

Standard House Lease Agreement

Effective Date: July 28, 2026

Parties:

- **Landlord:** Craig Reed
- **Tenant:** Makia Williams
- **Additional Occupants:** Two Children
- **Premises:** 5407 Catalpha Road, Baltimore, MD 21214
- **Lease Term:** 12 months, from September 1st, 2026, to July 31st, 2027
- **Total Rent:** \$2,500 per month, due on the first day of each month

Terms and Conditions

1. Use of Premises, Subletting, and Assignment

- Only persons listed in this lease agreement may reside in the Premises.
- No subletting

2. Default

- Tenant must pay Rent on time. If in arrears, Landlord may pursue eviction per Maryland law (Md. Code, Real Prop. § 8-401), providing 3 days' notice for non-payment.
- If Tenant violates other Lease terms, Landlord shall provide 5 days' written notice to cure, per Md. Code, Real Prop. § 8-402.1. If uncured, Landlord may terminate the Lease and re-enter per legal procedures, removing persons/property.
- Tenant remains liable for Rent, damages, and costs (e.g., recovering possession, redecorating, re-leasing). Landlord shall make reasonable efforts to re-lease the Premises to mitigate damages.
- Landlord defaults if failing to perform obligations (e.g., habitability maintenance) after 10 days' written notice from Tenant. Tenant may pursue remedies, including termination or repair cost deductions, per Maryland law.

3. Late Rent Fee

- If Rent is not received within 5 days of the due date, Tenant pays a 5% delinquency charge on the delinquent amount, plus court costs for non-payment notices or ejectment.
- If Landlord hires an attorney, Tenant pays reasonable attorney fees, not to exceed 15% of the amount due, as determined by a court.
- Ejectment orders incur a \$100 fee as additional Rent.
- Delinquency charges are additional Rent, due with the next monthly payment.

4. Dishonored Check Fee

- A \$35 fee applies per dishonored check, considered additional Rent. Tenant may cure within 3 days. After a dishonored check, future payments must be by money order or certified check.

5. Alterations

- Without Landlord's written consent, Tenant may not: (i) make alterations, additions, or changes (including painting); (ii) change/install locks or fasteners; (iii) deface walls, floors, or ceilings; (iv) violate laws or Landlord's rules; or (v) engage in prohibited activities.
- Consent for minor alterations (e.g., hanging pictures) shall not be unreasonably withheld. Landlord shall respond to requests within 10 days.

6. Repairs and Maintenance

- Tenant is responsible for repairs and maintenance up to \$100 per occurrence, except for damages caused by Tenant's negligence (full cost applies).
- Tenant must notify Landlord in writing of needed repairs before undertaking them. Landlord shall address major repairs (e.g., HVAC, plumbing) promptly to ensure habitability per Md. Code, Real Prop. § 8-211.
- Landlord covers roof and structural repairs.

7. Liability for Damages

- Repair costs borne by Tenant are additional Rent, due with the next Rent payment.
- Landlord may access the Premises during normal working hours (8 AM–5 PM, Monday–Friday) for repairs, with 24 hours' notice for non-emergencies.

8. Surrender of Premises

- Tenant must return the Premises in good condition, except reasonable wear and tear (e.g., minor wall scuffs, not structural damage).
- Fees: \$45 per unreturned key

9. Landlord's Right of Entry

- Landlord may enter for inspections, repairs, showings, or enforcement with 24 hours' written notice, except in emergencies (e.g., fire, flood), where immediate access is permitted, per Md. Code, Real Prop. § 8-211.

10. Utility Charges

- Tenant must place gas, electric, water, and sewage accounts in their name by the first day of possession and pay all charges, deemed additional Rent.
- Landlord is responsible for no utilities/services, but shall ensure functional utility connections at lease start.

11. Water Service Charge

- Tenant pays all water and sewage charges, billed through Landlord. An itemized bill provided within 10 days upon request.

12. Fire or Other Damage

- If Premises are damaged but tenantable, Landlord repairs, and Rent continues.
- If partially untenable (e.g., no heat), Rent abates proportionally until restored, per Maryland law.
- If untenable, the Lease terminates, and Tenant pays Rent and utilities until termination.
- No termination or abatement if damage is caused by Tenant or guests. Tenant is not liable for damages caused by Landlord's negligence or failure to maintain.

13. Automatic Renewal

- Either party may non-renew with 60 days' written notice before the term ends.
- Without notice, the Lease renews for one year. A renewed lease may include a 5% Rent increase upon 60 days' notice by Landlord.

14. Noise

- Tenant must avoid disturbing noises, illegal acts, or nuisances.

15. Security Deposit

- Landlord holds a \$2,500 security deposit in a separate bank account for Lease compliance, with a receipt provided to Tenant, per Md. Code, Real Prop. § 8-203.
- Deposit cannot be used for Rent unless Landlord agrees.
- Refunded within 45 days of termination with interest per Maryland law.
- Tenant may request a damage list within 15 days of occupancy.
- Tenant may request to attend the final inspection with 15 days' written notice via certified mail, specifying the move-out date and new address. Landlord shall notify Tenant of the inspection time within 5 days of the move-out date.
- If withholding any deposit, Landlord shall provide an itemized deduction list within 30 days of Tenant's written demand or lease termination.

17. Non-Waiver

- Landlord's failure to enforce terms does not waive future enforcement.
- Landlord is not liable for other tenants' violations.

18. General Provisions

- Captions are for reference only and do not affect interpretation.
- Singular/plural and gender terms are interchangeable.
- Covenants bind heirs, successors, and assigns.
- **Severability:** If any provision is invalid, the remainder remains enforceable.
- **Governing Law:** Maryland law applies.

- **Entire Agreement:** This Lease, including attachments, is the entire agreement, superseding prior negotiations.

19. Pet Policy

- Pets are allowed with Landlord's prior written consent, not to be unreasonably withheld.
- **Number:** Maximum 2 pets.
- **Types:** Dogs, cats.
- **Maximum Weight:** 50 lbs per pet.
- **Deposit:** \$200, refundable.
- **Restrictions:** Pets must be vaccinated, licensed, and not cause disturbances or damage. Breeds deemed aggressive by Landlord's insurer are prohibited.
- **Service/Emotional Support Animals:** Tenant may keep service/emotional support animals per ADA and Maryland law, with written notice and documentation. Landlord shall not unreasonably withhold consent.
- **Indemnification:** Tenant is liable for all pet-related damages.

20. Lead Paint Disclosure

- Tenant acknowledges receipt of the EPA's "Protect Your Family from Lead in Your Home" at <https://www.epa.gov/lead/protect-your-family-lead-your-home-english> per federal and Maryland law.

21. Mold Disclosure

- Tenant shall promptly report mold or water leaks to Landlord in writing.
- Landlord shall address reported mold issues within a reasonable time to maintain habitability, per Md. Code, Real Prop. § 8-211.

22. Emergency Contact

- For urgent repairs or emergencies, contact: Craig Reed, 443-801-2311, craigreed78@gmail.com.
- Landlord shall respond within 24 hours.

23. Dispute Resolution

- Before legal action, parties agree to attempt mediation through a mutually agreed-upon mediator, with costs shared equally.

24. Smoking Policy

- Smoking is prohibited indoors.

25. Parking

- No parking is provided. Tenant may use street parking at their discretion.

26. Furniture

- The Premises are unfurnished.

27. Appliances

- Landlord provides: ceiling fans, dishwasher, dryer, garbage disposal, microwave, refrigerator, stove/oven, washing machine, water heater.
- Tenant is responsible for appliance maintenance unless caused by normal wear and tear.

28. Renters Insurance

- Tenant must maintain renters insurance.

29. Notices

- Notices shall be sent to:
 - **Landlord:** 909 E Seminary Ave, Towson, MD 21286, craigreed78@gmail.com.
 - **Tenant:** 5407 Catalpha Rd, Baltimore, MD 21214, makiawilliams56@gmail.com, or Tenant's provided address.
- Delivery methods: certified mail, return receipt requested, or email with confirmation.

32. Prohibited Actions

- **Assignment:** Prohibited without Landlord's written consent.
- **Hazardous Materials:** Prohibited (e.g., gasoline, fireworks), except common household cleaners.
- **Illegal Activity:** Prohibited, including drug-related activities, theft, or violence, constituting grounds for immediate termination.
- **Non-Residential Use:** Premises are for residential use only.
- **Waterbeds:** Prohibited due to potential damage.

34. Right of Quiet Enjoyment

- Tenant has the right to quiet enjoyment without Landlord interference, per Md. Code, Real Prop. § 8-211.
- Tenant shall not interfere with Landlord's or neighbors' quiet enjoyment.

35. Termination

- This Lease terminates at 11:59 PM on July 31st, 2027, unless renewed by mutual agreement or through automatic renewal per section 13 of this lease agreement.
- Tenant shall vacate by 11:59 PM, removing all belongings, returning keys/fobs, and leaving the Premises in good condition.
- Holdover tenants are subject to a 10% Rent increase and legal consequences per Maryland law.

Community Rules and Regulations

1. **Trash:** Use plastic bags in provided or Tenant-owned containers with tight lids, placed curbside for pickup.
2. **Signs/Awnings:** Prohibited without Landlord's written consent.
3. **Sanitation:** Tenant must keep Premises clean. Clothing, rugs, or items may only be hung in designated areas (e.g., backyard clothesline, if provided).
4. **Electrical/Plumbing:** No overloading electrical systems or improper toilet use (e.g., tampons, sanitary napkins).
5. **Antennas/Satellites:** Prohibited without written consent.
6. **Extra Keys:** Tenant's expense.
7. **Refrigerator:** Do not chip ice during defrosting.
8. **Yard Maintenance:** Tenant must keep grass, weeds, and shrubbery cut.
9. **Lockout Fees:** \$35 (9 AM–4 PM), \$60 (emergency services), payable at service.

Signatures

- **Landlord:** Craig Reed *Craig Reed*
08-13-2026 03:54:52 PM EDT - 3-2 **Date:** 08/13/2026
- **Tenant:** Makia williams *Makia williams*
08-13-2026 02:44:09 PM EDT - 2 **Date:** 08/13/2026
- **Initials for Automatic Renewal:** Landlord: CR Tenant: MW

