

CITY SOLUTIONS, LLC
RESIDENTIAL LEASE AGREEMENT

This Residential Deed of Lease made on JULY 13 2026 between
Owner/Landlord RACHELBRUMMEL / CITY SOLUTIONS LLC and
Tenant(s): IAJHA MATTHEWS **who are**
joint and severally liable, acknowledges by their signatures that in this leasing transaction,
City Solutions LLC represents the Landlord.

1. ADDRESS, TERMS, AND RENT Landlord hereby leases to Tenant and Tenant rents from
Landlord the property addressed: 805 MCKEAN AVENUE BALTIMORE, MD 21217

The lease term commencing on JULY 15 2026 and ending JULY 31 2027 for the total
sum during the term of \$ 16,784.00 is payable as follows: The first installment of
\$ 1,500.00 covering the period JULY 15 2026 through JULY 14 2027 is due
by JULY 23 2026 before occupying the premises and acknowledged as the first month's rent
(or the first 30 days). The pro-rated amount of \$ 1,034.00 covering the period JULY 15
2026 through JULY 31 2026 is due on JULY 15 2026. Subsequent installments
of \$ 1,500.00 are due on the first day of each calendar month thereafter without notice,
demand, or deduction. At the time of the execution of this Lease Agreement or prior, the Tenant
will pay the Property Manager/Landlord a Security Deposit in the amount of
\$ 750.00 by JULY 15 2026, which sum does not exceed one month's rent.

2. PAYMENTS Rent payment must be made by at least one of the signers of the rental
agreement. Property Manager/Landlord will not accept cash as payment for rent. Rent can be
made payable by check or money order via mail, electronically, or by bank deposit or transfer
(Property Manager/Landlord to provide details on any other payment option). Landlord may
require any and all payments to be made by money order or certified funds. Rent receipts are not
provided.

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3. LATE FEE If any installment of rent is not received by Property Manager/Landlord before 5pm on the 5th day of the month in which rent is due, Tenant agrees to pay late fee as additional rent the sum of \$ 92.50 (no more than 5 percent of the Tenant's portion of the monthly rent).

4. OCCUPANT'S USE Tenant will use property only as a single family residence for 5 person(s) as stated on application, and for no other purpose without prior consent from Property Manager/Landlord. If the property is used for any purposes other than a single family residence as stated, and if anyone other than the names on this lease occupies the property without written consent, it will be considered a breach of Lease and Tenant may be asked to vacate the premises as a result. Temporary guests are those persons who occupy property for no more than two weeks during any twelve month period. Tenant shall not sublease the premises without written permission from Property Manager/Landlord.

5. FIXTURES AND APPLIANCES The Landlord may provide as part of the premises (if applicable) all existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, smoke detectors and the following marked and listed items below:

☒	Stove/Range	☒	Ice-maker	☒	Dryer	☐	
☐	Cooktop	☒	Dishwasher	☒	Window blinds	☐	
☒	Microwave	☒	Disposal	☒	Sump Pump	☐	
☒	Refrigerator/Freezer	☒	Washing Machine	☐	Alarm System	☐	

Landlord will maintain the property in good repair and habitable condition and will be responsible for all major repairs not due to the fault or negligence of the Tenant during the period of this Lease. Repairs or replacement of equipment provided due to normal wear and tear shall be at the expense of the Landlord.

6. PETS Tenant shall not keep or allow pets on premises without written consent from Property Manager/Landlord. The following pet(s) may be kept on the premises: ZERO (0). Fish tanks of any kind are not allowed in the property under any circumstance, regardless of size. Tenant agrees to arrange for and pay the costs of having the carpets/flooring professionally cleaned, deodorized and treated for fleas, ticks and other vermin at the termination of occupancy, should consent be given. Paid receipts for such cleaning and treatment must be provided to Property Manager/Landlord. Tenant further agrees to assume all liability and to be responsible for any damage caused by said pet(s) such as but not limited to: damage to carpets, sub flooring and wood floors, screens, glass and frames and landscaping. Tenant assumes full liability for the results of any actions of the pet. If Tenant permits or harbors a pet on the premises without permission of the Property Manager/Landlord, payment of the required pet deposit, Tenant shall

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be in violation of the Lease and may be required to vacate. Property Manager/Landlord reserves the right to require removal of the animal from the premises and additional security deposit to be held for balance of tenancy.

7. SECURITY DEPOSIT In accordance with Maryland Law, the Property Manager/Landlord shall maintain the Security Deposit in a banking or savings institution in an account that is devoted exclusively to security deposits. The Property Manager/Landlord acknowledges Tenant's right to have the property surveyed by the Property Manager/Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Tenant requests. The Tenant can provide the Property Manager/Landlord a statement of his/her own within 5 days of the Lease start date. Such list is for information only, and Landlord is not obligated to make those repairs, except as required by law.

Proper termination has occurred when Tenant has faithfully performed his/her lease obligations, given/received proper termination notification, paid all rent and final utility bills, and other charges due to Landlord. The Tenant will be provided move-out instructions in writing to follow. Prior to the move-out survey, the tenant shall:

- a) Have the property (including carpets, if applicable) cleaned by a professional company and provide a paid receipt, returning the property to the condition in which the Tenant first received possession, a condition acceptable to the Property Manager/Landlord.
- b) Eliminate all household pests and vermin from interior of premises
- c) Change all air filters on furnace and air conditioning units, if accessible.
- d) Ensure all trash is properly removed and disposed of inside covered trash cans. Any trash not properly stored in trash cans may be removed at the Tenant's expense
- e) Have all light bulbs and smoke detectors in working order
- f) Ensure all windows and doors are properly closed and locked
- g) Return all keys, remotes, passes, and documents provided

Within forty-five (45) days after the end of the Lease, the Landlord shall return the Security Deposit to the tenant together with simple interest, less any damages rightfully withheld. It is understood and agreed that Security Deposit may be withheld in accordance with Maryland law for unpaid rent, damage due to breach of lease, lost future rents, unpaid water bills, damage to the leased premises, common areas, major appliances, damage to furnishings caused by the Tenant. Tenant may not utilize the Security Deposit as rent and must not apply as the last month's rent. The Tenant is hereby notified of his/her right to be present upon termination when the Property Manager/Landlord surveys the premises to determine if any damage was done to the premises, if the Tenant notifies the Property Management/Landlord by certified mail of his/her

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intention to move, the date of moving and his/her new address. If any portion of the Security Deposit is withheld, the Landlord shall present by mail directed to Tenant's provided address, within forty-five (45) days after Lease termination a written list of the damages claimed together with a statement of the cost incurred and any unused portion of the Security Deposit. If Tenant does not provide future mailing address, Security Deposit paperwork will be emailed to last known email address.

8. LEAD PAINT The residential lead-based Paint Hazard Reduction Act of 1992 requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the property and provide the tenant with any available reports in the owner's possession relating to lead-based paint hazards applicable to the property. Federal law requires that individuals receive certain information from contractors before renovating six square feet or more of painted surfaces for interior projects or more than twenty square feet of painted surfaces for exterior projects in housing built before 1978. If property was built prior to 1979, the property is also subject to the Maryland Lead Paint Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the property was constructed prior to 1950, all provisions of the Maryland Program will apply to the property. If the property was constructed during the period 1950 through 1978, the provisions of the Maryland Program will also apply to the property except that owner will have to option to participate in the liability limitation portion of the Maryland Program.

Owner represents and warrants to Tenant(s), broker(s), agent(s) intending they rely upon such warranty and representation (mark all that apply):

☒	House Built Prior to 1950	☐	House Built After 1978
☐	House Built between 1950-1978	☐	House Certified Lead Free

Notice to Tenant: Tenant acknowledges that Property may be subject to Federal and Maryland Law as to the presence of lead based paint and/or lead based paint hazards. Tenant acknowledges the receipt of the following required brochures from Owner/Property Manager:

1. The EPA "**Protect Your Family From Lead in Your Home**" brochure
2. The "**Notice of Tenants Rights, Lead Poisoning Prevention**" published by the Maryland Department of the Environment

Tenant understands and acknowledges that compliance under Federal and Maryland Law is the sole responsibility of the Owner, and the Tenant will read and become familiar with the

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requirements of Federal and Maryland Law as contained in the additional brochures and notices. Tenant's initial below confirms this notification and has received copy of the Lead Inspection Certificate where applicable.

9. DEFAULT/EARLY TERMINATION Failure to pay rent at the specified time will constitute default. Property Manager/Landlord may terminate this Lease, be entitled to possession of the property, any unpaid rent or additional rent, recovery of and damages sustained and any and all such attorney fees as may be recoverable by law. If premises are suspected to be deserted or abandoned, Landlord may proceed to recover possession of premises in accordance with the law. If Tenant decides to terminate the Lease prior to its expiration date, Tenant is required to:

- Inform Property Manager with 30-days prior written notice.
- Pay \$250 for an Early Termination Fee, plus pay an amount equal to two (2) additional month's rent beyond the end of the month in which you elect to terminate this Lease.
- Accept that the Security Deposit may be forfeited to Property Manager/Landlord to cover turnover costs and/or expected loss of rents. Tenant will remain responsible for the Property until an official vacate date is mutually agreed upon between Tenant and Property Manager/Landlord.

10. LEGAL FEES AND ENFORCEMENT Tenant agrees that in the event of his/her default in any installment of rent or in the event of his/her breach of any covenant or condition hereof, he/she will reimburse the Landlord for any money expended of Property Manager/Landlord for utility or other bills, damages, leasing costs, as well as other costs which may be incurred to enforce this lease, plus reasonable attorney/legal fees owed to Property Manager/Landlord by Tenant.

11. EXPIRATION OF LEASE & RENEWAL Tenant agrees provide Property Manager/Landlord 60-days written prior notice of the Lease end date of their intention to vacate the premises on their Lease end date; to surrender the Property and return the keys to Property Manager/Landlord at the end of the Lease term and leave the property in the same condition as received. If a Lease renewal is to occur, details regarding the renewal terms shall be determined after a specific property survey is completed. Property Manager/Landlord shall advise Tenant of any Landlord instructions concerning renewal of lease. In absence of this notification by the Lease expiration date, this Lease shall automatically revert to a month-to-month basis under the same provisions, covenants and conditions until either party properly notifies the other in writing. Property Manager/Landlord shall not terminate this Lease for any reason, unless Tenant is in breach of Lease terms, or unless unforeseen circumstances arise which render the Property

uninhabitable. Extension of this lease on a month-to-month basis does not terminate the relationship of the Landlord, Tenant, or Property Manager. Month-to-month leases shall terminate with a 60-day written prior notice from either party. This notice shall be received no later than the first day of the month and the tenancy shall terminate on the last day of the month. It is further understood that Tenant covenants full rental liability for the entire last month of intended occupancy, whether said Tenant holds the premises for the month's entirety or any portion thereof.

12. TENANT MAINTENANCE OBLIGATIONS The Tenant shall not deliberately damage or remove any part of the premises. The Tenant agrees to pay for any repairs or replacements made necessary due to deliberate, accidental, or negligent acts or omissions of the Tenant and/or Tenant's guests or pets. The Tenant is responsible for:

- a. Maintaining the premises in a clean and sanitary condition, disposing of any trash in sealed containers per Baltimore City requirements. Any fines incurred for failure to comply with laws will be promptly paid by Tenant.
- b. Using and operating all appliances, equipment and systems in a safe and reasonable manner and not to overload any system. Tenant agrees to always operate thermostat as instructed. Unless instructed otherwise, Tenant agrees not to leave the heating system turned off during winter months.
- c. Maintaining proper use of all electrical outlets/circuits. Tenant agrees to never overload circuits. Tenant will not install additional appliances in the property without prior written permission from Landlord/Property Manager. Usage of extension cords and/or surge outlet strips are not allowed in any instance.
- d. Replacing the furnace filter every 2-3 months, unless instructed otherwise. Tenant agrees to never leave a dirty filter in the furnace
- e. Maintaining and operating all drains and toilets in proper fashion to prevent drain back-ups and operate showers in proper fashion to prevent water intrusions. Tenant agrees **nothing** other than soap and water will go down bathroom and kitchen sinks. Tenant agrees **nothing** other than toilet paper will be flushed down the toilets. Items such as, but not limited to: paper towels, condoms, tampons, and no type of wipes can ever be flushed down the toilets. Tenant agrees to monitor all toilets and will report if they continue to run after being flushed
- f. Accepting the responsibility of and agrees to use plastic or fabric shower liner in all shower areas to properly keep water inside of all tub/shower areas, and Tenant accepts responsibility for any costs incurred to repair any items due to deliberate, accidental, or negligent acts, regardless of intent.

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- g. Draining outside water spigots each fall. In the event the plumbing at the premises is frozen or obstructed due to the negligence of the Tenant, the Tenant shall pay immediately the cost of repairing frozen pipes or clearing such obstruction and any additional costs associated with the repair (if applicable and if accessible by Tenant).
- h. Furnishing and replacing all light bulbs as needed (if accessible by Tenant).
- i. Replacing batteries in thermostat when needed (if applicable and if accessible by Tenant).
- j. Report chirping or malfunctioning detectors to Property Manager immediately.
- k. Maintaining all grass, bushes, weeds, and shrubbery in the front, back, and side of the house. Tenant accepts responsibility of promptly removing ice and snow from all walkways, steps and driveways; maintaining exterior drains and grounds free of leaves and debris, if applicable.
- l. Promptly reporting in writing to the Property Manager/Landlord any defect, damage, or breakages as soon as they occur. Failure to report shall make Tenant liable for the repair of any additional damage and will also be considered a breach of Lease.
- m. The control and elimination of household pests including but not limited to fleas, ticks, roaches, ants, bedbugs, and rodents that arise during Tenant's occupancy, and are determined to be a result of the Tenant's misuse or negligence.
- n. Tenant shall not make any repairs, alterations, and/or additions of any kind, including but not limited to any form of painting or changing door locks, without obtaining written approval from the Property Manager/Landlord.
- o. No smoking of any kind or drug use of any kind is permitted inside or on the premises at any time. Violation of this rule will be considered a Breach of Lease.
- p. In case of emergency, which includes no heat, no water, no electricity, rain/storm damage, sewer line blockage, broken or leaking pipes, electrical hazards, etc., please contact your Property Manager via phone to arrange for emergency maintenance. You must leave name, phone number, address, and the nature of your emergency so we can respond promptly. If you have an emergency that involves fire, the smell of gas or criminal acts, please notify the fire department/police first, and then contact your Property Manager.
- q. Properly securing the property's keys, doors, and windows. If Tenant loses keys or locks themselves out of the property, Tenant accepts they may be required to call a locksmith and pay for all costs associated with replacing the locks, re-keying the locks, replacing the keys, or being charged a lock-out/let-in fee.

13. UTILITY CHARGES, DUES, AND FEES Tenant shall keep in service in their name and pay all applicable utility charges, including but not limited to gas, electric, water/sewer, waste

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removal, and any other bills incurred during their residency not included in rent, unless specifically instructed otherwise. Tenant agrees to pay the water bill for the property each month directly to Baltimore City - Department of Public Works. All utility charges will commence on the effective day of this Lease. Tenant agrees to pay bills promptly when due. All utility services shall be transferred and all final bills paid by Tenant with proof of payment, before any part of the Security Deposit can be returned. If Tenant fails to pay any utility bill and Landlord makes payment, such amount should be charged to Tenant as additional rent due.

14. ACCESS TO PROPERTY BY LANDLORD/ DESIGNATED REPRESENTATIVES

Upon reasonable notice to Tenant and at reasonable times, Property Manager/Landlord, and necessary Vendors may enter the premises in order to survey the property, make necessary repairs, provide necessary services, show the property to prospective purchasers, tenants, appraisers, and contractors. Property Manager/Landlord will complete scheduled surveys of the Property upon notifying Tenants at least 24 hours in advance. Property Manager/Landlord may enter the property at any time, regardless of proper notice, in an emergency to protect the Landlord's/Tenant's possessions if it is expected that such possessions or the property itself is at risk of damage. Tenant agrees to secure any pet(s) on the premises when access to the property is granted. If Tenant refuses to grant access, Landlord may terminate this Lease. If Tenant fails to vacate the premises, Landlord may bring action for possession and damages sustained, including leasing costs and reasonable attorney fees.

15. LIABILITY FOR PERSONAL OR PROPERTY DAMAGE All persons and personal property in or on premises shall be at the sole responsibility of the Tenant. Property Manager/Landlord will not be liable for any damage or injury to persons or personal property arising from the negligence, acts or omission of acts of the Tenant or persons or entity invited by the Tenant. **It shall be the responsibility of the Tenant to obtain a Renter's insurance policy which provides public liability coverage and also protects Tenant's personal property. Tenant understands and accepts consequences of not having a Renter's insurance policy.**

16. LANDLORD DISCLOSURE The owner is not a licensed Real Estate Agent/Broker unless confirmed as follows: N/A is an active real estate agent in the state of N/A.

17. ACKNOWLEDGEMENT By signing this Lease Agreement, the Tenant(s) states they fully understand all provisions of the lease agreement and the obligations and responsibilities of each party. Tenant agrees to fulfill his/her obligations in every respect or suffer the full legal and financial consequences of his/her actions as a violation of this agreement. Signature of the Tenant is acknowledgement that he/she has received a signed copy of the Lease Agreement. This Agreement may be signed in counterparts, which together shall constitute one agreement.

Names of all other occupants, including minors under age 18:

Jade Matthews (minor); Ivory Walker (minor)

Witness the following signatures:

Tenant Name: Iajha Matthews

Signature: I. Matthews

Date: 2026-07-19

Property Manager: Rachel Brummel / City Solutions LLC

Signature: RB/CS LLC

Date: 7/19/2026

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