

Rental Agreement

Clause 1. Identification of Landlord and Tenant

This agreement is entered into between Samuel Jahnigen and Caroline Bateman (Tenants) and Adam Brinkman (Land Lord). Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at 1409 Jackson St. Baltimore, MD 21230 in Baltimore City together with the following furnishings and appliances: Rental of the premises also includes Washer, Dryer, Furnace, Central Air, Oven/Stove, Dish Washer, Refrigerator, Microwave. Tenant and Landlord to complete walk through and document the conditions of the premises.

Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement. Occupancy by guests for more than 7 days (within a given month) is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

Clause 4. Term of Tenancy

The term shall be for a period of twelve 12 months from the 15th day of August, 2026, to and including the 31st day of July, 2027. No automatic extension or renewal period will begin at the termination of this agreement. Landlord may terminate the tenancy or modify the terms of this Agreement by giving the Tenant 60 days' written notice. After initial 12 month term, the Tenant may terminate the tenancy by giving the Landlord 60 days' written notice.

Clause 5. Payment of Rent

Regular month rent

Tenant will pay to Landlord a monthly rent of Two Thousand Two Hundred dollars \$2,200.00 payable in advance on the first (1st) day of each month from August 15, 2026, through July 31, 2027, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid in the following manner unless Landlord designates otherwise:

Delivery of Payment.

Rent will be paid:

☐ by hand or mail delivery of check

☐ by funds being credited electronically to Landlord's account (Zelle, Venmo, ACH). Account number to be provided by Landlord to Tenant upon execution of this rental agreement.

Form of payment.

Landlord will accept payment in these forms:

☐ personal check made payable to Adam Brinkman

☐ electronic payment

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Clause 6. Late Charges

If Tenant fails to pay the rent in full before the end of the tenth (10) day after it's due, Tenant will pay Landlord a late charge as follows: five percent (5%) equal to \$110 plus the applicable rent. Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

Clause 7. Returned Check and Other Bank Charges

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant will pay Landlord a returned check charge of \$25.

Clause 8. Security Deposits

Upon signing this Agreement, Tenant will pay to Landlord the sum of two thousand two-hundred dollars \$2,200 dollars as a security deposit. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other sum due under this Agreement. Within twenty 20 days after Tenant has vacated the premises, returned keys, and provided Landlord with a forwarding address, Landlord will return the deposit in full or give Tenant an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by Landlord, along with a check for any deposit balance.

Clause 9. Utilities

Tenant will pay all utility charges (to include gas, electricity, cable, internet, and water).

Clause 10. Assignment and Subletting

Tenant will not sublet any part of the premises or assign this Agreement without the prior written consent of the Landlord.

Clause 11. Tenant's Maintenance Responsibilities

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect. Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair.

Clause 12. Repairs and Alterations by Tenant

- a. Except as provided by law, or as authorized by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises, including nailing holes in the walls or painting the rental unit.
- b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

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Clause 13. Violating Laws and Causing Disturbances

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

Clause 14. Pets

No animal, bird, or other pet will be kept on the premises, even temporarily, except properly trained service animals needed by blind, deaf, or disabled persons or with prior written consent of Landlord.

Clause 15. Landlord's Right to Access

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant 24-hour notice before entering.

Clause 16. Extended Absences by Tenant

Tenant will notify Landlord in advance if Tenant will be away from the premises for 14 or more consecutive days. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.

Clause 17. Possession of the Premises

a. *Tenant's failure to take possession.*

If, after signing this Agreement, Tenant fails to take possession of the premises, Tenant will still be responsible for paying rent and complying with all other terms of this Agreement.

b. *Landlord's failure to deliver possession.*

If Landlord is unable to deliver possession of the premises to Tenant for any reason not within Landlord's control, including, but not limited to, partial or complete destruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such event, Landlord's liability to Tenant will be limited to the return of all sums previously paid by Tenant to Landlord.

Clause 18. Tenant Rules and Regulations

☐ Tenant acknowledges reasonable rules and regulation outlined above.

☐ Landlord acknowledges receipt of security deposit.

Clause 19. Payment of Court Costs and Attorney Fees in a Lawsuit

In any action or legal proceeding to enforce any part of this Agreement, the prevailing party shall recover reasonable attorney fees and court costs.

Clause 21. Additional Provisions

Additional provisions are as follows:

TBD (if any)

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Clause 22. Validity of Each Part

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement

Clause 23. Grounds for Termination of Tenancy

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

Clause 24. Entire Agreement

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modification to this Agreement must be in writing signed by Landlord and Tenant.

Date	Adam Brinkman	Landlord and Owner of premises
1409 Jackson Street		
Address		
Baltimore	MD	21230
City	State	Zip Code
		(440)315-6421
		(Landlord Phone #)
		(443)980-8142
		(Tenant Phone #)
Date	Tenant - Samuel Jahnigen	
7/28/26		(410)733-8561
Date	Tenant - Caroline Bateman	(Tenant Phone #)