

MARYLAND INDIVIDUAL ROOM RESIDENTIAL LEASE AGREEMENT

Property: 504 N Chester St, Baltimore, MD 21205

Landlord: AFEYA Group LLC

Landlord Address: 4483 Dodds Mill Dr, Haymarket, VA 20169

Tenant: Jordon McCoy

1. LEASE TERM

Beginning Date: September 8, 2026

Ending Date: June 30, 2027

This Lease begins on September 8, 2026 and automatically ends on June 30, 2027 unless extended or terminated in accordance with Maryland law.

2. RENT

Monthly rent is **\$900.00**, plus Tenant's allocated share of utilities.

Because the Lease begins September 8, 2026, the September rent shall be prorated as follows:

$\$900 \div 30 \text{ days} = \30.00 per day

$23 \text{ days} \times \$30.00 = \690.00

Prorated rent due for September 8–30, 2026: \$690.00

Beginning **October 1, 2026**, rent shall be **\$900.00 per month**, due on the first day of each month through June 2027.

3. SECURITY DEPOSIT

Tenant shall pay a security deposit of **\$900.00**.

The security deposit shall be maintained by Landlord in accordance with Maryland Real Property §8-203. Any legally required interest shall be calculated and paid as required by Maryland law.

The security deposit may be applied to unpaid rent, lawful charges, and damage beyond ordinary wear and tear as permitted by Maryland law.

The security deposit may not automatically be used as the final month's rent.

4. PRIVATE BEDROOM AND BATHROOM

Tenant shall have exclusive use of the bedroom designated by Landlord: