

RESIDENTIAL LEASE AGREEMENT

Governing Jurisdiction: State of Maryland (Determined from Property Location)

This RESIDENTIAL LEASE AGREEMENT (hereinafter the "Agreement") is made and entered into on this first day of August, 2026, by and between:

Carl McCaskill, acting as Landlord, having a mailing address at _____ (Landlord Mailing Address) (hereinafter the "Landlord");

and

Goldine Allen, acting as Tenant, having a mailing address at 2745 The Alameda, Baltimore, MD, USA (hereinafter the "Tenant").

(Each a "Party" and collectively the "Parties.") WITNESSETH, that for and in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. PREMISES AND TERM

1.1 Leased Premises. Landlord hereby leases to Tenant, and Tenant hereby takes from Landlord, the single-family home property located at 2745 The Alameda, Baltimore, MD, USA, consisting of two (2) bedrooms and one (1) bathroom (hereinafter the "Premises").

1.2 Lease Type and Term. This Agreement is a long-term standard lease for a fixed term, commencing on August 1, 2026, and expiring on September 19, 2028, at 11:59 PM (hereinafter the "Term"), unless sooner terminated in accordance with the provisions of this Agreement or applicable law.

1.3 Holdover. If Tenant remains in possession of the Premises after the expiration of this Agreement without Landlord's written consent, Tenant shall be deemed a tenant at sufferance, subject to immediate eviction and liable for all damages suffered by Landlord, including double rent as permitted by Maryland law.

2. RENT AND PAYMENT TERMS

2.1 Monthly Rent. Tenant covenants and agrees to pay to Landlord as base rent the sum of \$1,500.00 per month (hereinafter the "Rent"). The Rent shall be paid in advance on or before the first day of each calendar month throughout the Term.

2.2 Payment Method and Location. Rent shall be paid by _____ (payment method) delivered or sent to Landlord at the address designated for notices under this Agreement or at such other place as Landlord may designate in writing.

2.3 Prorated Rent. If the Term commences on a day other than the first day of the month, the Rent for such fractional month shall be prorated on a per diem basis and paid on or before the commencement date.

3. SECURITY DEPOSIT

3.1 Deposit Amount. Upon the execution of this Agreement, Tenant shall deposit with Landlord the sum of \$1,500.00 as a security deposit (hereinafter the "Security Deposit"), which is equal to one month's rent. The Security Deposit shall be held by Landlord in accordance with applicable Maryland law to secure Tenant's performance of all obligations under this Agreement.

3.2 Return of Security Deposit. Within forty-five (45) days after the termination of the tenancy and delivery of possession of the Premises to Landlord, Landlord shall return the Security Deposit to Tenant, less any lawful deductions for unpaid rent, damages to the Premises beyond normal wear and tear, and any other permitted charges. Landlord shall provide an itemized statement of any deductions.

4. PAYMENTS DUE AT LEASE SIGNING

4.1 Initial Funds. Upon the execution and signing of this Agreement, the first month's rent in the amount of \$1,500.00 and the Security Deposit in the amount of \$1,500.00 shall be due and payable by Tenant to Landlord, bringing the total amount due at lease signing to \$3,000.00. There are no other payments due at lease signing.

5. UTILITIES AND SERVICES

5.1 Tenant Responsibility. Tenant is solely responsible for arranging and paying for all utilities and services required for the Premises, including but not limited to electricity, gas, water, sewer, trash collection, internet, cable, and telephone. None of these utilities or services are included in the Rent, and Landlord pays for none.

5.2 Interruption of Utilities. Landlord shall not be liable for any interruption or failure of utility services to the Premises unless caused by the gross negligence or intentional misconduct of Landlord.

6. USE AND OCCUPANCY

6.1 Permitted Use. The Premises shall be used and occupied solely as a private residential dwelling by Goldine Allen and permitted minor occupants, and for no other purpose whatsoever.

6.2 Compliance with Laws. Tenant shall comply with all federal, state, county, and municipal laws, ordinances, rules, and regulations pertaining to the use and occupancy of the Premises.

7. PETS

7.1 No Pets Policy. No pets, animals, livestock, or reptiles of any kind shall be kept, bred, or maintained in or about the Premises at any time. Violation of this prohibition shall constitute a material breach of this Agreement.

8. SMOKING POLICY

8.1 Smoke-Free Property. Smoking of any substance, including tobacco, marijuana, or use of electronic cigarettes or vaping devices, is strictly prohibited anywhere inside the Premises or on the surrounding property. Violation of this provision constitutes a material breach of this Agreement.

9. PARKING

9.1 No Parking Provided. No parking space, garage, or designated vehicle accommodation is provided or included under this Agreement. Tenant is solely responsible for obtaining independent parking arrangements if needed.

10. MAINTENANCE, REPAIRS, AND ALTERATIONS

10.1 Landlord Obligations. Landlord shall maintain the structural elements, roof, foundation, and exterior walls of the Premises in compliance with applicable housing codes and habitability standards.

10.2 Tenant Obligations. Tenant shall keep the Premises clean, sanitary, and in good working order, and shall promptly reimburse Landlord for the cost of repair of any damage caused by the negligence or willful misconduct of Tenant, its guests, or invitees.

10.3 Alterations. Tenant shall not make any structural alterations, paintings, additions, or improvements to the Premises without the prior written consent of Landlord.

11. ACCESS BY LANDLORD

11.1 Right of Entry. Landlord or Landlord's authorized agents may enter the Premises upon reasonable prior notice to Tenant (except in cases of emergency) to inspect the property, make necessary repairs, alterations, or improvements, or exhibit the Premises to prospective purchasers or tenants.

12. DEFAULT AND REMEDIES

12.1 Tenant Default. If Tenant fails to pay Rent when due, breaches any other material covenant or condition of this Agreement, or abandons the Premises, Landlord shall be entitled to pursue all remedies available under Maryland law, including termination of this Agreement, recovery of possession, and collection of all unpaid rent and damages.

12.2 Cumulative Remedies. All remedies of Landlord under this Agreement are cumulative and shall not be exclusive of any other remedy allowed by law.

13. GOVERNING LAW

13.1 Jurisdiction. This Agreement shall be construed, interpreted, and governed by the laws of the State of Maryland, without regard to its conflict of laws principles. Any legal action arising from this Agreement shall be brought in the appropriate court located in the county where the Premises are situated.

14. SEVERABILITY

14.1 Severability Clause. If any provision of this Agreement is held to be invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it valid and enforceable, and the remaining provisions shall remain in full force and effect.

15. ENTIRE AGREEMENT

15.1 Integration. This Agreement constitutes the entire understanding between Landlord and Tenant with respect to the subject matter hereof and supersedes all prior discussions, negotiations, representations, or agreements, whether oral or written. No modification or amendment to this Agreement shall be effective unless set forth in a written document executed by both Parties.

IN WITNESS WHEREOF, the Parties have executed this Residential Lease Agreement as of the date first above written.

LANDLORD:

Signature: 

Name: **Carl McCaskill**

Title: 8-10-26

Date: _____

TENANT:

Signature: 

Name: **Goldine Allen**

Title: _____

Date: 8/10/26