

RESIDENTIAL DWELLING LEASE

OWNER: Hope City Homes

TENANT(S): Natasha Burns, and Sean Oates

LEASED PROPERTY ADDRESS: 1018 North Rosedale Street - 1 Baltimore MD 21216

DATE OF LEASE: 5/1/2025 MOVE IN DATE: 5/1/2025 SECURITY DEPOSIT: \$1,700.00

**TENANT IS RESPONSIBLE FOR BOTH WATER & UTILITIES
BGE MUST BE PUT IN THE NAME OF THE TENANT WITHIN 3 DAYS
BGE: 410-685-0123**

1. INITIAL TERM OF LEASE: Owner leases to Tenant and Tenant leases from Owner the Property for the term of **ONE** year beginning on 5/1/2025 and ending on 4/30/2027 at a total rent of \$1,700.00 for said term, due and payable in equal monthly installments of \$1,700.00 in advance, on the first day of each month.

If for any reason Rent must be prorated, the prorated daily rent shall be equal to one-thirtieth (1/30th) of the Rent stated above for each day of the proration period. The first month's Rent is \$1,700.00, which is due before Tenants can receive possession of the Premises and which covers the period from the Commencement Date through 5/31/2025. The first month's Rent is payable in cash, money order, or cashier's or official check only.

2. RENEWAL OF LEASE TERM: MONTH-TO-MONTH: This lease shall continue in force month to month after the expiration of the initial term. Either party may terminate this lease at the end of the initial term, or any renewal term, by giving written notice to the other party at least sixty (60) days prior to the end of the initial term. **A RENEWAL OF LEASE IS SUBJECT TO THE SAME COVENANTS, CONDITIONS AND AGREEMENTS AS ARE SET FORTH IN THIS LEASE. NOTICE: ANY WRITTEN NOTICE GIVEN PURSUANT TO RENEWAL TERMS BECOME EFFECTIVE UPON THE FIRST DAY OF THE MONTH FOLLOWING DELIVERY OF NOTICE.**

3. LANDLORD'S AGENT: Landlord hereby deems Matthew Guy be its "Agent". Agent shall represent Landlord in all capacities including the collection of rents and other charges, the delivery of all notices pertinent to this Agreement, necessary repairs or alterations, and all other management matters pertaining to the Premises and this Agreement. In all respects to this lease and the management of the tenant and rental property, Matthew Guy is not acting personally, but as an Agent of the Owner/Landlord.

4. OFFICE HOURS: The property manager can be reached by calling: (410) 274-1551. If agent is not in the office, leave a message and he/she will return the call. Normal office hours are Monday through Friday, 9:00 a.m. to 5:00 p.m.

5. EMERGENCIES: In case of emergency, please call: (410) 274-1551 **immediately!** An emergency is any situation that seriously endangers the life of a person or the condition of the property. The tenant should also immediately call police, ambulance and/or fire officials, if appropriate.

6. PAYMENT OF RENT: Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment is received more than **FIVE (5)** days after the date it is due, Tenant shall pay, as additional rent \$85.00, a sum equal to 5% of the amount of the delinquent tenant portion of the rent. If a check is accepted by the Owner from the Tenant for rent, it is purely as an accommodation to the Tenant. If the check is dishonored, Tenant agrees to pay a \$35 charge to owner as additional rent and personal checks will not be accepted for at least 6 months. The amount of the late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such charges and fees as Owner has for the non-payment of rent. There is a \$25 fee for reversed payments on the website/app.

Tenant initials NB

When judgment is entered, all court costs are assumed by the tenant:
Initial Failure to Pay \$130 **– follow-up Warrant of Restitution** \$130

7. OWNER LEGAL RIGHTS: If the Tenant shall fail to pay the rent or any additional rent as herein provided, within ten (10) days of date when due, or if Tenant shall breach any other term, covenant, or condition of this lease, including, but not limited to, any misrepresentation in Tenant's application, Owner may (A) re-enter property and terminate the Lease in accordance with the applicable provisions of law; (B) bring summary eviction proceedings to evict Tenant; or (C) pursue any and all remedies available to Owner at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by the Owner of any available action by Owner against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of the Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Owner prior to or subsequent to such termination and/or recovery of possession.

8. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied only by the following person(s) and by no other persons and to pay \$100.00 each month for each other person who shall occupy the premises in any capacity. All adult occupants are required to sign as Tenants of this lease.

- | | |
|-------------------------|----------|
| 1) <u>Natasha Burns</u> | 4) _____ |
| 2) _____ | 5) _____ |
| 3) <u>Noah Burns</u> | 6) _____ |

9. TENANT'S RIGHT TO OCCUPY THE PROPERTY: Owner agrees that the Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation. If permission is given to Tenant to enter into possession of the Property prior to the date specified for the commencement of the Term, such occupancy shall be deemed in accordance with all the terms, covenants, conditions and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.

10. INSTALLATION OF SMOKE DETECTORS and CARBON MONOXIDE DETECTORS: Property is equipped with smoke and carbon monoxide detectors. Tenant acknowledges Tenant's responsibility to maintain them in accordance with the provision of Article 32A, 12A(b) and 13 of the Annotated Code of the State of Maryland, as amended. Tenant further acknowledges Tenant assumes all liability therefore. Tenant shall indemnify and hold Owner harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector.

SMOKE DETECTORS DISCLOSURE: This home contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm suitable to warn the occupants of the home. Therefore, the occupant should obtain a dual powered smoke detector or a battery operated smoke detector.

11. TENANT'S USE OF KEYS AND LOCKS: No additional lock(s) shall be installed by the Tenant and no existing lock(s) shall be changed by the Tenant without Owner's prior written consent. One (1) key will be furnished to the Tenant and any additional keys required will be obtained from Owner and paid for by Tenant. Duplicate Key(s) will not be made without Owner's prior written consent. All keys will be returned by Tenant to Owner upon termination of the Lease or vacating of the Property, whichever occurs first. Tenant shall reimburse Owner, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Should tenant lose the keys- there will be a \$45.00 charge for coming to the house with a replacement key. If the locks need to be replaced the fee is \$75.00.

12. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalk or permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any governmental authority.

13. OWNER/TENANT LIABILITY: Tenant agrees with respect to those portions of the Property within the exclusive control of Tenant, Owner shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of the Tenant. Owner shall not be deemed a bailee as to any goods, or chattels, placed on, in, or about the Property. It is responsibility of Tenant to obtain and pay the costs of

Tenant initials NB

any insurance to protect tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance.

14. TENANT INDEMNIFIES OWNER: Tenant shall indemnify and hold Owner harmless against and from any liability arising from injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any negligence, misconduct or any act of omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of the Tenant.

15. OWNER'S RIGHT TO ENTER THE PROPERTY DURING THE TERM:

Owner and Owner's agent and employee's shall have the right to enter upon the property at all reasonable times for the purpose of inspection or making any repairs which Owner is required to make under the terms of this Lease or which Owner otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the initial Term, or any renewal thereof, Owner and Owner's agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereof, as may be permitted by law.

16. TENANTS RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to the Owner at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear accepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition. Appliances are to be cleaned.

13.1 At 60 day notification, Property will have walk through. Any damage will be noted and pictures taken. Notification to Subsidy Agency will include any noted damage as money owed to Owner.

13.2 Estimated water bills will be noted as money owed to owner.

17. FAILURE TO VACATE AT TERMINATION: If a Tenant does not vacate the Property on or before the last day of the applicable Term, Owner may (a) evict Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Owner, (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (c) exercise any other remedy granted to a landlord under Maryland Law

18. TENANT'S AND OWNER'S RIGHTS IF PROPERTY IS DAMAGED: If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Owner, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rents payable under this lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Owner elects to repair the damage to the Property, the Owner shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this lease shall not be abated and this Lease shall remain in full force and effect.

19. INSPECTIONS: Tenant acknowledges that Owner has the right to be present at any and all inspections in and about the Property, and agrees to notify Owner prior to any inspections.

20. TENANT'S RESTRICTIONS CONCERNING TRASH: All garbage and trash must be placed in a trash receptacle with a lid as stated by Baltimore City Health Department. Trash cannot be left out any earlier than the evening before the scheduled pickup. All trash must be placed in a suitable covered container. Tenant is responsible for all Environmental fines for illegal trash disposal.

21. TENANT AND OWNER AGREEMENT IF UTILITIES ARE INTERRUPTED: In the event Owner or Tenant is prevented or is unable, for reasons beyond Owner's or Tenant's control, to obtain fuel, electricity, water or sewer or the services, or in the event of the rationing or non-delivery of same, Owner is hereby released and discharged from any liability, loss, cost, or damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement. A utility being turned off in the Property is a direct violation of this Lease and grounds for immediate eviction. Tenant may NOT use the stove in the Property to heat the home. Proper heating devices are required and supplied by landlord. Tenants may not add extra heat units in the unit without the written permission of the landlord. If Tenant is caught using illegal devices or stove to heat the home, Tenant becomes in direct violation of the lease and may be evicted.

Tenant initials NB

22. TENANT AND OWNER AGREEMENT FOR REPAIRS: If, under the terms of this Lease, Owner has agreed to furnish any service or utility at Owner's cost and expense, Owner may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Owner temporarily stop or curtail the furnishing of any such service or utility, Owner shall use due diligence in restoring such service or utility.

23. OWNER'S RIGHT TO RE-RENT THE PROPERTY: If the Property becomes vacant because of the exercise of the Owner's remedies under this Lease, or should Tenant abandon the Property, Owner may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Owner shall reasonably determine. Tenant, upon demand by Owner, shall pay to Owner all costs and expenses incurred by Owner in such re-letting and shall thereafter pay monthly to Owner, in advance, the difference between, the rent payable under this Lease and the amount of the rent received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Owner any obligation to show or lease the Property in preference to any other rental property(ies) owned by Owner.

24. TENANT RESPONSIBLE FOR ADDITIONAL RENT: Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms and conditions of the Lease by Tenant; (b) any and all damages, costs and /or expenses which the Owner may suffer or incur by reason of any default under this Lease by Tenant; (c) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or tenant agents, employees, invitees, or family members. In the event the Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of rent due, and Owner shall have the same remedies for the collection of such payments as Owner has for non – payment of rent under this Lease.

25. ATTORNEY'S FEES AND COURT COSTS: Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall reimburse by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.

26. OWNER DOES NOT WAIVE LEGAL RIGHTS: The failure of the Owner to insist upon the strict performance of any of the terms of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Owner of such term or condition or an election in future instances.

27. HEIRS AND ASSIGNS ARE BOUND BY LEASE: The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs personal representatives, successors, and assigns (if permitted) of Owner and Tenant.

28. CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.

29. TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than a private single-family residence; to keep all lawns neatly mowed and all hedges, flower beds, and shrubbery in good order; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to the Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of the neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, and agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on or from Property. Tenant shall indemnify and save Owner harmless from (a) any and all liability, loss, cost, damage, or expense arising out of any violation by Tenant such laws, codes, ordinances, rules, or regulations; (b) any violation or non-performance by the Tenant of any of the covenants contained herein; or (c) any other actor omission of the Tenant, other residents of the Property, or Tenant's agent, employees invitees, or family members. All electrical, heating, cooking, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only. The stove can be used for cooking only. The stove may never be used to heat the home under any circumstance. If it is used for heating the house, this is a direct violation of this Lease.

30. NOISE & BEHAVIOR: Tenant will not make, permit or facilitate any unseemly or disturbing noises or conduct by the Tenant, Tenant's family, employees, agents and/or guests; nor do, permit or facilitate any illegal or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other tenants or Landlord. Tenant will not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. Tenant further agrees not to conduct, give or permit vocal or instrumental instruction or practice

31. TENANT'S RESTRICTIONS ON CHANGES TO THE PROPERTY: The Tenant shall not make any alterations, additions, or improvements, including painting or electrical to the Property without obtaining Owner's written consent.

32. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors and carbon monoxide detectors. Certain other now existing items may be considered personal property, whether installed or stored upon the property, are included as follows IF CIRCLED:

STOVE OR RANGES
EXISTING W/W CARPET
WASHER / DRYER

SCREENS
REFRIGERATOR
CEILING FANS

STORM DOORS
CENTRAL A/C
MINI BLINDS

33. UTILITIES AGREEMENT: The obligations of Owner and Tenant with respect to the provisions of utilities shall be as follows: All Items listed and initialed below will be at the cost of the Tenant:

a) Heating Fuel (TENANT) XX
b) Cooking Fuel (TENANT) XX
c) Electricity (TENANT) XX
d) Heating of water (TENANT) XX

e) Water/Sewer (TENANT) XX
f) Environmental Fines (TENANT) XX

Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within fifteen (15) days of receipt of bill, such failure constitute a default under this Lease and Owner may, in Owner's discretion, pay such costs, in which even, the amount thereof shall be added and deemed part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such utility costs as Owner has for the non-payment of rent under this lease.

34. MAINTENANCE AND REPAIRS (a) Owner shall maintain, and/or repair/replace (if necessary in Owner's sole discretion) the plumbing, heating, cooling, electrical, systems, exterior walls, and the roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repair, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agent, servants, employee's, invitees, or family members. Tenant agrees to promptly notify Owner of any condition which is the obligation of Owner to repair or replace. If Tenant does not notify Owner it is a direct violation of this Lease. (b) Except as provided in (a) above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, windows treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by the Tenant, at Tenant's sole expense, so as to restore the Property to the same condition existing at the commencement of the Term. If the Tenant shall fail to make any such repair or replacement, Owner, in Owner's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such cost as Owner has for non-payment of rent under this Lease. **Tenant shall furnish the HVAC filters, light bulbs, and batteries at Tenant's expense.**

35. PETS: NO PETS may be kept on the Property without the prior written permission of the Owner. If pets are allowed, an addendum containing PET provision must be attached to this Lease.

36. DELIVERY OF NOTICES: All notices required to be given by Owner to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Owner of any portion of the security deposit shall be mailed by Owner to Tenant at Tenant's last known address, within (45) days after the termination of this Lease.

ALL Notices required to be given by Tenant to Owner, and all rent checks, shall be delivered to the following address: (Notices shall be given by certified mail.)

Tenant initials NB

Hope City Homes LLC
8480 Balt. Nat'l. Pike, #154
Ellicott City, MD 21043

37. LEAD PAINT-APPLICABLE LAW: Title X Section 10108, The Residential Lead- Based Paint Hazard Reduction Act of 1992 (the Federal Program) 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 or lead – based paint hazards applicable to the Property. If the Property was built prior to 1979, the property is subject to the Maryland Lead Paint Poisoning 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 between 1950 and 1978, the provisions of the Maryland Program will also apply to the Property except that the Owner will have the option to participate in the liability limitation portion of the Maryland Program.

AGE CLASSIFICATION OF THE PROPERTY: Owner represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that
THE PROPERTY WAS BUILT BEFORE 1978; **The Federal Program applies**
THE PROPERTY WAS BUILT PRIOR TO 1950; **The Maryland Program applies fully.** **AGE CLASSIFICATION:**
The owner is uncertain of the age classification; therefore, Owner acknowledges that, for the purpose of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead – based paint and/or lead – based paint hazards.

NOTICE TO TENANT – LEAD PAINT AND LEAD – BASED PAINT HAZARDS: Tenant acknowledges that Property may be subject to Federal and Maryland law to the presence of lead –based paint and/or lead – base paint hazards. Tenant acknowledges the receipt of the following required brochures:

- a. The EPA booklet "Protect Your Family Form Lead in Your Home".
- b. The "Notice of Tenants' Rights", Lead Poisoning Prevention as published by the Maryland Department of the Environment

Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of the Owner and that the Tenant agrees to read and become familiar with the requirements of the Federal and Maryland law as contained in the above brochure and notice. **initial:** NB

38. RENTERS INSURANCE: By initialing below Tenant agrees that Tenant has been informed about renter's insurance and is advised to obtain it. Owner is not responsible for the loss of any of Tenant's personal belongings. **initial:** NB

39. WATER BILLS & ENVIRONMENTAL FINES: WATER BILLS BECOME RENT AFTER 10 DAYS PAST DUE. Nonpayment of water bills or environmental fines is a direct violation of your lease. After they become past due they will be considered part of tenant's rent. **initial:** NB

40. LENGTH OF LEASE: Tenant understands by signing below that Tenant has agreed to a lease term of no less than one (1) year, with a month to month lease going into effect after that. **initial:** NB

41. LEAD CERTIFICATION: Tenants understands that the Property has passed the lead swipe inspection certification **initial:** NB or is Limited Lead Free **initial:** _____ and was given a copy of the MDE Lead Certificate.

42. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS: Tenant understands there is at least one smoke detector per floor installed in the property. Tenant has been shown the location and how to change the batteries. Carbon Monoxide detectors are also installed as required by law. If the battery starts to die, Tenant will change it. Tenant agrees NOT to remove it under any circumstance. If they are removed when Tenant vacates the home Tenant will be charged \$25 for each smoke detector replacement and \$40 for carbon monoxide detectors. **initial:** NB

43. PEST CONTROL: The Tenant understand he/she is accepting the unit that is free from all mice, roaches, rats, etc. The unit is free from all pests and tenant is responsible for all pest control for entire tenancy. Owner will not pay for any pest control. BED BUGS ARE THE TENANTS RESPONSIBILITY. **initial:** NB

Tenant initials NB

44. PLUMBING PROBLEMS: Tenant understands house is free from all leaks and plumbing backups. If there is a leak or plumbing backup that is Tenant's fault, Tenant will be billed. Owner will not pay for grease clogs, hair clogs, children's toys, etc. The plumber who comes to the property will pull out of drain line what has caused the problem and note it on invoice. Tenant will pay for all invoices for damage that Tenant has caused. **initial:** _____

45. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its Present condition, unless otherwise agreed in writing below. Tenant also accepts all provisions of the lease written, read, and explained above.

46. NOTICES: All notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at **8480 Balt. Nat'l. Pike, #154, Ellicott City, MD 21043**. All notices from Landlord to Tenant shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

47. MISCELLANEOUS: Any portion of this Agreement found to be invalid shall be considered null and void, just as if it had never appeared in the Agreement and it shall NOT affect the validity of any other item in this Agreement. Landlord/Agent and Tenants shall use good faith in performing their obligations under this Agreement. Plural references made to the parties in this Agreement may also be singular, and singular references may be plural. Any references to any particular gender shall apply to all genders. All terms of this Agreement also apply to Landlord/Agent's heirs, personal representatives, successors, or assigns, as the case may be. All riders and addenda shall be subject to the terms of this Agreement. Any references to this Agreement shall also include any Riders or addenda attached hereto. Riders, addenda, and/or handwritten terms will control if there is a conflict with the preprinted typewritten terms of this Agreement.

48. CHANGES IN TERMS OF TENANCY: As written, this Agreement constitutes the entire agreement between the tenants and Landlord/Agent. They have made no further promises of any kind to one another, nor have they reached any other understandings either verbal, written, express, or implied. Any modifications, amendments, or changes to this Agreement must be in writing and executed by all Landlord/Agents and all Tenants in order to be enforceable except as otherwise described in this Agreement.

49. WAIVER: The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or exercise any option herein contained, shall not be construed as a waiver of such covenant rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other tenant.

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. OWNER AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE. BEFORE SIGNING, THIS IS A LEGALLY BINDING CONTRACT, IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.

Natasha Burns
TENANT

05 / 01 / 2025
DATE

LANDLORD/AGENT

DATE

Tenant initials NB

Addendum to Lease Agreement

Mold Remediation Addendum

LEASED PROPERTY ADDRESS: 1018 North Rosedale Street - 1 Baltimore MD 21216 ("the Unit")

Notwithstanding anything contained in the Lease to the contrary, Resident agrees to use Resident's best efforts to prevent any conditions in the Unit, such as excessive moisture, that could create an environment conducive to mold growth. Resident is advised that prior to renting this Unit a representative of the Landlord inspected the Unit for evidence of mold and certified that mold growth was not present in the apartment at the time Resident took possession (occupancy) of the Unit. In the event such develops, Resident agrees to remedy such conditions. Landlord is not responsible for the consequences of any Resident conduct that leads to or exacerbates mold growth, and Resident shall indemnify and hold Landlord harmless from any such conduct of Resident. Resident further agrees promptly to report to the Landlord in accordance with paragraph 21 of the Lease, or the applicable paragraph entitled "Notices", any actual or potential mold problem, regardless of what may have caused the problem. Failure make a prompt written report of any such potential mold problem constitutes a breach of Lease and an unconditional waiver and release of any and all claims for any relief, including any alleged damages, whether accrued, contingent, inchoate, or otherwise, suspected or unsuspected, raised affirmatively or by way of defense or offset, related to or occurring or arising from or out of the unreported conditions.

Resident further agrees that, in the event Landlord provides notice to Resident of Landlord's intention to remediate mold in Resident's Unit, Resident will provide immediate access to Resident's Unit to permit Landlord to remediate the problem. In the event Landlord determines, in its sole discretion, that Resident should vacate the Unit during remediation, Resident will relocate at the Landlord's expense to another unit reasonable and comparable unit owned or operated by Landlord or its affiliate for the period of time necessary to complete remediation. The relocation will not be deemed a suspension of the Lease and all provisions will be enforced including the payment of rent. In the event no other unit is available, Landlord, at its sole discretion may terminate the Lease without penalty and without any financial obligation beyond the date of such termination. Resident's refusal to relocate in accordance with these provisions, or any other interference with Landlord's remediation efforts by Resident or Resident's guests, shall constitute for a breach of the Lease and an unconditional waiver and release of any and all claims for any relief, including any alleged damages, whether accrued, contingent, inchoate or otherwise, suspected or unsuspected, raised affirmatively or by way of defense or offset, relating to or occurring or arising from or out of exposure to the presence of mold. Landlord may terminate the Lease and/or evict Resident upon Resident's breach of Lease or by any other remedy available to Landlord under the terms of the Lease for a breach thereof or at law and equity. If a resident has made a good-faith written report to the Landlord of the actual mold problem in the Unit and within five days after such report Landlord has not taken any action to inspect or remediate mold in the Unit, or has not provided Resident with a remediation plan for the Unit, then the Resident may take the necessary action under law and equity for breach of Lease. Nothing herein shall release Resident from any obligation or claims related to delinquent and or past due rent and other fees or charges obligated under the Lease.

Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged and the provision of the Lease shall be applicable to the fullest extent not inconsistent with the Addendum. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.

Natasha Burns

TENANT

LANDLORD

Tenant initials *NB*

Lease Addendum Carbon Monoxide Detector Signed Affidavit

Resident: Natasha Burns, and Sean Oates

Property Address: 1018 North Rosedale Street - 1 Baltimore MD 21216

I, Natasha Burns, and Sean Oates, (tenant) acknowledge that Hope City Homes has installed a carbon monoxide detector at my residence. I understand that the carbon monoxide detector was installed in working condition and I am responsible to replace the batteries should the batteries start to die. Should the carbon monoxide detector fail for any reason other than the batteries dying, I will immediately contact Matthew Guy at (410) 274-1551.

Natasha Burns
Tenant Signature

05 / 01 / 2025
Date

Tenant initials *NB*

Pet Addendum to Rental Agreement

LEASED PROPERTY ADDRESS: 1018 North Rosedale Street - 1 Baltimore MD 21216 (the Unit)

It is hereby agreed by and between Management and Resident that Management will allow resident to have the following described pet, in the leased premises upon and subject to the terms and conditions of this addendum. Resident hereby agrees to comply with the following:

1. Description/breed of Pet: NO PETS
2. Name of Pet: NO PETS
3. Provide written veterinary verification that the pet is current with all vaccinations for respiratory diseases, rabies and distemper.
4. Agrees to keep leased premises in good condition and allow management periodic inspections to assure there are no damages caused by pet.
5. Assumes ALL monetary responsibility for damage or destruction interior and exterior caused by the pet to the leased premises. Such responsibility and liability of resident will include the repair of damaged items to their former condition and/or replacement where necessary and all extermination costs.
6. Resident agrees to put the pet out for board or otherwise remove the pet from the leased premises for the balance of the lease term if the pet is or becomes a nuisance or annoyance to neighbors.
7. Resident agrees to keep pet kenneled or contained at the request of Management in order to have necessary access to the property.
8. Resident will maintain and keep the outside clean and free from any odors and pet waste.
9. Resident agrees if there is reasonable cause to believe an emergency situation exists with respect to the pet and efforts to contact Resident are unsuccessful, the rental manger may contact the local animal control authority and assist its staff in entering the residents unit. (ie fire, abandonment, suspected abuse or any prolonged disturbance). All costs incurred will be the sole responsibility of the resident.
10. Resident agrees to indemnify, hold harmless and defend owner, rental manager or rental manager's agents against all liability, judgments, expenses (including attorney fees) or claims by third parties for any injury to any person or damage to property of any kind caused by residents pet(s).
11. Resident agrees to assume full liability to all persons on the premises for damages and/or injury directly or indirectly caused as a result of Resident's pet.
12. Resident will pay a non refundable pet fee of \$30 (per pet) per month.
13. Resident will abide by all local laws.
14. **Absolutely NO Pit Bulls or partial breed Pit Bulls are allowed in the residence.**

Natasha Burns
Tenant

05 / 01 / 2025
Date

Landlord/Agent

Date

Tenant initials NB

Title	1018 North Rosedale Street - 1
File name	Lease - Market Tenant - PDF.pdf and 1 other
Document ID	97e2a8cda664b9c5cc6ab7cc3dc00021c6e3c822
Audit trail date format	MM / DD / YYYY
Status	● Pending signature

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Document History



SENT

05 / 01 / 2025

13:53:15 UTC

Sent for signature to Natasha Burns (nburns0@gmail.com), Sean Oates (seanoates8@gmail.com) and Matthew Guy (matt@hopecityhomes.com) from dropboxsignproduction@buildium.com
IP: 96.231.16.31



VIEWED

05 / 01 / 2025

14:03:11 UTC

Viewed by Natasha Burns (nburns0@gmail.com)
IP: 172.58.244.43



SIGNED

05 / 01 / 2025

14:44:58 UTC

Signed by Natasha Burns (nburns0@gmail.com)
IP: 172.58.244.193



INCOMPLETE

05 / 01 / 2025

14:44:58 UTC

This document has not been fully executed by all signers.