showings to prospective tenants or purchasers, or to determine compliance with this Lease, Landlord or Manager shall provide Tenant with at least twenty-four (24) hours' advance notice, which may be delivered in person, by phone, text, email, or posted on the Premises.

Tenant's refusal to grant access after proper notice shall constitute a material breach of this Lease. In such case, Landlord may enter by lawful means and any costs of forced entry, rescheduling contractors, or related damages shall be charged to Tenant as additional rent.

Landlord and Manager's entry and inspections shall not be deemed a disturbance of Tenant's quiet enjoyment and shall not entitle Tenant to any rent abatement or other remedy, provided that such entry is made in accordance with this Lease and applicable law.

16. Tenant's Use Of Keys & Locks

Tenant may not change the locks or install additional locks without Landlord's or the Property Manager's consent. If Tenant receives permission to change the locks or install additional locks on the Premises, Tenant shall furnish the Property Manager with a duplicate set of keys for the new locks. Any changed or additional locks that Tenant installs shall become the property of Landlord and shall remain on the Premises at the termination date of the Lease. All keys that are given to Tenant at the beginning of the Lease term shall be returned to the Property Manager at the termination of the Lease. If Tenant fails to return any key to the Premises, Landlord may replace the lock of the unreturned key at Tenant's expense, payable immediately on demand by Landlord.

17. Disclosure To Credit Bureaus

The Tenant hereby consents to the Landlord, their agent, or manager disclosing personally identifying information about the Tenant and information about their tenancy, including but not limited to the amount and timing of rent payments, good behavior, problematic behavior, any debt outstanding, and reviews of the Landlord's experience regarding the Tenant, to Equifax, Landlord Credit Bureau and other reporting agencies, which may then be used in a tenant record, credit report and credit score for the Tenant and shared with other landlords and credit grantors.

18. Liability Of Landlord & Tenant

Tenant must give prompt written notice to Landlord of any condition or defect affecting the Premises that Tenant could reasonably foresee resulting in liability or loss. This notice must be given within twenty-four hours after Tenant knows of the condition or defect affecting the Premises. Landlord shall be exempt from any and all liability for any damage or injury to any person or property caused by or resulting from any cause or happening whatsoever, unless the damage or injury is caused by or due to the intentional or negligent act or omission of the Landlord or the Property Manager. Tenant assumes the full responsibility and cost of defending, compromising, discharging, or otherwise satisfying any loss, liability, claim, or action that occurs due to the negligent acts or omissions of Tenant or Tenant's family, visitors, or other persons on the Premises.

with the consent of Tenant. Any payment due under this paragraph shall be treated as additional rent and shall be paid with the first monthly rental payment following presentation of an invoice from Landlord to Tenant.

19. Inventory & Inspection Record

An inventory and inspection Record may be provided for the Tenants' use. Only after this has been filled out (within the 3-day time limit) will the Landlord take any action to complete necessary repairs. Landlord warrants that all major systems will be functional and in good repair at the time of possession. Light switches, wall plugs, doors, windows, faucets, drains, locks, toilets, sinks, etc. will either be in working order or will be repaired once the Tenants have completed the Inspection and Inventory Record. Tenants are encouraged to report any necessary repairs, no matter how slight, in writing, but they are advised that Landlord does not normally repair or replace nonfunctional items such as paint, carpets, etc., every time a property changes possession. Those items are scheduled for repair/replacement at regular intervals regardless of tenant turnover.

20. Reasonable Time For Repairs

Upon being notified by Tenants that there is some building defect in which is hazardous to health, life, or safety, the Property Manager shall undertake repairs as soon as possible. Should there be a delay of more than seventy-two (72) hours in making repairs, due to difficulty in scheduling the work or obtaining parts or for any other reason beyond the Property Manager's control, the Property Manager agrees to keep Tenants informed about the progress of work.

21. Telephone Consumer Protection Act (TCPA)

Tenant hereby consents to receive text messages (SMS) relating to pertinent information regarding Tenant's tenancy from Tenant 365, LLC. Tenant is aware they may incur charges from their cell phone provider per the terms and conditions of their cell phone service subscription. Tenant 365, LLC will not be held liable for any additional charges incurred from SMS messages. Tenant may opt-out of receiving text messages by messaging STOP to 866-583-6268.

22. Lease Term Extension

If Tenant wishes to extend this Lease at the end of its original term, Tenant must give the Property Manager written notice at least thirty (30) days before the end of the term. This notice must be in writing and must be sent by email, certified mail, or personally delivered to the Property Manager at the address at the top of this Lease. AN ORAL NOTICE IS NOT SUFFICIENT.

23. Changes In Terms Of Tenancy

(This paragraph applies only when this Agreement is or has become a month-to-month agreement). The Property Manager shall advise Tenant of any changes in terms of tenancy with advance notice of at least thirty (30) days. Changes may include notices of termination, rent adjustments, or other reasonable changes in the terms of this Agreement.

24. Tenant Cooperation

Tenant agrees to cooperate when the Property Manager is showing property to prospective tenants, prior to termination of occupancy.

25. Tenant Insurance

The Landlord and the Property Manager will not be liable for any loss and carries no insurance covering loss of Tenant's property. Tenant hereby acknowledges this and agrees to make no such claims for any losses or damages against Landlord, his agents, or employees. Tenant agrees to purchase insurance – at their own expense – sufficient to protect themselves and their property from fire, theft, burglary, breakage, electrical connections, etc... They acknowledge that if they fail to procure such insurance, it is their responsibility and they alone shall bear the consequences.

If someone is injured on the Premises or the Premises or Building are damaged or destroyed by any act of Tenant or Tenant's family, visitors, or other persons on the Premises with Tenant's permission, Tenant shall be responsible for the costs of the personal injury or property damage. Tenant shall, at Tenant's own expense, provide and maintain in force during the time of the Lease comprehensive, general liability insurance in the amount of not less than \$300,000. Such policy shall name Landlord as an additional insurance. Tenant shall furnish Landlord with a certificate of insurance for such insurance. All such insurance shall be carried by an insurance company authorized to transact business in Maryland and approved by the Landlord. Such policy must contain a provision that it may not be cancelled without at least thirty (30) days' prior written notice to the Landlord.

26. Fire Hazards & Insurance

Tenant agrees to use every reasonable precaution against fire and to promptly notify Landlord of any fire hazard, fire, or other casualty on the Premises. Tenant shall not use the Premises or permit the Premises to be used in such a manner that fire insurance or other insurance placed on the Premises shall be canceled, suspended, or rated a more hazardous risk than at the date of the execution of this Lease. On Tenant's breach of this obligation, Landlord may, in addition to other remedies provided by the Lease or by law, collect from Tenant, as additional rent, any increase in premiums on insurance carried on the Premises.

27. Destruction By Fire Or Casualty

Tenant shall give Landlord immediate notice of any fire or casualty on the Premises. Provided that any damages due to fire or other casualty are not the fault of Tenant, Tenant's family, visitors, or other persons who are on the Premises with the permission of Tenant, the following shall apply:

- a. If the Premises are so damaged by fire or other casualty that they cannot be repaired and restored to their former condition within sixty (60) days, this Lease shall be terminated and all parties released from all duties and obligations under it.
- b. If the Premises are damaged by fire or other casualty but may be repaired and restored to their former condition within sixty (60) days, Landlord shall make repairs and restore the Premises as soon as reasonably possible. Landlord may reenter to take possession of the Premises for the purposes of such repairs and restoration, but this Lease shall remain in effect. If the Premises are entirely uninhabitable during the period when repairs are in progress, Tenant shall temporarily vacate the Premises, and the duty to pay rent shall entirely abate during the period of temporary vacation. If the Premises are partially habitable during the period of repair, Tenant may remain in possession, but the monthly rent shall be apportioned to reflect the portion of the Premises that are uninhabitable. Landlord shall have no duty to compensate Tenant for the cost of any alternate housing procured during a period of repair, other than by means of a rent abatement or apportionment.

In case of any dispute between the Property Manager and Tenant concerning the amount of rent due in the event of partial destruction, Tenant agrees to pay the amount claimed by the Property Manager without prejudice to Tenant's right to recover any excess through appropriate legal proceedings.

If the Landlord or the Property Manager is obligated to make repairs and restoration to the Premises, the Landlord nor the Property Manager is required to repair or replace any improvement, addition, or fixture installed by Tenant.

Despite any other provision in this Lease, if a fire or other casualty is caused by the act or neglect of Tenant, Tenant's family, visitors, or other persons who are on the Premises with permission of Tenant, the Tenant must pay for all repairs and other damages to the Premises and must continue to pay full rent for the balance of the Lease term.

No penalty shall accrue against Landlord or the Property Manager for any reasonable delay in repairing the Premises by reason of adjustment of insurance proceeds or other cause beyond Landlord's or the Property Manager's reasonable control.

28. Lead Inspection Certificate — Electronic Delivery And Acknowledgment

Maryland law requires covered residential rental properties constructed before 1978 to satisfy applicable lead-risk-reduction and inspection requirements. Tenant acknowledges that, before signing this Lease, Tenant was provided electronic access to the current lead inspection certificate applicable to the Premises and was given the opportunity to view, download, and retain the certificate through the link below.

Document	URL	Initials
Lead Inspection Certificate — MDE Form 330	https://t365.us/LC-3221-2	<i>C.W.</i>

29. Conduct Of Tenant

Tenant must have regard and consideration for the comfort and convenience of other tenants in the Building. Tenant shall not disturb the quiet enjoyment of other tenants/neighbors of the Building. Tenant will be responsible for the acts and conduct of Tenant's family, visitors, and any other persons on the Premises with Tenant's permission. Good housekeeping is expected and mandated of everyone. Tenant agrees to keep quarters clean and in a sanitary condition. The Tenants agree not to permit any deterioration or destruction to occur while they are occupying the property.

29.1. Zero Tolerance Smoking Policy

THE BUILDING IS A SMOKE FREE RESIDENTIAL PROPERTY. TENANTS AND GUESTS SHALL NOT, AT ANY TIME, LIGHT, USE OR SMOKE CIGARETTES, HOOKAH, ELECTRONIC CIGARETTES, CIGARS, MARIJUANA, PIPES OR OTHER TOBACCO PRODUCTS ANYWHERE IN OR ABOUT THE BUILDING, INCLUDING, WITHOUT LIMITATION, THE BUILDING, INSIDE TENANT'S LEASED PREMISES, OTHER UNITS, ENTRANCES, PASSAGES, WALKWAYS, LOBBIES, ELEVATORS, VESTIBULES, STAIRWAYS, CORRIDORS AND HALLS. THIS NON-SMOKING POLICY WILL BE STRICTLY ENFORCED AND ANY VIOLATION OF THIS NON-SMOKING POLICY WILL LEAD TO AN IMMEDIATE \$750 FINE AND MAY LEAD TO THE IMMEDIATE TERMINATION OF THIS LEASE

**TO INCLUDE FORFEITURE OF SECURITY DEPOSIT. TENANT UNDERSTANDS, ACKNOWLEDGES
AND ACCEPTS THIS NON-SMOKING POLICY.**

29.2. Additional Rules & Regulations

Documents to Review	Initials
Tenant Code of Conduct Policy	<i>C.W.</i>
Internet Terms of Service & Acceptable Use Policy	<i>C.W.</i>

30. Maintenance & Repairs

Landlord shall maintain, and/or repair/replace (if necessary in Landlord's sole discretion) the plumbing, heating, cooling, electrical systems, and also the exterior walls and roof of the Premises, unless such maintenance or repairs are required due to Tenant's acts, negligence, misuse, or failure to timely report issues.

Tenant shall promptly (within 24 hours for urgent matters and within 3 calendar days for all other matters) notify Landlord in writing of any condition requiring repair or maintenance. Failure to timely report a defect that results in increased damage shall make Tenant fully liable for all related costs.

Except as provided above, Tenant shall be responsible for all other repairs and replacements, including but not limited to clogged drains, toilet blockages, disposal jams, replacement of light bulbs, pest control (unless required by law to be provided by Landlord), and any repair costing less than \$250.

Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Premises, in excess of ordinary wear and tear, shall be promptly repaired or replaced by the Landlord or Manager, at Tenant's sole expense, so as to restore the Premises to the same condition as existed prior to the commencement of the Term. If Tenant shall fail to make any such repair or replacement after written notice, Landlord, in Landlord's sole discretion, may make such repair or replacement, and the cost shall be added to the rent as additional rent, payable upon demand.

In the event the Premises is part of a multi-unit building, Tenant shall also be liable to Landlord for the cost of any repairs or replacements to the building if the need for such repairs or replacements results from the negligence or misuse of the building by Tenant, other residents of the Premises, or Tenant's agents, employees, invitees, or family members.

Landlord shall have the same remedies for collecting repair costs as for collecting unpaid rent, and Tenant's failure to pay repair costs on demand shall constitute a material breach of this Lease.

31. Abandoned Property

On termination of the Lease, whether by operation of this Lease, by entry of judgment for possession in favor of Landlord, or by Tenant's vacation of the Premises, Tenant shall be responsible for the removal of all Tenant-owned property. If Tenant fails to remove any such property, on reentry by the Landlord or the Property Manager it shall be deemed abandoned and ownership shall transfer to Landlord. Landlord shall then be entitled to dispose of the property at Tenant's cost as permitted by law.

If Tenants leave the premises unoccupied for 15 days without paying rent in advance for that month, or while owing any back rent from previous months, which has remained unpaid, the Landlord and/or his representatives have the right to take immediate possession of the property and to bar the Resident from returning. Landlord and the Property Manager will also have the right to remove any property that the Residents have left behind and store it at the Tenant's expense.

32. Use Of Premises

Tenant shall possess and use the Premises only as a private residence for the following named individuals: Chantal Warren. Tenant is permitted to have guests that do not exceed a 2-week stay.

No other occupant or other use is permitted. Occupancy by any other persons is prohibited without written permission from the Landlord or the Property Manager. Tenant

will comply with all legal requirements for the use of the Premises, and will not use the Premises for unlawful purposes.

33. Tenant's Default

Tenant shall be considered in default under this Lease under any of the following circumstances: (1) Tenant fails to pay rent and additional rent on time; (2) Tenant, after written notice to cease, continues to be so disorderly as to destroy the peace and quiet of the other tenants of the Building; (3) Tenant willfully or by negligence causes or allows destruction, damage, or injury to the Premises; (4) Tenant, after written notice to cease, continues to substantially violate or breach any of the Rules and Regulations attached as Exhibit A to this Lease; (5) Tenant, after written notice to cease, continues to substantially violate or breach any of the covenants contained in this Lease; and (6) Tenant, after written notice, refuses to accept reasonable modifications in the terms and conditions of the Lease at the end of the term or at the end of any renewal term of the Lease, and fails to give Landlord a notice of termination of tenancy as set forth in End of Term and Automatic Renewal section of this Lease.

34. Assignment And Subletting

Tenant may not do any of the following without the Landlord's written consent which may be withheld or conditioned at Landlord's sole discretion: (1) assign this Lease; (2) sublet all or any part of the Premises; (3) permit any person to use the Premises other than those specified in Use of Premises portion of this Lease. Unless Tenant has obtained Landlord's written consent, any assignment or subletting may be disregarded by Landlord as if it had not occurred, and Tenant shall be in default of the terms of the Lease.

Notwithstanding, Tenant shall continue to remain responsible for the performance of all terms and conditions of this Lease. Prospective sublessees or assignees must submit an application to the Property Manager and must agree to credit, background, reference, and employment verification as well as the obligation to pay a non-refundable \$75 application fee. Permission to sublease will be determined by the sole discretion of the Landlord or the Property Manager.

35. Lockouts

Should tenants lock themselves out of their dwelling and be unable to gain access through their own resources, they may call upon the Property Manager to let them in. In either case, they are responsible for payment of the charges and/or damages involved.

The Property Manager charges a fee of \$750 to purchase the parts and pay for the installation. This fee is due and payable when the service is provided.

36. Lock Policy

No additional locks will be installed on any doors. There will be a charge of \$750 for any locks lost to any of the main entrances.

37. Video & Audio Surveillance

Tenant hereto consents to the audio and/or video monitoring or recording, at any time and from time to time **(IN ALL COMMON AREAS/PUBLIC PLACES UNDER CONTROL OF LANDLORD)**, Landlord and the Property Manager of any and all communications between Tenant, Landlord, the Property Manager, and Tenant's guests, invitees, or other visitors, waives any further notice of such monitoring or recording, and agrees to notify its guests, invitees, or visitors of same. The parties agree that this consent comports with the terms and intent of all applicable federal, state, and local law, specifically, but not limited to, Md. Code Ann., Cts. & Jud. Proc. § 10-402(c)(3) and/or Md. Code Ann., Crim. Law § 3-903(b), (c) (each as from time to time amended).

38. Drain Stoppages

As of the date of this Agreement, Landlord warrants that the dwelling's sewage drains are in good working order and that they will accept the normal household waste for which they were designed. They will not accept things such as diapers, sanitary napkins, tampons, children's toys, wads of toilet paper, balls of hair, grease, oil, table scraps, clothing, rags, sand, dirt, rocks, or newspapers. Tenants agree to pay for clearing the drains of any and all stoppages except those which the plumber who is called to clear the stoppage will attest in writing were caused by defective plumbing, tree roots, or acts of God. Please use a drain filter to save unnecessary time & money with repairs.

39. Termination Upon Sale Of Premises

Notwithstanding any other provision of this Lease, Landlord and the Property Manager may terminate this lease upon 45 days written notice to Tenant that the Premises have been sold.

40. Administrative Fees, Enforcement Costs, And Attorney Fees

If Tenant, Tenant's occupants, family members, guests, invitees, agents, employees, or any person under Tenant's control violates any provision of this Lease, Community Rules, applicable law, or otherwise causes Landlord to incur expense in protecting, enforcing, or preserving Landlord's rights, Tenant shall reimburse Landlord for all reasonable costs and expenses resulting from such violation.

Such costs may include, without limitation, administrative expenses, inspection fees, vendor coordination expenses, notice preparation costs, compliance expenses, staff time reasonably devoted to addressing the violation, repair coordination costs, and other expenses reasonably incurred by Landlord as a result of Tenant's conduct.

To help offset administrative expenses associated with investigating, documenting, and addressing lease violations, Landlord may assess a reasonable administrative charge not to exceed five percent (5%) of the monthly rent for each violation or occurrence, provided such charge reasonably reflects the administrative costs incurred by Landlord. In addition, Tenant shall reimburse Landlord for all reasonable attorney fees, paralegal fees, court costs, filing fees, service of process fees, sheriff or constable fees, collection agency fees, investigator fees, skip-tracing expenses, garnishment expenses, post-judgment collection costs, mediation expenses, appellate costs, and all other reasonable costs incurred by Landlord in connection with:

- (a) enforcing this Lease;
- (b) recovering possession of the Premises;
- (c) collecting rent or other sums due under this Lease;
- (d) responding to Tenant's breach or default;
- (e) defending claims arising from Tenant's conduct or occupancy; or
- (f) collecting or enforcing any judgment, settlement, or monetary obligation arising out of this Lease.

Tenant's obligation to reimburse such costs shall arise when the costs are incurred by Landlord and shall not depend upon the filing of a lawsuit or the entry of a judgment. However, any disputed fees shall be subject to review by a court of competent

jurisdiction, which may determine the reasonableness and recoverability of such amounts as permitted by Maryland law.

All amounts due under this section shall constitute additional sums due under this Lease, shall be payable upon demand, and may be collected by any lawful means available to Landlord. Nothing contained herein shall authorize the recovery of any amount prohibited by applicable federal, state, or local law, and all amounts sought under this section shall be limited to those permitted under Maryland law.

41. Prevailing Party

In any action, proceeding, or dispute arising out of or relating to this Lease, the prevailing party shall be entitled to recover its reasonable attorney fees, court costs, and litigation expenses to the fullest extent permitted by Maryland law.

42. Pets

Pets are NOT allowed on the premises unless authorized by a Pet Addendum. Each authorized pet will require a Pet addendum. A pet rent fee of \$50 will be applicable per pet.

43. Backyard & Gardens

The Tenants agree to never use any form of pesticides (including rat poison, roach sprays, etc.), or fertilizers unless written permission is granted from the Landlord.

44. Saving And Severability Clause

If any provision of this Lease is contrary to law, whether by statute or final court decision, the provision shall be considered amended as necessary to conform to legal requirements. The rest of the Lease shall remain in full force and effect and unaffected by any such amendment.

45. Tenant Holding Over

Should Tenant fail to vacate after Landlord or Manager gives proper notice to terminate tenancy, Tenant agrees to be charged, held liable, and pay double the rate of rent each month until they have vacated or been evicted from the Premises.

46. Subordination

This Lease shall, at all times, be subject and subordinate to the lien of: (1) any and all mortgages now on the Property; (2) all renewals, modifications, or extensions of mortgages; and (3) all mortgages that the Landlord may sign at any time in the future for the Property. If any mortgagee terminates this Lease after foreclosure, Tenant agrees to surrender possession and to immediately vacate the Premises. Tenant shall have no claim against Landlord or the Property Manager for any cause resulting from termination of this Lease by any mortgagee. In confirmation of this subordination, Tenant appoints Landlord as Tenant's attorney in fact to execute any notice or consent to subordination. No later than ten (10) business days after written request by Landlord or any mortgagee, Tenant shall, without charge, attorn to and recognize any successor to Landlord's interest in this Lease ("Successor Landlord") as Tenant's landlord under this Lease. Upon such attornment, this Lease shall continue in full force and effect as a direct lease between the Successor Landlord and Tenant upon all of the terms, conditions and covenants as are set forth in this Lease except that Successor Landlord shall not (a) be liable for any previous act or omission of Landlord under this Lease unless the same shall be continuing; (b) be subject to any offset, not expressly provided for in this Lease, which theretofore shall have accrued to Tenant against Landlord; or (c) be bound by any previous modification of this Lease or by any previous prepayment of more than one month's rent or additional rent, unless such modification or prepayment shall have been expressly approved in writing by the mortgagee of the mortgage through or by reason of which the Successor Landlord shall have succeeded to the rights of Landlord under this Lease.

47. Vehicles & Garage Use

Tenants agree to park their vehicles in assigned spaces and to keep those spaces clean of oil drippings. Tenants agree not to park boats, recreational trailers, utility trailers, and the like on the premises without first obtaining Landlords' written permission.

48. Driver & Vehicle Information

Year	Make	Model	License Plate
2024	Honda	Civic	2024
Driver Information			
Driver's License (Front)		Driver's License (Back)	
@ image.jpg		@ image.jpg	

49. Notices

All notices that must be given in accordance with a statute or regulation shall be given as provided by law. All other notices given under this Lease must be in writing. Notice may be given by personal delivery to the other party or by certified mail, return receipt requested. Notices shall be addressed to Landlord at the address written at the beginning of this Lease and to Tenant at the Premises. Tenant expressly elects and consents to receive notices electronically via text message (+19544796876) and at the email address provided (chantalwarren83@gmail.com) and acknowledges that electronic communications may constitute written notice under this Lease.

C.W.

50. Waiver

All rights given to Landlord by this agreement shall be cumulative in addition to any laws which exist or might come into being. Any exercise of any rights by Landlord or failure to exercise rights shall not act as waiver of those or any other rights. No statement or promise by Landlord, its agents, or employees, as to tenancy, repairs, amount of rent to be paid, or other terms and conditions shall be binding unless it is put in writing and made a specific part of this agreement.

51. Lease Violations

If any of the representations made in Tenant's Lease Application are misleading or untrue, or if Tenant, Tenant's family, employees, agents, guests or invitees violate any provision of this Lease or any rule or regulation herein imposed, then Landlord or Manager may treat such representation or Lease violation as forfeiture under the terms of this Lease, with Tenant's possession of the Premises terminating on the date specified in Landlord's notice. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Tenant's possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable to the Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated; and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises, 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 Tenant, pursuant to this Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises. Tenant's proportionate share of advertising expenses shall be computed by dividing Landlord's total advertising expenses for the apartment community in which the Premises are located, for the shorter of the period of time in which the Premises remain vacant or the Lease term expires, by the number of vacant units in the apartment community during that same period of time.

52. Move-In Cost Summary

All residents are required to pay a **non-refundable** Administrative Move-In Fee as part of the leasing process. This administrative fee helps cover onboarding, unit preparation, inspections, and risk management expenses. The amount of the Administrative Move-in Fee will vary based on creditworthiness and other screening criteria. Applicants with lower credit scores or higher risk profiles will be charged a higher Administrative Move-in Fee. The Administrative Move-in Fee is not a security deposit and is non-refundable under any circumstances, even after the lease ends. In contrast, the security deposit is refundable and held separately to cover potential damages, unpaid rent, or other lease violations. The security deposit will be returned in accordance with applicable laws and the terms of this lease agreement.

If your move-in date is within a week of your signed lease, you WILL BE REQUIRED TO PAY ALL BALANCES via a cashier's check or money order before you can pick up your keys. If you choose to pay via another payment method within a week of your move-in date, you will not get your keys until funds have been settled (approximately 3 - 5 business days).

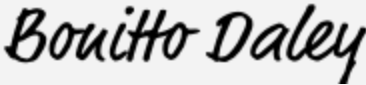
All checks and money orders must be payable to **3221 NOBLE ST, LLC**.

Name	Price	QTY	Subtotal
Security Deposit (Refundable)	\$0.00	1	\$0.00
Administrative Move-in Fee (Non-refundable)	\$0.00	1	\$0.00
1st Month's Rent	\$65.00	17	\$1,105.00
Water Bill	\$68.12	1	\$68.12
Total			\$1,173.12

53. Entire Agreement

This Lease is the entire agreement of the Property Manager and Tenant. Tenant has read this Lease before signing. Any changes or modifications of this Lease, other than modifications presented by the Property Manager at the end of the Lease term, must be in writing and signed by both parties.

The Tenants signing this Rental Agreement hereby state that all questions about this Rental Agreement have been answered, that they fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. They further state that they agree to fulfill their obligations in every respect or suffer the full legal and financial consequences of their actions or lack of action in violation of this agreement. Signature by the Tenant on this Rental Agreement is acknowledgement, and he/she has received a signed copy of the Rental Agreement.

Property Manager	Tenant
	

2026-09-13

2026-09-13

CERTIFICATE *of* SIGNATURE

REF. NUMBER
YZD5P-36YUH-LHRKB-ICZPA

DOCUMENT COMPLETED BY ALL PARTIES ON
13 SEP 2026 15:56:01
AMERICA/NEW YORK

SIGNER

CHANTAL WARREN

EMAIL
CHANTALWARREN83@GMAIL.COM

TIMESTAMP

SENT
13 SEP 2026 10:06:03

VIEWS
13 SEP 2026 15:44:07

SIGNED
13 SEP 2026 15:52:51

SIGNATURE



IP ADDRESS
172.56.3.136

LOCATION
WASHINGTON, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
13 SEP 2026 15:44:07

BONITTO DALEY

EMAIL
B.DALEY@TENANT365.CO

SENT
13 SEP 2026 10:06:03

VIEWS
13 SEP 2026 15:55:45

SIGNED
13 SEP 2026 15:56:01



IP ADDRESS
174.192.196.246

LOCATION
SILVER SPRING, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
13 SEP 2026 15:55:45





Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

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

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

Read this entire brochure to learn:

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

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

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

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

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



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

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

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

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

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



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

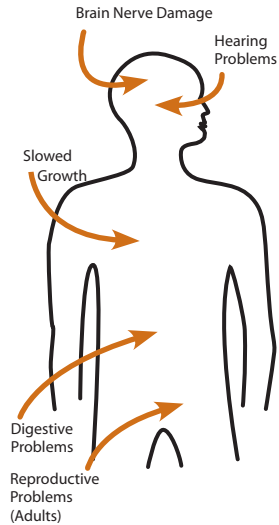
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

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

In children, exposure to lead can cause:

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



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

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

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

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

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

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

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

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

Where Lead-Based Paint Is Found

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

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

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

Lead can be found:

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

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

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

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

Identifying Lead-Based Paint and Lead-Based Paint Hazards

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

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

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

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

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

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

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

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

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

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

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

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

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

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

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards

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

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



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

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

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

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

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

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

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

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

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

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



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

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

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

Other Sources of Lead

Lead in Drinking Water

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

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

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

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

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

Important Steps You Can Take to Reduce Lead in Drinking Water

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

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

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

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

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

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

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

For More Information

The National Lead Information Center

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

EPA's Safe Drinking Water Hotline

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

Consumer Product Safety Commission (CPSC) Hotline

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

State and Local Health and Environmental Agencies

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

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

U. S. Environmental Protection Agency (EPA) Regional Offices

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

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

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

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

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

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

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

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

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

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

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

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

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

Region 7 (Iowa, Kansas, Missouri, Nebraska)

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

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

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

Region 9 (Arizona, California, Hawaii, Nevada)

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

Region 10 (Alaska, Idaho, Oregon, Washington)

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

Consumer Product Safety Commission (CPSC)

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

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

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

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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IMPORTANT!

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

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



MARYLAND DEPARTMENT OF THE ENVIRONMENT

NOTICE OF TENANT'S RIGHTS

INTRODUCTION

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

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

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

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



- 1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home," and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
- 2) Ensure that the property is currently registered with the MDE and is required to pay a \$75.00 per property/unit registration fee and renew property every two years.
- 3) Obtain a passing Lead Paint Inspection Certificate prior to you moving into the property.

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

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

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

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

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

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

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

HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

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

OR

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

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

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

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

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

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

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

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

1. Make a Referral

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

2. Rent Escrow



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

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

3. Rent Protection

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

4. Retaliatory Eviction

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

5. Termination of Lease & Relocation Expenses

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

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

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

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

Notice of Defect

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

Name of Property Owner/Property Manager

Your Name

Property Owner Address

Your Address

City, State, Zip

City, State, Zip

Phone # _____

Email _____

Property Subject to This Notice: _____

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

___ The following defects require your attention:

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

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

The following areas contain structural defects:

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

Other Hazardous Conditions:

PROPERTY OWNER / MANAGER SIGNATURE

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

Signature _____

Date _____

