

# Baltimore Residential Lease

Created On The 26th Day Of August In The Year 2025

## § Premises

21 E Ostend St  
Baltimore, MD 21230

## § Terms

|                        |            |                         |            |
|------------------------|------------|-------------------------|------------|
| <b>Start Date</b>      | 2025-09-01 | <b>Security Deposit</b> | \$2,700.00 |
| <b>End Date</b>        | 2027-08-31 | <b>Pet Deposit</b>      | \$0.00     |
| <b>Rent Amount</b>     | \$2,700.00 | <b>Move-In Fee</b>      | \$0.00     |
| <b>Rent Due On</b>     | first      | <b>Move-Out Fee</b>     | \$0.00     |
| <b>Monthly Parking</b> | \$0.00     | <b>Late Rent Fee</b>    | \$0.00     |

## § Lessees

|                |                                           |                |                                           |
|----------------|-------------------------------------------|----------------|-------------------------------------------|
| <b>Name</b>    | Josh Weems                                | <b>Name</b>    | Hannah Clark                              |
| <b>E-Mail</b>  | weems.j.9@gmail.com                       | <b>E-Mail</b>  | hannahlclark81@gmail.com                  |
| <b>Phone</b>   | 443-771-3083                              | <b>Phone</b>   | 410-530-2227                              |
| <b>Address</b> | 101 W Cross St 535<br>Baltimore, MD 21230 | <b>Address</b> | 101 W Cross St 535<br>Baltimore, MD 21230 |

|                |                                           |
|----------------|-------------------------------------------|
| <b>Name</b>    | Chad Robbins                              |
| <b>E-Mail</b>  | crobbinshhs@gmail.com                     |
| <b>Phone</b>   | 443-975-8220                              |
| <b>Address</b> | 101 W Cross St 535<br>Baltimore, MD 21230 |

## *§ Lessor*

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|                    |                                       |
|--------------------|---------------------------------------|
| <b>Name</b>        | Brian W. Tranter                      |
| <b>Email</b>       | bwtranter@gmail.com                   |
| <b>Phone</b>       | 410-458-7046                          |
| <b>Emergencies</b> | 410-458-7046                          |
| <b>Address</b>     | 23 E Ostend St<br>Baltimore, MD 21230 |

## *§ Notice of Habitability*

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I hereby acknowledge that Lessor has disclosed any code violations, code enforcement litigation and/or compliance board proceedings during the previous 12 months for the residence and common area and any notice of intent to terminate utility service, copies of which, if any, are listed below to this lease.

*No known conditions affecting habitability.*

## *§ Notice of Foreclosure*

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I hereby acknowledge that Lessor has disclosed any foreclosure proceedings against the property or Lessor, copies of which, if any, are listed below.

*No known foreclosure proceedings.*

## *§ Further Acknowledgement by Lessees*

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Lessee hereby acknowledges that on or before 08/28/2025, he/she/they received from Brian W. Tranter, in connection with the rental of the dwelling located at 21 E Ostend St, the following documents:

**Enclosure (1)**

**[Lease resource 284355 parking spots](#)**

**Enclosure (2)**

**[Sanitation guide](#)**

**Enclosure (3)**

**[Lead pamphlet mde notice of tenants rights](#)**

**Enclosure (4)**

**[Pyf color landscape format 2017 508](#)**

**Enclosure (5)**

**[Maryland/Baltimore Landlord-Tenant Law](#)**

**Enclosure (6)**

**[Maryland/Baltimore Landlord-Tenant Guide](#)**

## § Signatures

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### Lessee Signatures

 *Joshua Weems* 

**SECURE ELECTRONIC SIGNATURE**

Josh Weems (weems.j.9@gmail.com)

8/27/2025 7:53pm CDT

Via Avail landlord software

ID AES-92442748

 *Hannah Clark* 

**SECURE ELECTRONIC SIGNATURE**

Hannah Clark (hannahclark81@gmail.com)

8/27/2025 5:36pm CDT

Via Avail landlord software

ID AES-92441188

 *Chad Donovan  
Robbins* 

**SECURE ELECTRONIC SIGNATURE**

Chad Robbins (crobbinshhs@gmail.com)

8/27/2025 8:23pm CDT

Via Avail landlord software

ID AES-92442809

### Lessor Signature

 *Brian W. Tranter* 

**SECURE ELECTRONIC SIGNATURE**

Brian W. Tranter (bwtranter@gmail.com)

8/28/2025 8:22am CDT

Via Avail landlord software

ID AES-92441072

**1. Rent**

Lessee shall pay to Lessor or Lessor's authorized agent, at the address set forth above, or through Avail, or as hereafter changed by written notice to lessee, as rent for the Premises, Parking, or otherwise the sum as stated above. Rent is due and payable on the first day of each calendar month, in advance. The timely payment of each installment of rent is deemed to be of the essence of this Lease.

**2. Jointly and Severally Liable**

Each Lessee is jointly and severally liable for the payment of rent and performance of all other terms of this agreement.

**3. Late Charges**

Rent received by Lessor later than the 5th day after the due date, as specified in Paragraph 1 above, will incur a late charge of (which shall not exceed the state maximum of 5% of monthly rent). If Lessee mails rent to Lessor, the late charge will apply if the rent is received later than the 5th day of the month, regardless of the date Lessee mailed such rent payment. If a payment of rent is made by personal check which is later dishonored by the Lessee's bank, a service charge (which shall not exceed the maximum permitted by state law) of \$35.00 will be automatically charged for each instance in which a check is returned unpaid for any reason by the Lessee's bank. It is in the Lessor's sole discretion to waive the late charges.

**4. Security Deposit**

Lessee has deposited with Lessor, the sum set forth above as a security deposit to be held by the Lessor to secure the faithful performance by the Lessee of all the provisions contained in this lease. Within 45 days after the termination of this Lease, the Lessor shall return the security deposit to the Lessee. The Lessor shall return the security deposit with simple interest accrued at the daily U.S. Treasury yield curve rate for one year, as of the first business day of each year, or 1.5%, whichever is greater. The security deposit shall be used to cover any portion of unpaid Rent, damages due to a breach of this Lease, or any damage to the Premises more than ordinary wear and tear caused by the Lessee, Lessee's family or Lessee's guests, due when this Lease is terminated. The security deposit shall not be treated as an advance payment of rent, and the Lessee shall not apply the security deposit as rent during the term of the lease unless Lessee obtains written permission from Lessor to do so.

**5. Possession**

If Lessor cannot deliver possession of the Premises at the commencement of the lease term, the rent shall be abated until the Premises are available for occupancy by Lessee, or at Lessee's option, the Lessee may terminate this lease upon written notice to Lessor. Lessor shall not be liable to Lessee for any consequential damages to Lessee arising as a result of Lessor's inability to give Lessee possession of the Premises at the commencement of the lease term.

**6. Condition of Premises**

Lessee has examined the Premises prior to accepting the same and prior to the execution of this lease, and is satisfied with the physical condition thereof, including but not limited to the heating, plumbing and smoke detectors. Lessee's acceptance of possession shall constitute conclusive evidence of Lessee's receipt of the Premises in good order and repair as of the commencement of the lease term. Lessor or his agent has made no promises as to condition or repair to Lessee, unless they are expressed in this lease or a rider attached hereto signed by Lessee and Lessor or his agent, and no promises to decorate, alter or repair the Premises have been made by Lessor or his agent, unless expressed herein.

**7. Limitation of Liability**

Except as provided by state or local law or ordinance, Lessor shall not be liable for any damage (a) occasioned by failure to keep Premises in repair; (b) for any loss or damage of or to Lessee's property wherever located in or about the building or Premises, or (c) acts or neglect of other tenants, occupants or others at the building.

**8. Lessee to Maintain**

Lessee shall keep the Premises and the fixtures and appliances therein in a clean and healthy condition, and in good working order, and in accordance with any and all ordinances applicable to the tenancy, at Lessee's own expense, and upon the termination of this lease, for any reason, Lessee shall return the Premises to Lessor in as good a condition of cleanliness and repair as at the commencement of this lease, reasonable wear and tear excepted. Lessee shall make all necessary repairs to the Premises whenever damage has occurred or repairs are required due to Lessee's conduct or neglect. Lessee shall replace all broken glass and fixtures and shall maintain all smoke and carbon monoxide detectors in good condition at all times, including replacing spent batteries as necessary. Upon Lessee vacating the Premises, if the Premises are not clean and in good repair, Lessor or his agent may replace the Premises in the same condition of repair and cleanliness as existed at the commencement of the lease term. Lessee agrees to pay Lessor for all expenses incurred by Lessor in replacing the Premises in that condition. Lessee shall not cause or permit any waste, misuse or neglect to occur to the water, gas, utilities or any other portion of the Premises.

**9. Use of Premises**

The Premises shall be occupied for residential purposes only, and only by the persons disclosed in this lease and on the Application for Lease submitted by Lessee in connection with the renting of the Premises. Lessee shall not engage in any activity, which will increase the rate of insurance on the property. Lessee shall not allow trash to accumulate in the common areas of the Premises or allow objects to be thrown from windows. Lessee shall not hang objects out of windows or place objects on windowsills or ledges, which may fall and injure persons below. Lessee shall not keep any pet in the Premises without written permission being first obtained from Lessor. Lessee shall not use porches for cooking, sleeping or storage of furniture, bicycles or other items of personal property. In no case shall Lessee allow porches or decks to be overloaded or occupied by more people than would be reasonably safe based on the condition of such porch or deck.

**10. Appliances**

Lessee shall not install any air conditioning, heating or cooling equipment or dishwashers or clothes washers or dryers or other appliances in any portion of the building or Premises occupied by Lessee without first obtaining Lessor's written permission to do so. All such appliances installed by Lessee shall be maintained in good working order by Lessee and removed by Lessee at the expiration of the term of the lease. Any damage caused by appliances installed by Lessee shall be the responsibility of Lessee and Lessee shall reimburse Lessor for the cost of repair of any damage caused by such appliances.

**11. Disturbance**

Lessee agrees not to play televisions, radios or musical instruments or musical playback equipment in a manner which disturbs other tenants, and shall maintain the volume of such equipment at reasonable levels. In addition, Lessee agrees to limit playing of such equipment between the hours of 10:00 p.m. and 7:00 a.m. to a volume that cannot be heard by persons outside of the Premises.

**12. Access to Premises**

Lessee shall permit the Lessor access to the Premises at all reasonable times, subject to the notice requirements of applicable law or ordinance, to inspect the Premises and/or to make any necessary repairs, maintenance or improvements or supply necessary or agreed upon services, or to determine Lessor's compliance with the provisions of this Lease. In the event of an emergency or where repairs in the building require access to Lessee's Premises, Lessor may enter without prior notice to Lessee, without the same being considered a forcible entry by Lessor. Lessee's failure to provide such access shall be a breach of this lease, and Lessor shall be entitled to terminate this lease in the event such access is denied by Lessee.

**13. Sublet or Assignment**

Lessee shall not sublet the Premises or any part thereof, nor assign this lease, without obtaining Lessor's prior written permission to sublet or assign. Lessor shall not unreasonably withhold permission and will accept a reasonable sublease as provided by ordinance.

**14. Holding Over**

If the Lessee remains in possession of the Premises or any part thereof after the termination of the lease by lapse of time or otherwise, then the Lessor may, at Lessor's option, consider such holding over as constituting a month-to-month tenancy, upon the terms of this lease except at double the monthly rental specified above. Lessee shall also pay to Lessor all damages sustained by Lessor resulting from Lessee's retaining possession of the Premises. In the event Lessor accepts a payment of rent for a period after the expiration of this lease in the absence of any specific written agreement, continued occupancy shall be deemed a month-to-month tenancy, on the same terms and conditions as herein provided, except for the double rent provision, to the extent permitted by state or local law or ordinance.

**15. Forcible Detainer**

If Lessee defaults in the payment of rent or any part thereof, Lessor may distrain for rent and shall have a lien on Lessee's property for all monies due Lessor, or if Lessee defaults in the performance of any of the covenants or agreements herein contained, Lessor or his agents, at Lessor's option, may terminate this Lease and, if abandoned or vacated, may re-enter the Premises. Non-performance of any of Lessee's obligations shall constitute a default and forfeiture of this lease, and Lessor's failure to take action on account of Lessee's default shall not constitute a waiver of said default.

**16. Liability for Rent**

Lessee shall continue paying rent and all other charges for the Premises to the end of the term of this lease, whether or not the Premises becomes vacant by reason of abandonment, breach of the lease by Lessee, wrongful termination by Lessee or if the Lessee has been evicted for breach of this lease, to the extent said obligation for rent has not been mitigated, abated or discharged, in whole or in part, by any law or ordinance. Notwithstanding any of the provisions contained in this section, the Lessor shall make a good faith effort to re-let the Premises (but not in priority to other vacancies) and if the Premises is re-let, Lessee shall be responsible for the balance of the rent, costs, advertising costs and attorney's fees in connection therewith.

**17. Binding Effect**

If Lessee shall violate any covenant or provision of this lease, Lessor shall have the right to terminate this lease or Lessee's right to possession pursuant to the lease upon appropriate legal notice to Lessee. If Lessee assigns this lease, whether with or without Lessor's permission as required herein, the covenants and conditions contained in the Lease shall nonetheless be binding on the assignee as if assignee had signed the lease. Nothing contained in this paragraph shall preclude Lessor from commencing legal proceedings against any assignee of this lease who obtained possession from the party named as Lessee in this Lease without Lessor's written permission.

**18. Attorney's Fees**

In the event of a lawsuit arising out of the this tenancy, if the Landlord is the prevailing party, the landlord shall be awarded attorney's fees as provided for by court rules, statute or ordinance.

**19. Continuous Occupancy**

Lessee shall maintain continuous occupancy of the Premises, and not allow the same to remain vacant for any period in excess of twenty-one days without notifying the Lessor of such vacancy seven days in advance. Lessee shall not allow persons other than those authorized by the Lease to occupy the Premises as guests for periods exceeding seven consecutive days during the term of the Lease for any reason.

**20. Remedies Cumulative**

Lessor's remedies contained in this Lease are cumulative and are in addition to, and not in lieu of, any other remedies granted to Lessor pursuant to this Lease or applicable State or Local Law or Ordinance.

**21. Fire or Casualty**

If the Premises, building or any part thereof shall become uninhabitable as a result of fire, explosion or other casualty, Lessor and Lessee shall have all of the rights provided by state or local law or ordinance. For purposes of this paragraph, Lessor's good faith effort to obtain insurance adjustments, settlements or awards to obtain sufficient funds to perform repairs made necessary due to fire, explosion or other casualty shall be deemed diligent efforts to repair the Building within a reasonable time.

**22. Security Gates or Bars**

The installation by Lessee of any metal gate or bars on doors or windows is dangerous and strictly prohibited. Lessee shall immediately remove same upon notice by Lessor to Lessee to do so and Lessor shall have the right to immediately remove any such installation at Lessee's expense if Lessee shall fail to do so upon notice. Lessee hereby grants Lessor access to the leased Premises at all reasonable times for the purpose of removing such gates or bars. The cost of repairing any damage to the leased Premises caused by the installation and/or removal of such gates or bars shall be paid by Lessee upon demand by Lessor therefore, in addition to all costs of enforcement of this paragraph 22, including reasonable attorney's fees incurred by Lessor in enforcing this provision. In addition to the foregoing, the installation of such gates or bars shall constitute a breach of this lease, entitling Lessor, at Lessor's sole option, to terminate Lessee's right to possession of the Premises pursuant to this lease and commence proceedings to dispossess Lessee from the Premises.

**23. Mechanic's Liens**

Lessee shall not place or allow to be placed on the Premises, the building or elsewhere on the real property, any mechanic's lien or any other claim for lien for any repairs, maintenance, alterations or modifications performed by, or ordered or contradicted by, the Lessee, whether or not same were rightfully performed or ordered by the Lessee. The placement of any such lien shall constitute a breach of this lease and upon ten days' notice to cure said lien or lien claim, Lessor may terminate Lessee's tenancy or right to possession. In addition, Lessor shall have the right to satisfy and remove said lien without regard to the merits thereof and Lessee shall be responsible for the damages incurred in removing the lien, along with other damages, costs and attorney's fees incurred by Lessor in connection therewith.

**24. Rules and Regulations**

Lessee agrees to obey the Rules and Regulations contained in this Lease, and any attachments hereto as well as any further reasonable Rules and Regulations established by the Lessor during the pendency of this lease. The Rules and Regulations are hereby incorporated into and made a part of this lease. Failure to observe the Rules and Regulations shall be deemed to be a material breach of this lease, and in event of such breach, Lessor shall be entitled to terminate Lessee's right to possession under the Lease upon ten days' notice, and shall further be entitled to such rights and remedies as provided by applicable state or local law or ordinance.

**25. Subordination of Lease**

This lease is subordinate to all mortgages which may now or hereafter affect the real property of which the Premises forms a part. The recordation of this lease, or any memorandum thereof by Lessee shall constitute a material breach of this lease.

**26. Severability**

If any clause, phrase, provision or portion of this lease, or the application thereof to any person or circumstance, shall be determined to be an invalid or unenforceable under applicable law or ordinance, such event shall not affect, impair or render invalid or unenforceable the remainder of this lease or any other clause, phrase, provision or portion hereof, nor shall it affect the applicability of any clause, provision or portion hereof to other persons or circumstances, and the lease shall be interpreted in accordance with said ordinance.

**27. Utilities**

Unless otherwise agreed in writing, if the Premises is separately metered for utilities, Lessee shall pay the utility company or authorized metering agency directly for all applicable charges for gas, electricity, water and other utilities serving the Premises, including, if applicable, telephone, internet, cable, and current used for electric heating, ventilation, air conditioning, hot water, etc., as such charges become due and payable.

**28. Extended Absence**

If the Premises will be unoccupied for more than twenty-one consecutive days, Lessee shall notify Lessor at least seven days in advance of such absence.

**29. Pest Control**

Lessor, at their cost, retains a licensed, bonded professional pest and sanitation control service (Orkin) to perform quarterly inspections of the Premises as needed for the purpose of eliminating infestation by and controlling the presence of insects, rodents and vermin and shall promptly cause any corrective or extermination work recommended by such service to be performed. Tenant agrees to report any pest issues to Landlord for necessary remediation. It is the responsibility of the Tenant to keep the Dwelling clean; if Tenant consistently lives in an unsanitary environment, Tenant acknowledges and accepts that Landlord is limited in its ability to address the pest situations, and Tenant waives the right to hold Landlord responsible for continual issues.

**30. Alterations & Improvements**

Lessee shall not alter, add, improve, or paint any portion of the Premises without the express written consent of Lessor. Lessee shall not install, remove, or replace any fixtures, equipment, or appliances without the express written consent of Lessor.

**31. Modification**

No modification, waiver, or amendment shall be made to this Lease, or any of its terms, without being written and signed by all parties.

**32. Renters Insurance Required**

Lessee is required to provide proof of renters insurance within 14 days of the lease start date.

**33. Safety Devices**

Lessee agrees to test, maintain, and repair any smoke or burglar alarms or carbon monoxide detectors at the Premises, and to replace any batteries, at Lessee's sole expense. Lessor warrants that any such safety devices are in proper working condition at the time Lessee takes possession. Lessee releases Lessor from any and all liability, loss, cost, damage, or expense arising from or relating to any failure, defect, or deficiency of any safety device. Lessor has no obligation to install any safety devices or systems at the Building, except as required by governing law.

**34. Easement**

Lessor retains an easement to display tasteful "For Sale," "For Rent," or similar signs in any Common Areas of the Premises, or on the exterior at any time within sixty days before the expiration of this Lease.

**35. Required Move-in Checklist**

The Lessee is required to complete a move-in checklist. The Lessee must return the completed checklist within 72 hours days of occupying the premises.

**36. Heat and Hot Water**

Lessor agrees to provide Lessee with heat and hot water in sufficient quantities as may be required by law or ordinance during the term of the lease. If the Premises contains separate heating and/or hot water fixtures, then Lessor's sole obligation shall be to provide Lessee such fixtures in good operating condition at the commencement of the lease, and Lessee shall be responsible for the utility costs for the operation thereof.

**37. Floodplain Notice**

Notice to Prospective Tenant: The rental unit you are to occupy or the motor vehicle parking area or separate storage facility you are to use (as the case may be) is situated in an area prone to flooding during unusually heavy or prolonged steady periods of rain. Such flooding may damage personal belongings and motor vehicles. Because of this possible loss, you may be eligible for U.S. Government subsidized flood insurance on the personal belongings in your unit. In any event, because of this danger of loss of your personal belongings due to flooding, you may wish to consider acquiring flood insurance which may be purchased from some insurance agents. Damage to motor vehicles may not be covered by such insurance; therefore, you may also wish to determine whether or not you have sufficient motor vehicle insurance to cover loss due to damage of your motor vehicle resulting from flooding in this area. The Baltimore City Department of Planning can provide information pertaining to the susceptibility of this area to flooding. You may wish to contact that Department, at (telephone number), before signing either this acknowledgment or the lease agreement for this rental unit.

**38. Floodplain Notice Lessee Acknowledgment**

The Lessee acknowledges reading and understanding the above floodplain warning. The Lessee has been provided time, prior to signing this lease, to contact the Baltimore City Department of Planning concerning the susceptibility of the area around my rental unit to flooding.

**39. Notice of Termination**

If the Lessee intends to vacate the Premises at the end of the lease term, the Lessee must give at least 60 days written notice prior to the end of this lease, or prior to the date of intent to vacate. Further, the Lessee must give the landlord at least 72 hours notice before actually moving out. If the Lessor wants to end the lease, the Lessor must notify the Lessee in writing 60 days in advance of the end of the lease.

**40. Surrender Of Possession**

Upon expiration or termination of this Lease, Lessee shall immediately vacate and surrender possession of the Premises in as good and clean order, and condition as the Premises was at the beginning of the Lease Term, reasonable wear and tear excepted. Lessee shall deliver all keys to Lessor or Lessor's agent within 24-hours of vacating the Premises.

**41. Governing Law**

This lease shall be governed by and construed in accordance with the laws of the State of Maryland, without regard for Maryland choice-of-law principles.

**42. Smoking Prohibition**

The dwelling to be occupied by Lessee and members of Lessee's household has been designated as a smoke-free living environment. Lessee and members of Lessee's household shall not smoke anywhere in the dwelling, or in the building in which the dwelling is a part, or in any of the common areas or adjoining grounds of such building, nor shall Lessee permit any guests or visitors under the control of Lessee to do so.

**43. Rental Payments through Avail**

The Lessee is not required to pay rent online through the Avail software. Lessee may make rental payments via the following payment options: Cash, Check, Credit Card (online with Avail), PayPal, Venmo, Zelle (bank transfer).

**44. Month-to-Month Tenancy**

The Lessor has the option to continue the lease agreement on a month-to-month basis but is not required to. The month-to-month tenancy can continue until either party terminates the agreement with proper notice. To terminate the month-to-month tenancy, either Lessor or Lessee must provide written notice at least 60 days prior to the date on which the Premises are to be vacated.

## *§ Rules & Regulations*

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1. No additional locks or other similar devices shall be attached to any door without Lessor's written consent.
2. Lessee shall not install a waterbed, pool table, or any other unusually heavy item of furniture without prior written permission from Lessor.
3. Lessee shall not install or operate any machinery, refrigeration or heating devices or use or permit onto the Premises any flammable fluids or materials which may be hazardous to life or property.
4. Hallways and stairways shall not be obstructed or used for any purpose other than ingress and egress from the building.
5. Operation of electrical appliances or other devices which interfere with radio or television reception is not permitted.
6. Lessee may not barbeque, operate cooking equipment, or have fire pits on the roof deck.
7. Lessee shall not dispose of rubbish, rags, or other items which might clog toilets or sink drains into toilets or sink drains.
8. Lessee shall not place any signs or advertisements on the windows or within the property or otherwise upon the Building, if such signs are visible from the street.
9. Lessee shall dispose of garbage and refuse by securely bagging or wrapping same and disposing of it in designated garbage containers or incinerators. Lessee shall not allow garbage containers to overflow and shall see to it that garbage container lids are fully closed and secure at all times.
10. Lessee shall not interfere in any manner with the heating or lighting or other fixtures in the building nor run extension cords or electrical appliances in violation of the Building Code.

11. Lessor may bar individuals from the building and/or Lessee's Premises. All guests and invitees of Lessee shall observe all rules and regulations of the building. If these provisions are violated by guests, they may be barred and/or arrested for criminal trespass, after they have received a barred notice and then have been placed on a barred list by Lessor. Violation of this rule are grounds for termination of your tenancy.
12. Lessor will repair any appliance malfunction; however, Lessor is not responsible for loss resulting from a malfunction of an appliance. Lessee understands that appliances will malfunction occasionally and Lessee must make every effort to report any malfunction.
13. \$50 per key will be charged to provide additional or replacement keys to the property.
14. If Lessee is locked out, Lessor will facilitate re-entry only during business hours at a minimal fee. If Lessee is locked-out during the weekend or at nighttime, it will be the Lessee's responsibility to contact a locksmith. Any cost incurred because of lockouts shall be borne by the Lessee.
15. Lessee must secure renter's insurance. Lessee assumes the risks of not having renters insurance. Lessor cannot be held responsible for any damage of the Lessee's personal property.
16. Lessor provides no storage.
17. Laundry. Lessee agrees to clean any lint filters and to keep the laundry area free of debris. Lessor shall not be liable for any personal injury or property damage arising from or relating to Lessee's use of any laundry facilities made available under this Lease.
18. The dwelling to be occupied by Lessee and members of Lessee's household have been designated as a smoke-free living environment. Lessee and members of Lessee's household shall not smoke anywhere in the dwelling, or in the building in which the dwelling is a part, or in any of the common areas or adjoining grounds of such building, nor shall Tenant permit any guests or visitors under the control of Tenant to do so.
19. Notify us promptly of any defects, leaks, or breakage in the Premises, including Appliances and equipment, including damage by fire, storm, or flood

20. Properly maintain the lawn, hedges, flower beds, shrubbery, and garden, if any, keeping them watered and weeded, the lawn cut, and the shrubbery trimmed
21. Lessee acknowledges that lessee has read the Rules and Regulations and agrees to be bound by them.
22. Lessee(s) accepts full responsibility for their pet(s) and further agrees to: 1) take all measures necessary to insure that people in and around the premises are not harmed or disturbed by their pets; 2) Pay for all damages or extra wear-and-tear that may result from keeping such pets including repainting of apartment, and cleaning or replacement of carpets; 3) Dispose of waste and litter in properly sealed plastic bags 4) House only those specific pets identified below. This permission cannot be extended without the written consent of the Landlord; 5) Hold Lessor free from all claims for damages and all additional expenses, including legal expenses, that may arise as a result of granting Lessee's request to house pet(s).

### *§ Security Deposit*

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Your state (MD) may require that any security deposit collected be kept in a separate bank account from other assets and any rent that is collected. Information about that bank should be disclosed, as well. The bank information is as follows:

**Wells Fargo NA**  
879 E Fort Ave  
Baltimore City, Maryland 21230

**DISCLOSURE OF INFORMATION ON LEAD-BASED  
PAINT AND/OR LEAD-BASED PAINT HAZARDS**

**Lead Warning Statement**

This lead paint disclosure is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**Lessor's Disclosure**

1. Presence of lead-based paint and/or lead-based paint hazards:
  - i. Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
  
2. Records and reports available to the lessor:
  - i. Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgment**

- Lessee has received copies of all information listed above.
  
  
- Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.