

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (the “**Lease**”) is entered into as of

2026-09-17

(the “**Effective Date**”), by and between **Landlord** and **Tenant** (collectively, the “**Parties**”), under the following terms and conditions.

1. PROPERTY

Landlord hereby leases to Tenant the residential dwelling known as:

1900 Aliceanna Street, Apartment 1, Baltimore, Maryland 21231 (the “**Premises**”).

The Premises consist of a one-bedroom, one-bathroom apartment located within a historic residential building in the Fell’s Point neighborhood of Baltimore, Maryland.

2. LEASE TERM, RENEWAL AND MONTH-TO-MONTH TENANCY

The initial term of this Lease shall be **twelve (12) months**, commencing on **OCTOBER 10, 2026** and ending on **OCTOBER 10, 2027** (the “**Initial Term**”).

The Parties may agree to renew the Lease for an additional fixed term upon mutually acceptable terms, including any adjustment to Base Rent. Any fixed-term renewal must be confirmed in writing and signed by Landlord and Tenant.

If the Parties do not execute a new fixed-term lease or renewal agreement and Tenant remains in possession of the Premises with Landlord’s consent following expiration of the Initial Term, the tenancy shall continue on a **month-to-month basis**, subject to the terms and conditions of this Lease except as modified by written agreement or as otherwise required by law.

During any month-to-month tenancy, either Landlord or Tenant may terminate the tenancy by providing the other Party with **at least sixty (60) days’ written notice**, subject to any greater notice or other requirements imposed by applicable Maryland or Baltimore City law.

Base Rent during a renewal or month-to-month tenancy may be adjusted by Landlord upon the notice required by applicable law. Any proposed rent adjustment shall be communicated to Tenant in writing.

Tenant's continued occupancy following a lawful adjustment in rent, together with payment and acceptance of the adjusted rent, shall constitute acceptance of the new rental rate to the extent permitted by law.

Nothing in this section limits either Party's rights or obligations concerning termination, renewal, rent adjustments, or required notice under applicable Maryland or Baltimore City law.

3. EARLY TERMINATION BY TENANT

Tenant acknowledges that this Lease is for the full Lease Term stated herein and that Tenant remains responsible for the obligations of the Lease through the end of that term unless:

1. Landlord agrees in writing to an earlier termination;
2. Tenant has a right to terminate the Lease under applicable law; or
3. The Premises are re-rented and Tenant's continuing liability is reduced or extinguished as required by law.

If Tenant vacates, abandons, or otherwise terminates occupancy of the Premises before expiration of the Lease Term without a contractual or legal right to do so, such departure shall constitute a breach of the Lease.

In that event, **Landlord reserves the right to retain and apply all or any lawful portion of the Security Deposit** toward amounts properly due as a result of the breach, including:

- unpaid rent;
- rent otherwise due for the remaining Lease Term, subject to Landlord's obligation to mitigate damages and credit rent received from a replacement tenant;
- damage to the Premises beyond ordinary wear and tear;
- reasonable costs resulting from Tenant's breach to the extent recoverable under applicable law; and
- any other amounts that may lawfully be deducted from the Security Deposit.

The Security Deposit shall **not constitute an automatic early-termination fee or liquidated damages**, and Landlord shall return any remaining portion of the Security Deposit, together with any required accounting and interest, in accordance with Maryland law.

If Landlord's lawful damages and unpaid amounts exceed the Security Deposit, Tenant shall remain responsible for the unpaid balance to the extent permitted by law.

Landlord's acceptance of possession, return of keys, or efforts to re-rent the Premises shall not by itself constitute a release of Tenant from obligations arising from the early termination unless Landlord expressly agrees to such release in writing.

3. RENT

Tenant agrees to pay Landlord **Base Rent** in the amount of **One Thousand Seven Hundred Fifty Dollars (\$1,750.00)** per month.

Rent shall be due on or before the **first (1st) day of each month**, without demand, and shall be paid in a form acceptable to Landlord.

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Late Fees

If Rent is not received within **five (5) days** after the due date, Tenant shall be charged a late fee of **five percent (5%) of the monthly Base Rent**, not to exceed the maximum amount permitted under Maryland law. Late fees shall be deemed additional rent.

4. SECURITY DEPOSIT

Tenant shall pay a **Security Deposit** equal to **one (1) month's Base Rent (\$1,750.00)** to reserve the Premises.

The Security Deposit shall be held and administered in accordance with Maryland law and may be applied to unpaid rent, damages beyond normal wear and tear, or other lawful charges. Any remaining balance shall be returned within the time period required by law.

5. UTILITIES

Tenant shall pay Landlord a **flat utility fee of Two Hundred Dollars (\$200.00) per month**, which includes gas, water, electric service, and access to on-site Comcast Business Class Wi-Fi network access (as desired). Included Wi-Fi access is offered as a convenience and is dependent on the availability and performance of the third-party internet service provider. Landlord does *not* guarantee uninterrupted service, minimum speeds, or continuous availability and shall not be responsible for outages, interruptions, or service limitations outside of Landlord's reasonable control.

This utility fee is **subject to periodic reevaluation** by Landlord based on actual usage, utility cost increases, or changes in occupancy, upon reasonable written notice to Tenant as permitted by law.

Landlord will provide and maintain the Apartment water pressure, radiators, hot water heater, washer/dryer combination machine, and refrigerator if any issues arise.

6. PETS

Pets are **not permitted** without prior written approval from Landlord.

If a pet is approved, Tenant shall pay a **monthly pet fee of Fifty Dollars (\$50.00)** per approved pet, beginning upon lease signing or upon the date the pet is brought onto the Premises.

Unauthorized pets constitute a material breach of this Lease.

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7. USE AND OCCUPANCY

The Premises shall be used solely as a private residence by Tenant and approved occupants only. No business, short-term rental, or transient use (including Airbnb or similar services) is permitted.

Tenant shall comply with all applicable laws, ordinances, and neighborhood regulations.

8. NO SMOKING

Smoking, vaping, or the use of tobacco, cannabis, or similar substances is **strictly prohibited** anywhere in the apartment, including interior spaces and common areas.

9. MAINTENANCE AND CARE OF PREMISES

Tenant shall keep the Premises clean, sanitary, and in good condition.

Tenant responsibilities include, but are not limited to:

- Taking trash and recycling to the curb using the supplied bins in accordance with city collection schedules.
- Replacing batteries in smoke and carbon monoxide detectors as needed.
- Routinely checking and cleaning the washer and dryer, including lint traps, to prevent lint accumulation, moisture buildup, or damage.
- Promptly notifying Landlord of any leaks, water intrusion, appliance malfunction, pest activity, or physical damage to the Premises.

Landlord is responsible for making repairs of the premises within a reasonable time after Tenant provides notice.

Failure to promptly report issues that result in additional damage may make Tenant financially responsible for resulting repairs.

10. ALTERATIONS

Tenant shall not make alterations, improvements, paint, mount fixtures, or otherwise modify the Premises without prior written consent from Landlord.

Given the **historic nature of the building**, special care must be taken to preserve original architectural features.

11. LANDLORD ACCESS

Landlord may enter the Premises upon reasonable notice for inspections, repairs, maintenance, showings, or emergencies, in accordance with Maryland law. Maryland's current landlord-entry law requires at least 24 hours' written notice, with ordinary entry between 7:00 a.m. and 7:00 p.m., Monday–Saturday, absent an emergency or written agreement otherwise.

12. HISTORIC PROPERTY ACKNOWLEDGMENT

Tenant acknowledges that the Premises are located in a historic building and neighborhood. As such:

- Minor imperfections, uneven surfaces, or historic construction elements may exist.
- Modern standards of soundproofing or uniformity may differ from newer construction.

These conditions shall not be deemed defects.

13. COMMERCIAL USE AND PROPERTY CONTEXT ACKNOWLEDGMENT

Tenant acknowledges that the Premises are located on an upper floor of a **mixed-use building with an independently operated commercial bar and restaurant space located on the ground floor.**

Tenant understands and accepts that occupancy of the Premises is within an active mixed-use and commercial neighborhood environment and that ordinary activity associated with the lawful operation of the ground-floor commercial premises may be perceptible from the apartment. Such activity may include, without limitation, **voices and conversation, music, opening and closing of doors, deliveries, trash and recycling collection, patrons arriving and departing, and other reasonable sounds, odors, foot traffic, or activity associated with a commercial establishment and the surrounding neighborhood.** This commercial activity is separately guided by an existing Memorandum of Understanding (MOU) with the Premises' neighborhood association and can be provided upon request.

Tenant acknowledges that the building is historic in character and may not provide the same degree of sound isolation, vibration isolation, or separation between uses as a newly constructed residential building.

The residential **Premises leased to Tenant are limited exclusively to Apartment 1 and any common areas expressly designated by Landlord for residential tenant use.** The Lease does not grant Tenant possession of, access to, or control over the ground-floor commercial premises, building exterior, sidewalk, outdoor commercial areas, service areas, storage areas, or any other portion of the property not expressly included within the Premises.

Tenant shall not interfere with the lawful operation of the commercial premises or use areas associated with the commercial premises without authorization.

Nothing in this acknowledgment shall waive Tenant's rights or Landlord's obligations under applicable Maryland or Baltimore City law, including applicable requirements concerning habitability, safety, or unlawful nuisance.

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14. DAMAGE AND LIABILITY

Tenant shall be responsible for damage caused by Tenant, occupants, or guests beyond normal wear and tear.

Landlord shall not be liable for loss or damage to Tenant's personal property.

Renter's Insurance Requirement

Tenant shall, at Tenant's sole expense, **maintain renter's insurance throughout the Lease Term** with minimum personal liability coverage of **not less than One Hundred Thousand Dollars (\$100,000)**.

Such policy shall cover personal property loss and personal liability for bodily injury or property damage arising from Tenant's use or occupancy of the Premises.

Proof of renter's insurance shall be provided to Landlord **prior to move-in**, upon any renewal of the Lease, and upon reasonable request. Failure to maintain renter's insurance shall constitute a **material breach** of this Lease.

Landlord shall not be responsible for loss, theft, or damage to Tenant's personal property, regardless of cause.

15. DEFAULT AND TERMINATION

Failure to pay Rent or comply with Lease terms constitutes default. Landlord may pursue remedies available under Maryland law, including termination of tenancy.

Tenant Notice of Non-Renewal

Tenant must provide **at least sixty (60) days' written notice** prior to the expiration of the Lease Term if Tenant intends not to renew or to vacate at the end of the Lease Term. Failure to pay Rent or comply with Lease terms constitutes default. Landlord may pursue remedies available under Maryland law, including termination of tenancy.

16. HOLDOVER

If Tenant remains in possession after Lease expiration without written agreement, tenancy shall convert to month-to-month at a rate determined by Landlord, subject to lawful notice.

17. ASSIGNMENT AND SUBLETTING

Tenant may not assign or sublet the Premises without prior written consent from Landlord.

Joint and Several Liability

If this Lease is executed by more than one Tenant, each Tenant shall be **jointly and severally liable** for all obligations under this Lease, including but not limited to payment of Rent, utilities, fees, damages, and compliance with all Lease terms.

A default, breach, or failure to perform by any one Tenant shall constitute a default by **all** Tenants. Landlord may enforce this Lease against any one or more Tenants individually or collectively.

Release, departure, or removal of one Tenant shall not release the remaining Tenant(s) from liability under this Lease unless expressly agreed to in writing by Landlord.

18. GUESTS AND ADDITIONAL OCCUPANTS

The Premises shall be occupied only by the Tenant(s) and any other occupants expressly approved by Landlord in writing.

Guests are permitted for reasonable temporary visits. A guest who occupies the Premises for more than **fourteen (14) consecutive days or thirty (30) total days during any twelve-month period** shall require Landlord's prior written approval.

No guest shall establish permanent residency at the Premises or receive any right of occupancy under this Lease without Landlord's written approval. Tenant remains responsible for the conduct of all occupants and guests and for any damage or violation of this Lease caused by them.

Nothing in this section shall prohibit occupancy or accommodation otherwise required by applicable law.

19. KEYS, LOCKS AND ACCESS

Landlord shall provide Tenant with the keys and/or access devices necessary for reasonable access to the Premises.

Tenant shall not replace, alter, re-key, or install additional locks or security devices without Landlord's prior written consent, except where otherwise permitted by applicable law.

Tenant shall promptly notify Landlord of any lost or stolen key or access device. Tenant may be responsible for the **reasonable actual cost** of replacement keys, access devices, or necessary lock replacement resulting from loss or damage caused by Tenant.

All keys and access devices shall be returned to Landlord upon termination of the tenancy. Tenant may be charged the reasonable cost of replacing any items not returned.

20. GOVERNING LAW

This Lease shall be governed by and construed in accordance with the laws of the State of Maryland.

21. ENTIRE AGREEMENT

This Lease constitutes the entire agreement between the Parties. Any modifications must be in writing and signed by both Parties.

21A. LEAD-BASED PAINT DISCLOSURE (FEDERAL & MARYLAND REQUIREMENT)

The Premises were constructed prior to 1978 and may contain lead-based paint.

Tenant acknowledges receipt of:

- The EPA-approved pamphlet “**Protect Your Family From Lead in Your Home**”;
- Any available records or reports pertaining to lead-based paint or lead-based paint hazards; or written notice that no such records are available.

Tenant agrees to comply with all health and safety guidelines regarding lead-based paint.

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Tenant Initials:	Date:

This Lease constitutes the entire agreement between the Parties. Any modifications must be in writing and signed by both Parties.

22. EXHIBITS

The following exhibits are incorporated into and made part of this Lease:

Exhibit A – Move-In / Move-Out Condition Checklist

Exhibit B – Lead-Based Paint Disclosure Form

Exhibit C – Tenant's Bill of Rights (Maryland)

23. SIGNATURES

LANDLORD:

Chris Richards
Name:

Chris Richards
Signature:

2026-09-17
Date:

TENANT:

Hannah Zhang
Name:

Hannah Zhang
Signature:

2026-09-17
Date:

LANDLORD:

Name: _____

Signature: _____

Date: _____

TENANT:

Name: _____

Signature: _____

Date: _____

EXHIBIT A

CONDITION UPON SURRENDER OF PREMISES

Upon termination or expiration of the Lease, Tenant shall surrender the Premises in **substantially the same condition as received at move-in**, as documented in this Checklist, ordinary wear and tear excepted.

Without limiting the foregoing, Tenant agrees that:

- Any walls painted or altered by Tenant must be returned to the original approved color unless otherwise agreed to in writing by Landlord.
- Any fixtures, hardware, shelving, window treatments, lighting, or other installations added or replaced by Tenant must be removed prior to move-out, and the Premises restored to its prior condition.
- Any holes, anchors, or mounting hardware installed by Tenant must be properly patched and repaired.
- All personal property shall be removed from the Premises.
- The Premises shall be cleaned to a comparable standard, including appliances, bathroom fixtures, floors, and interior surfaces.
- Trash and recycling must be removed from the unit and placed in proper receptacles.

Failure to return the Premises in the required condition may result in reasonable charges against the Security Deposit for cleaning, repainting, repairs, fixture replacement, debris removal, or restoration work necessary to return the unit to its documented move-in condition.

This provision does not relieve Tenant of liability for damage beyond ordinary wear and tear.

MOVE-IN / MOVE-OUT CONDITION CHECKLIST

Property Address: 1900 Aliceanna Street, Apartment 1, Baltimore, MD 21231

Tenant Name(s): _____

Lease Start Date: _____

Lease End Date: _____

This checklist is to be completed jointly by Landlord and Tenant at move-in and referenced again at move-out to document the condition of the Premises. This form becomes part of the Residential Lease Agreement.

GENERAL INSTRUCTIONS

- Check the condition that best describes each item at **Move-In**.
- Add comments where applicable.
- The same form will be used at **Move-Out** for comparison.

Condition Key:

E = Excellent / New | G = Good | F = Fair | P = Poor / Needs Repair | N/A = Not Applicable

ENTRY / HALLWAY

Item	Move-In	Move-Out	Comments
Front Door / Locks	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Walls / Paint	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	

Flooring	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P
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Lighting / Switches	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P
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LIVING AREA

Item	Move-In	Move-Out	Comments
Walls / Ceilings	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Flooring / Rugs	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Windows / Screens	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Electrical Outlets	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	

KITCHEN

Item	Move-In	Move-Out	Comments
Cabinets / Drawers	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Countertops	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Sink / Faucet	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Refrigerator	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Oven / Range	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Dishwasher (if any)	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Washer / Dryer	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	

BEDROOM

Item	Move-In	Move-Out	Comments
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Walls / Ceilings	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P
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Flooring	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P
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Closet / Doors	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P
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Windows / Screens	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P
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BATHROOM

Item	Move-In	Move-Out	Comments
Toilet	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Sink / Faucet	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Shower / Tub	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Mirrors / Fixtures	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	

SAFETY & SYSTEMS

Item	Move-In	Move-Out	Comments
Smoke Detectors	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
CO Detectors	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	
Heating / Cooling	☐ E ☐ G ☐ F ☐ P	☐ E ☐ G ☐ F ☐ P	

ADDITIONAL NOTES / EXISTING DAMAGE

ACKNOWLEDGMENT

This checklist reflects the condition of the Premises at the time of move-in and shall be used as a reference at move-out.

Tenant Signature: _____ Date: _____

Landlord Signature: _____ Date: _____

EXHIBIT B

LEAD-BASED PAINT DISCLOSURE

Property Address: 1900 Aliceanna Street, Apartment 1, Baltimore, MD 21231

This disclosure is made pursuant to the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and applicable Maryland law.

LEAD WARNING STATEMENT

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, landlords must disclose

the presence of known lead-based paint and lead-based paint hazards and provide tenants with available reports and records. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

LANDLORD DISCLOSURE

(Check one)

- ☐ Landlord has **no knowledge** of lead-based paint or lead-based paint hazards in the Premises.
- ☐ Landlord **has knowledge** of lead-based paint or lead-based paint hazards in the Premises (attach explanation and reports).

Landlord has provided Tenant with:

- ☐ All available records and reports pertaining to lead-based paint and/or lead-based paint hazards.
- ☐ No records or reports are available.
-

TENANT ACKNOWLEDGMENT

Tenant acknowledges receipt of:

- ☐ The EPA-approved pamphlet “**Protect Your Family From Lead in Your Home.**”
- ☐ All information listed above.

Tenant understands the potential risks associated with lead-based paint exposure.

CERTIFICATION OF ACCURACY

The following Parties certify that the information provided in this disclosure is true and correct to the best of their knowledge.

LANDLORD:

Name: _____

Signature: _____

Date: _____

TENANT:

Name: _____

Signature: _____

Date: _____

AGENT (if applicable):

Name: _____

Signature: _____

Date: _____

EXHIBIT C

TENANT'S BILL OF RIGHTS:

https://dhcd.maryland.gov/housing/renter-landlord-resources/tenants-bill-rights?utm_source=chatgpt.com#printable-versions-in-multiple-languages-1

The Tenants' Bill of Rights summarizes key renter rights and protections established by federal and state laws. The Tenants' Bill of Rights is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Audit trail

Details

FILE NAME	1900 ALICEANNA RESIDENTIAL LEASE - Hannah Zhang - OCT 10 2026 - 9/16/26, 5:54 PM
STATUS	Signed
STATUS TIMESTAMP	2026/09/18 00:16:46 UTC

Activity

SENT	chris@coheremade.com sent a signature request to: - Hannah Zhang (hannahzhanng@gmail.com) - Chris Richards (cdrich88@gmail.com)	2026/09/16 21:55:04 UTC
SIGNED	Signed by Chris Richards (cdrich88@gmail.com)	2026/09/17 16:45:08 UTC
SIGNED	Signed by Hannah Zhang (hannahzhanng@gmail.com)	2026/09/18 00:16:46 UTC
COMPLETED	This document has been signed by all signers and is complete	2026/09/18 00:16:46 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.