

RENOSYby **Renters Warehouse****Residential Lease Agreement (Baltimore City)**DS
RVAgent **Rose Valerio**

THIS LEASE AGREEMENT (hereinafter referred to as the "Lease") made and entered into this
24 day of August, 20 26, by and between
 Landlord(s): ZELMA COVINGTON
 Tenants(s): NICHOLE A. ROSS

And Co-signer(s) (on behalf of Tenant): _____

If more than one individual signs this Lease as a Tenant, each is jointly and severally responsible for all money due to Landlord under this Lease. Landlord and Tenant may each be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, Landlord is the fee owner of that certain real property being, lying and situated in Baltimore, Maryland, such real property having a street address of:
5926 BELLE VISTA AVE Baltimore MD 21206 (the "Premises");

WHEREAS, Landlord has engaged Renters Warehouse Maryland, LLC, a Minnesota limited liability company, (hereinafter referred to as "Property Manager"), to serve as Landlord's designated property Management Company during the term of this Lease;

WHEREAS, Landlord and Tenant mutually desire for Tenant to lease Premises upon terms and conditions contained herein;

NOW, THEREFORE, for, and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

1. **TERM.** Landlord leases to Tenant and Tenant leases from Landlord the Premises together with any and all appurtenances thereto, for a term of 12 months, such term beginning on 11 September 20 26, and ending at 11:59 p.m. on 30 September 20 27. (Please note: Lease agreements typically begin on the first of a month, and end on the last day of the month. Ex: A 12 Month Lease beginning 2/1/25 will end 1/31/26).

2. **RENT AND MONTHLY FEES.**

- a) **RENT.** The total Rent for the term is \$ 26,600.00, which rent shall be payable on the **1st (First)** day of each month of the term, in monthly installments equal to \$ 2,100.00. All such payments shall be made to Property Manager, who will accept rent on behalf of Landlord, as set forth in Section 3 of this Lease on or before the due date and without demand. Post-dated checks shall not be accepted. Neither Landlord nor Property Manager shall be liable for any bank fees as a result of NSF checks, early deposit, or post or pre-dated checks. To the extent Landlord or Property Manager incurs the same, such fees shall be reimbursed by Tenant upon demand. In the event partial rent payment is made or accepted at any time during or after the Term, this does not constitute acceptance of a lower Rent amount, but merely is credited as payment towards the full amount due. Full payment is required despite Landlord's acceptance of any partial payment. Acceptance of partial payment does not imply a waiver of Landlord's right to the balance of the Rent due and owing for such month(s). Acceptance of partial payment does not waive Landlord's right to bring or maintain an eviction action or to impose a Late Charge per Section 29 of this Lease; in fact, partial payment is deemed as late payment unless full payment is made by due date. Funds collected from Tenant will first be applied to any outstanding charges and any remaining funds will then be applied to rent.

- b) **PRO-RATED RENT.** In the event Tenant and Landlord agree to a move-in date earlier than the first of the month, Tenant agrees to pay a full month's rent at time of move-in and will pay the pro-rated Rent for the second rent payment, for the time period and amount as indicated below:

<u>11 September</u>	<u>2026</u>	<u>30 September</u>	<u>2026</u>	\$ <u>1,400.00</u>
[Start Date]		[End Date]		[Pro-Rated Amount]

A minimum of one month's rent is due at time of move-in. If the above listed date range is seven (7) days or less, Tenant is also required to pay pro-rated amount at the time of move-in in addition to first month's rent in the form of certified funds (cashier's check or money order).

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- c) **RESIDENTIAL BENEFITS PACKAGE.** Tenant shall be enrolled in the Renters Warehouse Residential Benefits Package (RBP). Our RBP delivers savings and convenient, professional services that make taking care of your home second nature at \$25/month, payable with Rent. RBP includes benefits such as quarterly HVAC filter delivery, resident rewards program, a twenty-four (24) hour maintenance reporting service, online portal access, utility concierge service, and more! Tenant and Manager mutually agree that the Resident Benefit Package shall be defined as included in the attached addendum.
- d) **PET RENT.** Should Landlord accept, and Tenant elect to have household pets at the Premises, Tenant shall abide by all agreed terms as set forth in Section 25(a) of this Lease. Tenant shall be responsible for a monthly pet rent in the amount of **\$30.00 per pet, per month (a total of \$0.00 per month)** which rent shall be payable on the **1st (First)** day of each month of the term and due to Manager, in accordance with Section 2(a) of this Lease.
3. **METHOD OF RENT PAYMENT.** Tenant may use any of the approved payment methods indicated below to pay Rent to Property Manager on behalf of Landlord as required under Section 2 of this Lease:
- a) **ACH Payment.** ACH payment is the preferred method of rent payment. Once Tenant has moved into Premises, Property Manager will send an email to Tenant to activate the Tenant portal to make Rent payments. Tenant can set-up automatic payments or one time payments in the Tenant Portal. There is no fee for ACH, bank-to-bank, payments. Payments made by Visa, MasterCard, American Express, and Discover Card will incur a surcharge equal to five percent (5%) of the payment amount. In the event a bank transfer is rejected for any reason, Tenant will be charged a Late Fee (as later defined herein). If payment is denied by the bank, an NSF fee of \$35.00 will be additionally charged to Tenant. ACH payment is not considered certified funds. Acceptance of this method of payment is at the Landlord's discretion. If Tenant's payments bounce, Landlord reserves the right to refuse this form of payment.
- b) **Payment by Mail.** Tenant may mail Rent payments in the form of a cashier's check or money order. If Tenant's check is dishonored, Tenant shall be charged an NSF fee of \$35.00. Post-dated checks are not accepted. All cashier's checks and money order payments should be made payable to: "Renters Warehouse Maryland" and mailed to the following address: **9841 Broken Land Parkway, Ste 109, Columbia, MD 21046**
- c) **Payment by Telephone.** Tenant may make Rent payments over the telephone with a bank account or accepted credit card. Rent payments may be made by calling the following telephone number during business hours: (410) 878-7722. A surcharge equal to five percent (5%) of the payment amount shall be applied to all payments made by Visa, MasterCard, American Express, and Discover card transactions.

Property Manager does not accept personal or business checks as an approved method of Rent payment. Payments made by un-approved methods may be rejected by Property Manager and a late fee assessed pursuant to Section 29 of this Lease. Property Manager's acceptance of a personal or business check as an approved payment method does not waive its right to reject un-approved payment methods in the future regardless of whether the Rent payment is made in a timely manner.

4. **SECURITY DEPOSIT.** In accordance with the Annotated Code of Maryland, Real Property Article, **at the time of Lease signing**, Tenant will deposit with Property Manager, on behalf of the Landlord, the sum of **\$2,100.00**, which does not exceed one (1) month's rent when combined with any Pet Deposit. The Security Deposit is held as collateral and applied to any rent or unpaid utility bill that may remain due and owing at the expiration of this Lease, any extension thereof or holding over period, or applied to any damages to the Premises in excess of ordinary wear and tear caused by the Tenant, the Tenant's family, guests, agents, employees, trades people, or other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Agreement. **Tenant may not utilize the Security Deposit as rent, and Tenant must not apply the same as the last month's rent.** The Security Deposit will be deposited and maintained in an escrow account in a federally insured financial institution that does business in the State of Maryland within thirty (30) days after it has been received. Within forty-five (45) days after the termination of the Lease, the Landlord must provide the Tenant, by first class mail directed to the last known address of the Tenant, a written list of any damages to the Premises together with a statement of costs actually incurred. Within forty-five (45) days after the termination of the Lease, the Landlord must return the deposit to the Tenant together with simple interest, which will accrue in the amount that is set by the Annotated Code of Maryland Real Property Article Section 8-203(e)(1) per annum less any damages rightfully withheld. Interest will accrue at monthly intervals from the day the Tenant deposits said security with Landlord, provided the said Security Deposit is Fifty Dollars (\$50.00) or more; however, no interest is due or payable unless the Landlord has held the Security Deposit for at least six (6) months or for any period less than a full month. The previous provisions do not apply to any Tenant who has abandoned the Premises or who has been evicted unless Tenant makes a written demand for the return of the Security Deposit within forty-five (45) days of being evicted, ejected or abandoning the Premises, and provides the Landlord with Tenant's new address. Tenant's obligations under

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this Lease do not end when Tenant ceases to occupy the Premises. Repairs required may be so substantial, or of such a nature, that work will not be completed within the forty-five (45) day period following the termination of the lease. In such event, Landlord reserves the right to pursue Tenant for reimbursement for costs incurred for damages. In the event of a sale of the Premises or the transfer or assignment by the Landlord of this Lease, the Landlord has the obligation to transfer the Security Deposit to the transferee. After the transfer is made and after written notice is given to the Tenant with the name and address of the transferee, Landlord is released from all liability for the return of the Security Deposit and the Tenant must look solely to the new Landlord for the return of Tenant's Security Deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the Security Deposit to a new Landlord. In the event of any rightful or permitted assignment of this Lease by the Tenant to any assignee or sub-lessee, the Security Deposit is deemed to be held by the Landlord as a deposit made by the assignee or sub-lessee and the Landlord will have no further liability with respect to return of such Security Deposit to the assignor. The failure of the Landlord to comply with the Security Deposit Law may result in the Landlord being liable to the Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees. The Landlord or Landlord's estate, but not the managing agent or court appointed receiver, will remain liable to the Tenant for the maintenance of the Security Deposit as required by law.

Property Manager does not determine what amounts, if any, shall be deducted from the Security Deposit. This determination is made in the sole discretion of the Landlord, which decision may be supported by information provided by the Property Manager as to the condition of the Premises at the time of move-out inspection. Any disputes with respect to the amounts deducted from the Security Deposit shall be directed solely to the Landlord and Tenant shall not file a claim for return of Security Deposit from the Property Manager. If Tenant includes the Property Manager on any legal action regarding the Security Deposit, the Tenant shall be fully responsible for Property Manager's attorney fees and costs.

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5. **UTILITIES AND ASSOCIATION.** All utilities must be switched into Tenant's name within three (3) business days from the date Tenant occupies the Premises, unless Landlord has agreed in writing to maintain responsibility for utilities payments. Any bills or information given by the utility companies shall be accessible by the Tenant through the Landlord or the Utility Company directly. Tenant shall be responsible for arranging for, and paying for, all utility services required on the Premises unless otherwise provided for in this Lease. If Tenant fails to pay any utilities, Landlord and/or Property Manager reserves the right to pay said utilities and then charge Tenant for the amount paid.

Tenant agrees to pay for any of the following utilities used, or desired, by Tenant as listed below:

Water/Sewer: <u>Tenant is responsible.</u>	* <u>Cable: Tenant is responsible.</u>
Electric: <u>Tenant is responsible.</u>	Internet: <u>Tenant is responsible.</u>
Gas: <u>Tenant is responsible.</u>	Telephone: <u>Tenant is responsible.</u>
Trash: <u>Included in Rent.</u>	Oil: <u>Not Applicable.</u>
Solar: <u>Not Applicable.</u>	Security: <u>Not Applicable.</u>
Lawn/Yard: <u>Tenant is responsible.</u>	Pool: <u>Not Applicable.</u>
Snow Removal: <u>Tenant is responsible.</u>	Other: <u>NA</u>

***If Tenant is required to pay for Water and Sewer,** the tenant shall pay the water bill via the following method:
See Addendum

- If Tenant has agreed to pay water bill through the Property Management Company, Property Manager will provide Tenant a copy of the original utility bill as billed by the Water Company and Tenant agrees to pay Property Manager the full cost of the water/sewer bill with the next rental payment. The water/sewer bill is considered Additional Rent and failure to pay will constitute a default of the Lease.
- If the Premises are located in an apartment, condominium or multi-unit residential building and the use of the utilities is measured by a single meter, the cost of utilities will be split equally among the number of units within the building.

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MLR

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6. **USE OF PREMISES.** The Premises shall be used and occupied by Tenant and Tenant's immediate family, which shall be limited to the Tenant and following named Additional Occupants:
SKYLA TAYLOR, HEAVEN FEASTER and HUNTER MASON

(Collectively, the "Occupants" and each individually an "Occupant"). The Premises shall be used solely for residential purposes and no part of the Premises shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than residential purposes. Tenant shall not allow any other person, other than Occupants or Temporary Guests to use or occupy the Premises without first obtaining Landlord's written consent to such use. "Temporary Guests" are such individuals as Tenant may allow from time to time, to stay with Tenant, which time shall not exceed more than five (5) consecutive days/nights. Tenant shall bear responsibility for supervision of Temporary Guests, and shall not allow Temporary Guests to occupy the Premises for any twenty-four (24) hour or longer period in which the Tenant is away from the Premises. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy, and preservation of the Premises.
7. **ASSIGNMENT AND SUBLETTING.**
 - a) Tenant shall not assign, sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord, which consent must not be unreasonably withheld provided that the prospective assignee or subtenant satisfies established standards set forth by Landlord for all prospective Tenants including, but not limited to, a credit check, rental and employment references. In addition, the outgoing Tenant must make a one-time service charge payment of **\$299.00**, which is fair and reasonable, to defray Landlord's expenses incidental to processing the application for assignment or sub-tenancy. Any consent given by Landlord to such assignment, sublet, or license shall not be deemed to be a consent to any subsequent assignment, sublet, or license. Any assignment, sublet, or license without the prior written consent of Landlord shall be considered a material breach of this Lease and shall entitle Landlord to pursue lease termination or other lawful remedy. In the case of subletting, Tenant may be held liable for any breach of this Lease by subtenant. This section does not apply to Premises in common ownership community that legally restricts or prohibits subletting or assignments; an accessory apartment, a mobile home, or an individual living unit. In any case where a Tenant is vacating the Premises mid-term of the Lease and a new tenant is assuming the Lease, the Security Deposit will be transferred to the new tenant and remain on file with the Premises until Lease termination and shall be assessed in accordance with Maryland Law and returned, if applicable, to the current tenant of the Premises.
 - b) Listing of or use of Premises as a short term or vacation rental in any form, including services such as Airbnb, VRBO, HomeAway or any other similar or related service is prohibited. Violation of this clause is considered a material breach of lease and Tenant shall forfeit any and all money generated by use of these services for the entire duration the Premises was in violation, and shall be subject to minimum fine of \$1,000.00 plus damages.
8. **CONDITION OF PREMISES.** Landlord covenants that the Premises and all common areas are delivered in a clean, safe, and sanitary condition, free of rodents and vermin, in a habitable condition, and in compliance with all applicable laws. Tenant acknowledges that he/she has been given an opportunity to examine the Premises, that he/she has examined the Premises and found them to be in satisfactory condition, unless otherwise specified herein. Tenant has the right to have Premises inspected by the Landlord in Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if Tenant so requests by certified mail to the Landlord within fifteen (15) days of the Tenant's occupancy. This list is for information only, and the Landlord shall not be obligated to make any repairs except as specified herein or as required by law.
9. **NON-DELIVERY OF POSSESSION.** In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, Landlord and its agents shall have no liability under this Lease due to failure to deliver the Premises. In such event, Rent due shall be reduced on a pro-rata basis with Tenant responsible for payment of Rent beginning on the date the Premises are made available for delivery. Landlord or its agents shall have thirty (30) days in which to make Premises available for possession. At such time as Premises become available, Tenant agrees to accept the Premises and pay Rent as agreed upon in this Lease. In the event the Premises cannot be delivered within such time, through no fault of Landlord or its agents, then this Lease and all rights hereunder shall terminate immediately. Upon expiration of the thirty (30) day period, if the Premises have not been delivered to Tenant, Landlord and Tenant agree to execute a written Lease Termination Agreement with a full refund of any Security Deposit or advance payments made by Tenant.
10. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the building(s) or improvements on the Premises, nor shall Tenant construct any building or make any alterations or improvements to the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed, or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and

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become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Lease. This includes, but is not limited to, the installation of any fixtures on the Premises, including but not limited to satellite and/or cable services, which require bolting, drilling, and/or adhering equipment to the Premises or any part thereof. In the alternative, Landlord may choose to require Tenant to restore Premises to the condition they were in at time of Lease commencement, prior to lease termination.

11. **HAZARDOUS MATERIALS.** Tenant shall not keep on the Premises any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises, or which might be considered hazardous by any responsible insurance company.
12. **NO ILLEGAL ACTIVITIES.** Landlord does not give express or implied permission for the engagement of illegal activities on the Premises by any person. Any drug-related criminal activity on or near the Premises by the Tenant, any household member, a guest or a person under the Tenant's control is considered a material breach of this Lease and shall entitle Landlord to pursue lease termination or other lawful remedy. Additionally, the following will be deemed a material breach of this Lease and shall entitle Landlord to pursue lease termination or other lawful remedy:
 - a) There is any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the Premises by other residents;
 - b) There is any criminal activity that threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the Premises; or
 - c) The Tenant is a fugitive felon or parole violator under Federal or State law.
13. **COMMON OWNERSHIP COMMUNITY RULES AND REGULATIONS.** Tenant, Tenant's family, guests and employees must abide by all rules and regulations and all notices governing the Premises now and hereafter in effect by the NA (*print name of common ownership community, if applicable*). A copy of this Lease must be submitted to the common ownership community, if required. Any obligation of the Landlord that affects the use and occupancy of the Premises or any common area associated with the Premises is enforceable against the Tenant. Tenant acknowledges receipt of a copy of the rules and regulations. In addition, the Declaration, Covenants and Bylaws, where applicable, are currently on file in the Depository of the Clerk of the Circuit Court in the County where the Premises is located. Failure to cure any on-going violations of the Rules and Regulations by the Tenant will be deemed a breach of this Lease and Tenant will be responsible for the cost of any fines levied upon the Landlord as a result thereof.
14. **MAINTENANCE AND REPAIR; RULES.** Landlord shall maintain the Premises in a habitable condition at all times, subject to the following responsibilities of Tenant. Landlord shall keep the Premises in reasonable repair during the term of the Lease, except when disrepair is caused by the willful, malicious, or irresponsible conduct of Tenant. If Landlord does not make a repair deemed necessary to occupy the Premises, Tenant may request that a rent escrow account be established for the payment of rent until the violation is abated. In the event Landlord desires to perform certain maintenance obligations and/or repairs during the term of this Lease, any work must be completed within the timeframe outlined in Maryland Law. Without limiting the generality of the foregoing, Tenant and Landlord agree to the following responsibilities:
 - a) Tenant shall replace furnace filter on a quarterly or more regular basis (not applicable in multi-unit building where furnace filter is not accessible by Tenant);
 - b) Tenant shall keep all air conditioning filters clean and free from dirt (to the extent they are accessible by Tenant);
 - c) **Tenant is responsible for all clogged plumbing unless caused by a root issue.** Tenant is responsible for clearing all clogged sinks and toilets clogged by fault or negligence of Tenant or Tenant's guests/invitees; Tenant shall keep all lavatories, sinks, toilets, disposals, pump systems, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes, bones, grease, or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
 - d) Leaking pipes, unless caused by negligence of Tenant, are to be repaired by the Landlord within a reasonable time after notice, but the Landlord shall not be liable for any damages resulting from such leaks and/or overflows which are caused by Tenant's willful or negligent behavior. To prevent water damage to the Premises, standing water is a Tenant's responsibility to clean up. Alteration of plumbing, appliances or fixtures is strictly prohibited; Tenant may be held liable for negligence to report known leaks to Landlord;
 - e) The Premises is accepted as insect, rodent, and pest free by the Tenant at the time of the occupancy. Tenant shall take appropriate measures to prevent and remedy pests caused by, or contributed to by, act or omission of Tenant. Tenant is responsible for insect, rodent, and pest control. If Tenant chooses not to correct such problems, as soon as known by or identified to Tenant, Landlord may pay for pest control or remediation, the cost of which may

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- be assessed against Tenant;
- f) Tenant acknowledges that Landlord has inspected the unit and neither Landlord nor Tenant is aware of any bed bug infestation at the time of move-in. Tenant agrees to take precautions to avoid bringing bed bugs into the Premises and agrees to immediately notify Landlord if signs of bed bugs become be present at the Premises. If a bed bug infestation does occur, through no fault or action of the Landlord, Tenant agrees that it is the Tenant's responsibility to remove the bed bugs and any source of the infestation and Landlord/Manager shall not be held liable for any damages to Tenant's personal property as well as any fees or expenses including but not limited to pest control or attorney fees associated with the remediation of bed bugs;
 - g) In the event that Tenant is locked out of Premises, Tenant is responsible for contacting/paying a locksmith in order to regain access to the Premises;
 - h) Tenant shall not obstruct the driveways, sidewalks, courts, entryways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
 - i) Tenant shall keep all windows, glass, window coverings, doors, locks, and hardware in good, clean order and repair;
 - j) Tenant shall not obstruct or cover the windows or doors other than with blinds or window treatments installed or approved by Landlord;
 - k) Tenant shall not leave windows or doors in an open position during any inclement weather;
 - l) Tenant shall not hang any laundry, clothing, sheets, etc. from any window, rail, porch, or balcony, nor air dry any of same within any yard area or space;
 - m) Tenant shall not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
 - n) Tenant, Occupants and guests/invitees of Tenant or Occupant shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper nuisance, noises, or otherwise disturb other residents;
 - o) All radios, television sets, stereos, etc., shall be kept turned down to a level of sound that does not unreasonably annoy or interfere with other residents or neighbors;
 - p) Tenant shall deposit all trash, garbage, rubbish or refuse in the locations provided therefore and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements (if applicable). Exterior waste bins must have lids and remain covered at all times; bins must be taken off the curb within twenty-four (24) hours of trash pick-up;
 - q) Tenant shall abide by and be bound by the Governing Documents and/or any rules and regulations of any homeowners' association affecting the Premises or the common area appurtenant thereto;
 - r) Tenant is responsible for any damaged or broken glass due to Tenant or Occupant, or their licensees, invitees or guests, whether arising from willful or negligent conduct. Tenant shall not be responsible for any damaged or broken glass caused by Landlord, inclement weather or Acts of God;
 - s) No signs, placards or advertising shall be placed on the Premises by Tenant or at Tenant's discretion without the prior written consent of the Landlord;
 - t) Light bulbs, batteries, and filters of any kind are Tenant's expense and responsibility;
 - u) No auto repairs lasting more than two (2) hours may be performed on the Premises nor on any city street adjacent to the Premises (note that this may be further limited/restricted by any applicable association rules or covenants);
 - v) Tenant agrees not to park or store a motor home, recreational vehicle, or trailer of any type on the Premises without prior written consent of Landlord;
 - w) **Winterizing Exterior Faucets.** In the fall, before temperatures begin to drop, Tenant must shut off any water supply to outside faucets and drain outside faucets to prevent frozen pipes and pipe bursts. Tenant may be responsible for damages caused to the Premises due to failure to properly winterize;
 - x) **Lawn/Yard Upkeep.** If listed in Section 5 as a Tenant Responsibility, the Tenant agrees to cut the grass and maintain the yard. Yard maintenance includes, but is not limited to, weeding, leaf, and small branch removal. Tenant is responsible for keeping the grass cut weekly during the growing season. If grass is not cut, Tenant may receive a notice. If grass is not cut within a week after notice, the Tenant will be fined \$150.00 and Landlord and Property Manager reserve the right to hire a professional lawn cutting services at Tenant's additional expense;
 - y) **Snow Removal.** If listed in Section 5 as a Tenant Responsibility, the Tenant agrees to remove snow from all walkways within twenty-four (24) hours of storm ending, and in accordance with county/city guidelines. If snow is not removed, Tenant is fully liable for any fines or legal claims due to negligence of snow removal.

For maintenance issues where a maintenance professional is sent to the Premises, it is the Tenant's responsibility **to be sure a person over the age of eighteen (18) years old is present for the maintenance appointment. If a maintenance professional is called to Premises for a non-issue, Tenant will be charged for the service-call fee (ex: circuit breaker is flipped, garbage disposal is clogged with food or items, etc.)** Tenants can be held liable for additional damage to the Premises due to a Tenant's failure to report known maintenance issues. Any fees assessed to the Tenant associated with repairing the Premises due to Tenant damage or negligence shall be considered

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Additional Rent and is due upon receipt unless otherwise stated in writing by Landlord or Property Manager.

Tenant Initials: ^{DS} MR

15. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Lease shall be temporarily suspended from such time to the point at which possession can be restored, except for the purpose of enforcing rights or responsibilities that may have already accrued. The Rent provided for herein shall be prorated, with Tenant responsible for the payment of Rent up to such time as the Premises are no longer habitable with no rent due until the Premises are made habitable again. Should the Premises be rendered uninhabitable on a permanent or long-term basis (thirty (30) days or more), Landlord shall have the option of either repairing the Premises or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the Rent shall be pro-rated in the proportion to the remaining habitable portion of the Premises. Any damaged part of the Premises shall be restored by Landlord as reasonably practicable, after which Tenant shall be obligated to pay the entire amount of Rent under Section 2 of this Lease.
16. **SMOKE DETECTORS/CARBON MONOXIDE (CO) DETECTORS.** Landlord certifies that Smoke Detectors and CO Detectors when applicable have been installed and are in proper working condition in accordance with applicable law prior to Tenant's occupancy. It is the responsibility of Tenant to check Smoke Detectors/CO Detectors periodically during the tenancy and replace batteries as necessary to keep the Smoke Detectors/CO Detectors in proper working condition and to report any malfunctions to Property Manager.
17. **VEHICLE PARKING.** No motor vehicle, trailer, or other such vehicle may be parked on Premises without current license plates; said vehicles must be in operating condition. Vehicles may be parked only in garages, driveways, assigned spaces, if provided, or on the street, or as regulated by Common Ownership Community named in Section 13.
18. **INSURANCE.** Landlord's insurance policy does not provide Tenant coverage for personal belongings or public liability. Tenant will do nothing and permit nothing to be done on or about the Premises, which will contravene any fire insurance policy covering the Premises. Tenant is required to obtain Renter's Insurance to protect Tenant's personal belongings and for public liability.
19. **INSPECTION OF PREMISES.** Landlord and its Property Manager, shall have the right during normal business hours, including weekends, except as the Landlord or its Property Manager and Tenant otherwise agree, during the term of this Lease and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon for a reasonable business purpose, including but not limited to making any repairs, additions, showings, or alterations as may be deemed appropriate by Landlord for the preservation or sale of the Premises or the building. Landlord or its Property Manager, may also enter the Premises, after due notice to the Tenant when the Landlord is required to allow access to the County Department of Housing for an inspection. Landlord or its Property Manager shall make reasonable efforts to notify Tenant of any inspection of Premises prior to entry, which shall occur twenty-four (24) hours in advance of such entry, unless in emergency or other particularly time-sensitive circumstances. The Landlord and Tenant may agree to lessen the time of Landlord's notice to the Tenant to enter the Premises under the condition that both Landlord and Tenant mutually agree in writing. Any request for service from Tenant is construed to mean that permission to enter the Premises has been granted for the purpose of making requested repairs. Landlord and its agents shall further have the right to show the Premises to any future Tenants or prospective purchasers, upon advance notice to Tenant, and to display "For Sale," "For Rent," or "Vacancy" signs on the Premises as applicable. Tenant agrees to cooperate with any leasing efforts by Landlord or Property Manager during the final sixty (60) days of term of this Lease.
20. **SUBORDINATION OF LEASE.** This Lease and Tenant's interest hereunder are and shall be subordinate, junior, and inferior to any and all mortgages, liens, or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens, or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens, or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens, or encumbrances.
21. **HOLD OVER BY TENANT.**
 - a) If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof and at a monthly rate mutually agreed upon by both parties. Any holdover tenancy shall be terminable upon sixty (60) days written notice given by either Party pursuant to the Notice requirements in Section 43 of this Lease.
 - b) If Tenant fails to vacate the Premises after proper notice, Landlord may hold the Tenant accountable for rent at

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a 10% increased rate for the period of the holdover and for consequential damages due to an incoming Tenant's inability to enter the Premises because of Tenant's holdover occupancy. Tenant is responsible for the entire month's rent in the case of a holdover, even if the Tenant vacates prior to the end of the month.

22. **SURRENDER OF PREMISES.** Upon the expiration of the Lease and any extensions thereof, Tenant shall surrender the Premises in as good a state and condition as they were in at the commencement of this Lease, reasonable wear and tear from ordinary use excepted. Tenant will leave the Premises in broom-clean condition, free of trash and debris; however, Tenant will not paint marks, plaster holes, crevices or cracks; or attempt any repair of the Premises without Landlord or Property Manager's prior written consent. If such cleaning and removal of trash is not accomplished by the Tenant or if the Premises are not left in good and clean condition, then the costs of repairs will be deducted from the Security Deposit and the balance will be billed to the Tenant. Landlord will provide Tenant an itemized list of all charges for repair of damages to the Premises and will provide substantiation upon request. Upon vacating the Premises, Tenant must deliver all keys to Property Manager within twenty-four (24) hours after vacating. Failure to comply will be cause to charge Tenant for changing locks.
23. **MOVE-OUT INSPECTION.** Tenant has the right to be present at the time of inspection if Tenant notifies Landlord or Property Manager by certified mail at least fifteen (15) days prior to Tenant's date of moving of Tenant's intention to move, date of moving, and new address. Upon receipt of notice, Landlord or Property Manager shall notify Tenant by certified mail of the time and date when the Premises are to be inspected. The inspection date shall occur within five (5) days before or five (5) days after the date of intended moving as designated in Tenant's notice.
24. **ABANDONED PROPERTY.** Any personal property, which is left on the Premises after termination of the tenancy, shall be considered to be abandoned and the Landlord may dispose of it at Tenant's expense. Landlord shall not be liable to Tenant or any other person for the loss of property so abandoned.
25. **ANIMALS.**

- a) **PETS.** Tenant shall not be permitted to have any pets, unless they have been approved in advance by Landlord. If Tenant brings a pet to the Premises without prior permission of the Landlord, Tenant shall be responsible for a fine in the amount of \$500.00. The Landlord has approved the following number of pets: 0. These pets are described as (include animal and breed, if none, state "NONE"):

None

Tenant is fully responsible for obtaining any and all required registrations or licensing for any pet. However, at such time as Tenant shall actually keep any such animal on the Premises, pets shall not use any driveway, hardscape, deck, patio, or other person's property as a bathroom. If Tenant's pet(s) excretes on any non-permitted area or location and Tenant fails to immediately clean up as necessary, a penalty of \$50.00 shall be immediately due and payable by Tenant. All animal waste must be picked up from Premises weekly to avoid damage to lawn, spreading of diseases, and/or unsanitary home. Failure to do so will result in a penalty of \$50.00 immediately due and payable by Tenant. Failure to pay will be considered a material breach of this Lease and Landlord may then elect to deny or further restrict Tenant's authority to maintain any pet on the Premises. **Tenant shall pay to Manager a monthly pet rent as provided in Section 2(d) above. At time of move-out, Tenant is required to have all carpets professionally cleaned and deodorized and provide documentation of this cleaning by a certified carpet cleaning company at the move-out inspection.** In the event damage has occurred or excessive cleaning is required, the remaining Security Deposit may be applied as appropriate.

Tenant Initials: MLR

- b) **ASSISTANCE ANIMALS.** An assistance animal is an animal that does work, performs tasks, assists, and/or provides therapeutic emotional support for individuals with physical or mental impairment that substantially limits at least one major life activity or bodily function. There are two types of assistance animals: (1) service animals, defined as any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, and (2) support animals, defined as any other trained or untrained animals that do work, perform tasks, provide assistance, and or provide therapeutic emotional support for individuals with disabilities). Tenant is required to provide reasonable support that the animal does work, performs tasks, provides assistance, and/or provides emotional support with respect to the individual's disability. The only assistance animal(s) which have been approved by Landlord are: None (describe number and kind of assistance animal, or if none, state "NONE"). Tenant understands that animal shall not use any driveway, hardscape, deck, patio, or other person's property as a bathroom. If Tenant's animal(s) excretes on any non-permitted area or location and Tenant fails to immediately clean up as necessary, a penalty of \$50.00 shall be immediately due and payable by Tenant. All animal waste must be picked up from Premises weekly to

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avoid damage to lawn, spreading of diseases, and/or unsanitary home. Failure to do so will result in a penalty of \$50.00 immediately due and payable by Tenant. NOTE: A Landlord may not require a tenant with a disability accompanied by a service animal to pay a pet deposit for said animal. Landlord has the right to refuse a reasonable accommodation for an assistance animal if the specific animal poses a direct threat to the health or safety of other individuals that cannot be eliminated or reduced to an acceptable level through actions the individual takes to maintain or control the animal. **At the time of move-out, Tenant is required to have all carpets professionally cleaned and deodorized and provide documentation of this cleaning by a certified carpet cleaning company at the move-out inspection.** In the event damage has occurred or excessive cleaning is required, the remaining Security Deposit may be applied as appropriate, and the Tenant may be charged for any additional damages.

Tenant Initials: ^{DS} MR

26. **QUIET ENJOYMENT.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold, and enjoy said Premises for the term hereof.
27. **INDEMNIFICATION.** Neither Landlord nor Property Manager shall be liable for damage or injury of or to Tenant, Occupant, or Tenant's guests, invitees, or agents, or to any person entering the Premises or the building of which the Premises are a part, or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature except those arising from the intentional misconduct or gross negligence of Landlord or Property Manager.
28. **DEFAULT.**
- a) In the event of any default, other than the default of failure to pay rent and late charges, hereunder or if the Landlord at any time deems the tenancy of the Tenant undesirable by reason of objectionable or improper conduct on the part of the Tenant, Tenant's family, or guests by causing annoyance to neighbors or should the Tenant occupy the subject Premises in violation of any provision of this Lease, rule, regulation or ordinances issued or promulgated by the Landlord, the Common Ownership community identified in Section 13 herein, any governmental rental authority, or any federal, state or local law, then and in any of said events, the Landlord has the right to terminate this Lease by giving the Tenant personally or by sending via first class mail to the Tenant a thirty (30) day written notice to quit and vacate the Premises containing in said notice the basis for the termination. If Tenant does not vacate the Premises within thirty (30) days, the Landlord may use any remedy provided by law for restitution of possession of the Premises and recovery of any delinquent rent.
 - b) However, in the event the breach of Lease involves behavior by the Tenant or a person on the subject Premises with the Tenant's consent, which demonstrates a clear and imminent danger of the Tenant or person doing serious harm to themselves, other tenants, the Landlord, the Landlord's property or representatives, or any other person on the Premises, the Landlord has the right to terminate this Lease by giving the Tenant or person in possession personally or via first class mail a fourteen (14) day written notice to quit and vacate the Premises containing in said notice the basis for the termination. The Landlord at the expiration of said notice or any shorter period conferred under or by operation of law may use any remedy provided by law for the restitution of possession of the Premises and recovery of delinquent rent.
 - c) Failure to pay rent and late charges as specified herein will constitute a default. In the event of such default, the Landlord may use any remedy available under this Lease and/or applicable law, including filing a written Complaint in the District Court of Maryland for Failure to Pay Rent -- Landlord's Complaint for Repossession of Rented Property.
 - d) Default and notice to quit does not relieve the Tenant of the obligation to pay rent in accordance with the terms of the Lease.
29. **LATE FEE.** In the event that any payment required to be paid by Tenant hereunder is not made within ten (10) days of when due, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a "Late Fee" in the amount of five percent (5%) of the monthly rent paid as additional rent. Any late fee assessed during the term of the lease is considered part of the rent and failure to pay will constitute a default of the Lease. Failure to impose or collect such Late Fee by Landlord does not mean that Landlord has accepted payment as timely. Failure to impose or collect such Late Fee does not imply that Landlord or Property Manager accepts late payments, nor does it change the date Rent is due hereunder. In the event any payments or fees are not paid when due, Tenant may be subject to any and all available legal remedies, including but not limited to eviction, collection, and/or damages.

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30. **ABANDONMENT.** If at any time during the term of this Lease Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatsoever. Landlord may, at Landlord's discretion, as agent for Tenant, re-let the Premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all Rent payable by virtue of such re-letting, and, at Landlord's option, hold Tenant liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net Rent for such period realized by Landlord by means of such re-letting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant and if necessary, after receiving a Court Order for possession, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.
31. **CANCELLATION BY TENANT FOR DEATH OF MAJOR WAGE EARNER.** This Lease may be terminated upon sixty (60) days written notice to Landlord or Property Manager due to the death of a major wage earner whose income was used to qualify for the Lease. Tenant shall provide to Landlord or Property Manager the death certificate of the deceased individual. In the event of termination under this covenant, Tenant may be liable for a reasonable termination charge not to exceed the equivalent of two (2) months' rent at the rate in effect as of the termination date, or the actual damages sustained by the Landlord, whichever is the lesser amount; the termination charge is to be in addition to rent due and owing through said termination date. In a single family dwelling, or property with three or less units owned by the same Landlord, this sixty days (60) written notice can be waived if there is a written and signed mutual agreement between both Landlord and Tenant.
32. **MILITARY CLAUSE.** In the event Tenant is a member of, or subsequently enlists in, the Army, Navy, Air Force, Marine Corps, Coast Guard or the National Guard under call to active service authorized by the President of the United States or Secretary of Defense for more than thirty (30) consecutive days for purpose of responding to a national emergency, declared by the President and supported by Federal funds and if Tenant subsequently receives permanent change of station orders or temporary change of station orders for ninety (90) days or more, including release from military service, Tenant may terminate the Lease upon delivering written notice to the Landlord or Property Manager with proof of Tenant's assignment. Written notice is effective upon personal delivery, delivery by private business carrier or by placing the written notice in the mail, with return receipt requested. Termination will be effective thirty (30) days after the first date on which the next rental payment is due and payable after the date on which the notice is delivered in the case of a month-to-month tenancy. For any other tenancy, termination is effective on the last day of the month following the month in which the notice is delivered. The Tenant must pay rent through the effective date of termination on a prorated basis. Tenant is also responsible for the cost of repairing damage to the Premises caused by the Tenant, if any. Tenant may also be subject to a termination charge not to exceed one (1) month's rent. This clause also applies to those persons who receive orders releasing them from military service. The Landlord or Property Manager will refund the Security Deposit less deductions for unpaid rent and damages, if any, within thirty (30) days of the date of termination. These provisions apply as well to dependents of Tenants who are members of military service at the time a Lease is signed, or who subsequently enlist in the military service.
33. **LEASE BREAK.** There is no option to break this Lease early. If the Tenant decides to vacate prior to the Lease Termination Date for any reason other than those listed in Section 31 or 32, the Tenant shall remain responsible for the rent until the Lease Termination date specified in Section 1 of this Lease and shall also be responsible for all damages incurred by the Landlord due to a vacant Property, this includes, but is not limited to, inspection costs and the cost to re-list and obtain a new tenant.
34. **ATTORNEYS' FEES.** In an action by the Landlord to recover possession of the Premises, including a nonpayment of rent action, the Tenant is obligated to pay actual court costs awarded by the Court, and to pay reasonable attorney's fees as awarded by the Court. If reasonable attorney's fees are awarded by the Court in a Failure to Pay Rent action, the attorney's fees are not part of the Tenant's rent and need not be paid to redeem the Premises. In any other legal action between the Tenant and Landlord, regarding the Lease or the Tenant's occupancy of the Property, the non-prevailing party shall pay the prevailing party's reasonable attorney's fees and costs as awarded by the Court. If Tenant includes the Property Manager on any legal action and the Property Manager is the prevailing party, either through dismissal or court order, the Tenant shall pay the Property Manager's reasonable attorney fees and costs.
35. **RECORDING OF LEASE.** Tenant shall not record this Lease in the public records in any city or county office. In the event that Tenant records this Lease, this Lease shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.

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36. **GOVERNING LAW AND VENUE.** This Lease shall be governed, construed and interpreted by, through, and under the laws of the State of Maryland. Both parties consent to venue in the city or county where the Premises is located.
37. **SEVERABILITY.** If any provision of this Lease or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Lease nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
38. **BINDING EFFECT.** The covenants, obligations, and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the Parties hereto.
39. **HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
40. **CONSTRUCTION.** Pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
41. **NO WAIVER.** If Landlord elects not to exercise any right or remedy under this Lease on any one or more occasions, Landlord shall not be deemed to have waived its right to enforce all rights and remedies it may have under this Lease or otherwise pursuant to Maryland law. If Landlord should waive any breach of, or event of default under, any provision of this Lease by Tenant, Landlord shall not be deemed to have given a continuing waiver or a waiver of any subsequent breach of the same or a different provision of this Lease.
42. **MODIFICATION.** The Parties hereby agree that this Lease contains the entire agreement between the Parties and this Lease shall not be modified, changed, altered or amended in any way except through the use of a written amendment signed by all of the Parties hereto. All Lease modifications, additions, and changes, processed by Property Manager after the initial start date of this Lease shall require a processing fee of \$199.00 due to the Property Manager by the party(ies) requesting the change, at the time of signing Addendum.

Tenant Initials: _____

43. **NOTICE.** Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord:

ZELMA COVINGTON

[Landlord's Name]
P.O. Box 16891

[Landlord's Address]
Baltimore, MD 21206

[City, State, Zip Code]

If to Tenant:

NICHOLE A. ROSS

[Tenant's Name]

5926 BELLE VISTA AVE

[Tenant's Address]

Baltimore MD 21206

[City, State, Zip Code]

If to Property Manager: **RENOSY by Renters Warehouse** 9841 Broken Land Parkway, Ste 109, Columbia, MD 21046

Landlord, Tenant and Property Manager shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

44. **INTENT TO VACATE.** Tenant must provide Property Manager, as Landlord's agent, at least sixty (60) days written notice of its intent to terminate the Lease upon the expiration of the Lease term. Any notice provided under this Section does not imply permission on behalf of the Landlord or Property Manager to vacate the Premises early, unless approved by Landlord or Property Manager. Failure to provide notice of intent to terminate the Lease may require Tenant to be responsible for additional Rent charges, Late Fees and/or damages for any additional costs or expenses incurred by Landlord and/or Property Manager.
45. **RENEWAL TERM.** Tenant and Landlord shall have the right to negotiate and agree to any renewal/extension of the Lease term, upon such Rent terms agreeable to both Parties. Landlord reserves the right to withhold its consent to or deny any renewal or extension of this Lease that may be requested by Tenant. If Tenant desires to preserve the right to

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extend/renew the Lease term for a Renewal Term, Tenant shall give Landlord notice of its intent no later than sixty (60) days prior to the end of the Lease term. If Tenant does not provide proper notice of intent to renew or vacate the Premises at the natural expiration of the lease, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof and at an increase of ten percent (10%) the monthly rate in effect during the last month of the expiring term. This clause shall override Section 21(a) of this Lease which shall remain in effect when a Landlord and Tenant have come to a mutual agreement to continue the tenancy from month-to-month with sixty (60) days' notice. This holdover tenancy shall be terminable upon sixty (60) days written notice given by either Party pursuant to the Notice requirements in Section 43 of this Lease.

46. **TENANT RIGHT OF FIRST REFUSAL/EXCLUSIVE NEGOTIATION PERIOD.** Per The Renters' Rights and Stabilization Act of 2024, should a Landlord of a non-exempt property with one (1), two (2), or three (3) units intend to sell the Premises, a Tenant who has resided at the Premises in excess of six (6) months shall be given the right of first refusal with a negotiation period of no less than thirty (30) days. Landlords who fail to comply are subject to fines of up to \$1,000.00. The Tenant(s) may not transfer the right of first refusal.

- a) **NOTICE.** If a Landlord intends to offer the Premises for sale to a third party, the Landlord must notify Tenants prior to listing the Premises for sale or offering to a third party. Landlord must deliver, to the Tenant, a notice of intent to sell, in accordance with Section 43 of this Lease. This notice shall include proposed terms of sale.
- b) **NEGOTIATION PERIOD.** Tenant shall have thirty (30) days after delivery of notice to make an offer to purchase the Premises. If the Tenant's offer matches the terms proposed by the Landlord in the notice, the Landlord is required to accept the offer. If the Tenant's terms do not match, the Landlord has five (5) days to make a counter offer, and the Tenant has five (5) days to accept or reject this offer. If multiple Tenants make offers, the Landlord may select the most favorable offer, without liability to any other Tenant. If Landlord receives an unsolicited offer to purchase the Premises for at least 10% less than the lowest price previously offered to the Tenant, the Tenant has the right to match the third-party offer before the Landlord may sell the Premises.
- c) **TERMINATION.** This right of first refusal/exclusive negotiation period shall be terminated in the case that:
 1. The Tenant affirmatively declines to make an offer to purchase;
 2. The Tenant declines or does not respond to the Landlord's counter offer;
 3. Tenant does not agree to match the unsolicited third-party offer within thirty (30) days of notice;
 4. The Tenant and Landlord are unable to agree on terms of sale within thirty (30) days of notice; or
 5. A lack of response from the Tenant within thirty (30) days of notice.

47. **TERMINATION OF PROPERTY MANAGEMENT AGREEMENT.** Any cancellation, expiration or other termination of the Property Management Agreement between Landlord and Property Manager shall not affect the validity of this Agreement between Landlord and Tenant, or the obligations of the parties hereunder. Upon termination of the Property Management Agreement, if applicable, Property Manager shall transfer Tenant's Security Deposit to the Landlord or new property manager, with confirmation of the same provided to Landlord and Tenant in writing. Residential Benefits Package service offered by Property Manager shall immediately terminate. At such point, Property Manager shall have no further obligations or responsibilities under this Agreement, including but not limited to the Security Deposit, Landlord or Tenant service requests, or any other service or maintenance obligations. If Tenant had made monthly Rent payments to Property Manager pursuant to Section 3 of this Agreement, Tenant shall no longer remit Rent payments to Property Manager. Tenant and Landlord shall mutually agree upon an acceptable method of Rent payment (made to the Landlord or new property manager directly) following cancellation. Cancellation of the Property Management Agreement shall not relieve Tenant of any obligation to pay Property Manager for any costs and fees incurred under this Agreement prior to cancellation.

48. **RETURNED CHECK POLICY.** If Tenant's initial Rent payment(s) or Security Deposit are drawn on insufficient funds or returned by the bank, in addition to the Insufficient Fund fee of \$35.00 under Section 49, Tenant shall be subject to an Insufficient Fund Penalty of \$250.00, or a lesser amount permitted by law if for any reason this fee is deemed to exceed an allowable amount. This Insufficient Fund Penalty shall only apply to Tenant's initial Rent payment or Security Deposit and shall not apply to any subsequent Rent payments. Further, any payments of Rent, Fees and/or Security Deposit from an account with insufficient funds shall be considered a material breach of this Lease and shall give Landlord cause to terminate this Lease or to pursue any remedies available by law, including but not limited to eviction.

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49. **INSUFFICIENT FUNDS FEE & POLICY.** Tenant agrees to pay a fee of \$35.00 for all returned checks (whether drawn on insufficient funds or for any other reason that may cause the bank to not process such payment), plus all applicable Late Fees. In the event a non-sufficient funds payment is used for Rent, Security Deposit, late fees or other fee/penalty payments, Landlord may require that the only forms of acceptable future payments from Tenant are money orders, cashier's checks and or pay Rent by credit card.

50. **NO SMOKING POLICY.** No smoking of any type shall be permitted on the Premises unless otherwise agreed to by the Parties in writing. Smoking inside the Premises is prohibited and is considered to be a material breach of this Lease. Smoking shall only occur outside the dwelling in a designated area. All cigarette butts, ashes, or debris must be cleaned up immediately. Failure to abide by this policy shall result in \$500.00 fine imposed by Landlord.

Tenant Initials: ^{DS} MLR

51. **WINDOW TREATMENTS.** Not all rental properties have window treatments, nor do all cities require that rental properties have window treatments. In renting the Premises and initialing below, Tenant accepts the current condition of the window treatments, whether none present, partial present, or fully present. Landlord gives permission to Tenant to install window treatments, which are agreed to in advance by Landlord, which must be installed at Tenant's sole expense, and which must remain in the Premises upon the expiration or termination of the Lease. If such window treatments are removed by Tenant, Tenant agrees to repair any and all damage caused by installation or removal of the window treatments from Premises.

Tenant Initials: ^{DS} MLR

52. **EXTENDED ABSENCES.** In the event Tenant will be away from the Premises for more than eight (8) consecutive days, Tenant agrees to notify Property Manager in writing of such absence. During such absence and only with prior notice to Tenant, Landlord or a representative of Property Manager may enter the Premises at times reasonably necessary to maintain the Premises and inspect for damages and needed repairs.

53. **CREDIT / BACKGROUND CHECK AUTHORIZATION.** Tenant hereby acknowledges that Property Manager has permission to share Tenant's credit and rental history with all appropriate parties involved in the transaction. Tenant also has verified and provided the information for the benefit of Landlord and/or Property Manager.

54. **CONSENT TO COMMUNICATE.** By signing this Agreement Tenant has given expressed written permission to allow Property Manager and Landlord to communicate via mail, phone, email, text, fax, and instant messaging for the purpose of fulfilling this agreement.

55. **RENTERS INSURANCE.** Tenant is required to carry Renters Insurance, the information is attached to this lease.

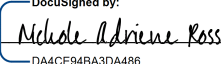
56. **MOLD INFORMATION AND TENANT ACKNOWLEDGEMENT.** Tenant acknowledges receipt of the pamphlet regarding mold in rental properties, as required under Annotated Code of Maryland Real Property Article Section § 8-220(b).

Tenant Initials: ^{DS} MLR

57. **ADDITIONAL PROVISIONS & DISCLOSURES.** This Agreement is Subject to and fully incorporates the Addenda specified below, which are separately signed, attached and made part of this Lease.

LEASE ACKNOWLEDGEMENT AND SIGNATURES

IN WITNESS WHEREOF, the parties hereto agree to abide by all of the terms and conditions in this Lease Agreement.

LANDLORD	Sign: Signed by:  288A1C5352654D0...	Print: <u>ZELMA COVINGTON</u>	Date: <u>8/25/2026</u>
LANDLORD	Sign: _____	Print: _____	Date: _____
LANDLORD	Sign: _____	Print: _____	Date: _____
TENANT	Sign: DocuSigned by:  DA4CE94BA3DA486...	Print: <u>NICHOLE A. ROSS</u>	Date: <u>8/25/2026</u>
TENANT	Sign: _____	Print: _____	Date: _____
TENANT	Sign: _____	Print: _____	Date: _____
TENANT	Sign: _____	Print: _____	Date: _____
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TENANT	Sign: _____	Print: _____	Date: _____
CO-SIGNER	Sign: _____	Print: _____	Date: _____
CO-SIGNER	Sign: _____	Print: _____	Date: _____
CO-SIGNER	Sign: _____	Print: _____	Date: _____

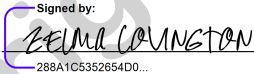
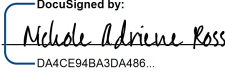
ADDENDUM

Tenant is responsible for the monthly water bill. It is available at:
<https://pay.baltimorecity.gov/water>
Account number 11000198780

Occupancy limited to the above-named tenants only unless expressly approved by the Landlord.

No pets Allowed.

Lease addendum acknowledged and agreed to by:

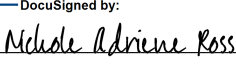
LANDLORD	Sign: Signed by:  288A1C5352654D0...	Print: <u>ZELMA COVINGTON</u>	Date <u>8/25/2026</u>
LANDLORD	Sign: _____	Print: _____	Date _____
LANDLORD	Sign: _____	Print: _____	Date _____
TENANT	Sign: DocuSigned by:  DA4CE94BA3DA486...	Print: <u>NICHOLE A. ROSS</u>	Date <u>8/25/2026</u>
TENANT	Sign: _____	Print: _____	Date _____
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TENANT	Sign: _____	Print: _____	Date _____

Managed, REV 4.2025



Tenant Renters Insurance Information Addendum

All Tenants are required to provide Renters Insurance. If a policy covers all household members, only one Tenant is required to provide the information below. Co-Signers are not required to provide Renters Insurance.

TENANT: NICHOLE A. ROSS SIGNATURE: 
Company: Allstate Policy #: 875 713 736 Exp. Date: 09/11/2027

TENANT: _____ SIGNATURE: _____
Company: _____ Policy #: _____ Exp. Date: _____

TENANT: _____ SIGNATURE: _____
Company: _____ Policy #: _____ Exp. Date: _____

TENANT: _____ SIGNATURE: _____
Company: _____ Policy #: _____ Exp. Date: _____

TENANT: _____ SIGNATURE: _____
Company: _____ Policy #: _____ Exp. Date: _____

TENANT: _____ SIGNATURE: _____
Company: _____ Policy #: _____ Exp. Date: _____

Copyright Renters Warehouse

Security Deposit ReceiptLandlord(s): ZELMA COVINGTONTenant(s): NICHOLE A. ROSSPremises: 5926 BELLE VISTA AVEBaltimoreMD 21206

In accordance with Maryland Real Property Code 8-203.1, Tenant is being provided with this receipt for the payment of the Security Deposit along with a list of Tenant's rights concerning the Security Deposit. Tenant agrees to pay Landlord, prior to Tenant's occupancy, a Security Deposit in the amount of \$ 2,100.00. The Tenant has the following rights:

1. The right to have the dwelling unit inspected by the Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Tenant so requests by certified mail within fifteen (15) days of the Tenant's occupancy;
2. The right to be present when the Landlord inspects the Premises at the end of the Tenancy in order to determine if any damage was done to the Premises if the Tenant notifies the Landlord by certified mail at least fifteen (15) days prior to the date of the Tenant's intended move, of (a) the Tenant's intention to move, (b) the date of moving, and (c) the Tenant's new address;
3. The right to have the Landlord conduct the inspection within five (5) days before or after the Tenant's stated date of intended moving;
4. The right to have the Landlord notify the Tenant in writing of the date of the inspection;
5. The right to receive, by first-class mail, delivered to the last known address of the Tenant, a written list of the charges against the security deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy;
6. Landlord must return any unused portion of the security deposit, by first-class mail, addressed to the Tenant's last known address within forty-five (45) days after the termination of the tenancy; and
7. If Landlord fail to comply with the security deposit law it may result in the Landlord being liable to the Tenant for a penalty of up to three (3) times the security deposit withheld, plus reasonable attorney's fees.

Lease addendum acknowledged and agreed to by:

LANDLORD	Sign: Signed by: <u>ZELMA COVINGTON</u> 288A1C6352654D0...	Print: <u>ZELMA COVINGTON</u>	Date: <u>8/25/2026</u>
LANDLORD	Sign: _____	Print: _____	Date: _____
LANDLORD	Sign: _____	Print: _____	Date: _____
TENANT	Sign: DocuSigned by: <u>Nichole Adriene Ross</u> DA4CE94BA3DA486...	Print: <u>NICHOLE A. ROSS</u>	Date: <u>8/25/2026</u>
TENANT	Sign: _____	Print: _____	Date: _____
TENANT	Sign: _____	Print: _____	Date: _____
TENANT	Sign: _____	Print: _____	Date: _____
TENANT	Sign: _____	Print: _____	Date: _____
TENANT	Sign: _____	Print: _____	Date: _____

Managed, REV 4.2025

Lead Based Paint Disclosure of Information

On Lead-Based Paint and/or Lead-Based Paint Hazards

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, Landlord must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Premises was built in the year 1955. If prior to 1978, the following must be filled out:

Landlords' Disclosure

(a). Presence of lead-based paint and/or lead-based paint hazards (Check one):

- (i) _____ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (ii) X _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (if checked, explain)
- Note: Property has been inspected and passed Lead Inspection. Certificate attached, or shall be provided to Tenant at or before move-in inspection.

(b). Records and reports available to the Landlord (Check one):

- (i) X _____ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.
- (ii) _____ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (Initial)

- (c) MLR _____ Tenant has received copies of all information listed above.
- (d) MLR _____ Tenant has received copies of the EPA pamphlet: *Protect your Family from Lead in Your Home*
- (e) MLR _____ Tenant has received copies of the MDE pamphlet: *Notice of Tenant's Rights*.

Agent's Acknowledgement (Initial)

- (f). RV _____ Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and Landlord is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

LANDLORD	Sign: <u></u>	Print: <u>ZELMA COVINGTON</u>	Date <u>8/25/2026</u>
LANDLORD	Sign: _____	Print: _____	Date _____
LANDLORD	Sign: _____	Print: _____	Date _____
TENANT	Sign: <u></u>	Print: <u>NICHOLE A. ROSS</u>	Date <u>8/25/2026</u>
TENANT	Sign: _____	Print: _____	Date _____
TENANT	Sign: _____	Print: _____	Date _____
TENANT	Sign: _____	Print: _____	Date _____
TENANT	Sign: _____	Print: _____	Date _____
TENANT	Sign: _____	Print: _____	Date _____
AGENT	Sign: <u></u>	Print: <u>Rose Valerio</u>	Date <u>8/26/2026</u>

Managed, REV 4.2025

Residential Benefits Package**Included for Tenants with a Home Managed by RENOSY by Renters Warehouse**

The RENOSY by Renters Warehouse Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature at a cost of \$25/month payable with Rent.

Tenant and Manager mutually agree that the Resident Benefit Package is defined as follows:

- **HVAC Filter Delivery:** A portion of Tenant's total amount due will be used to have HVAC filters delivered to their home approximately every 90 days. Tenant shall properly install the filter that is provided within two (2) days of receipt. Tenant hereby acknowledges that the filters will be dated and subject to inspection by Landlord upon reasonable notice to verify replacement has been timely made. If at any time Tenant is unable to properly or timely install a filter, Tenant shall immediately notify Manager in writing. Tenant's failure to properly and timely replace the filters is a material breach of this agreement and Manager shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages to the Premises or HVAC system caused by Tenant's neglect or misuse. Please note, in order to receive filters, Tenant must provide Renters Warehouse with correct filter sizes for their unit.
- **Utility Concierge Service:** Resident acknowledges that Manager will make available a concierge service to Resident to aide in utility, cable, internet, and other relevant service(s) activation. Resident maintains the right to facilitate his/her own service activations.
- **Resident Rewards:** Resident acknowledges that a resident rewards program is made available to them by Manager. Rewards are to be accessed online and are activated at Resident's sole discretion. Resident Rewards will provide Resident with available rewards as a preferred customer of Manager.
- **24-Hour Maintenance Coordination Service:** Manager shall allow access to Resident to report maintenance concerns outside of normal business hours via the online resident portal, or by calling 410-878-7722 and selecting the option to report new maintenance.
- **Online Portal Access:** Manager agrees to provide Resident online portal access for the purposes of reviewing pertinent documents, payment of Rent via ACH and other fee(s), and reporting maintenance concerns. Manager reserves the right to restrict payment access to Resident, at Manager's sole discretion, should a pattern of delinquency arise and/or persist.
- **One-time waiver of late fee.**

Residential Benefits Package addendum acknowledged and agreed to by:

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

TENANT	DocuSigned by: Sign: <u>Nichole Adriene Ross</u> DA4CE94BA3DA486...	Print: <u>NICHOLE A. ROSS</u>	Date <u>8/25/2026</u>
TENANT	Sign: _____	Print: _____	Date _____
TENANT	Sign: _____	Print: _____	Date _____
TENANT	Sign: _____	Print: _____	Date _____
TENANT	Sign: _____	Print: _____	Date _____
TENANT	Sign: _____	Print: _____	Date _____
MANAGER	DocuSigned by: Sign: <u>Rose Valerio</u> C7F2078A1F934CF...	Print: <u>RENOSY by Renters Warehouse</u>	Date <u>8/26/2026</u>

MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION (MDE FORM 330)

INSPECTION CERTIFICATE NO. 1172775

0370711

0327035690 081

MDE TRACKING NO.

MDE PROPERTY NO.

Zelma B Covington

OWNER NAME

05926 BELLE VISTA AVE BALTIMORE MD 21206

Street Address

Baltimore city
County

Full Risk Reduction

Dust Inspection

Inspection Category

Inspection Method

1955
Construction Year
PASSED
Inspection Status

Re-Inspection required no later than

Certificate Expiration Date

Invalid

Invalidated Date

I certify that I inspected the above listed property/unit on 7/7/2026 7:30:00 PM under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

Shan Dave

Inspection Contractor Name

105139

Inspection Contractor Accreditation No.

Shan Dave

Inspector Name

105137

Inspector Accreditation No.

12/11/2026

Inspection Contractor Accreditation Exp. Date

12/11/2026

Inspector Accreditation Exp. Date



Inspection certificates with numbers under 1000000 are not original documents; they were issued on paper prior to implementation of this online system.

STATE OF MARYLAND



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires sellers, landlords, agents and rental property managers to:

- Disclose known information about the presence of lead-based paint or lead-based paint hazards (or state there is none)
- Provide all available records and reports on lead-based paint and lead-based paint hazards (or state there are none)
- Include a specific warning statement about lead-based paint
- Give buyers up to 10 days to have a certified inspector or risk assessor check for lead.

If undertaking renovation, repair or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home ([see page 12](#)).



Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified risk assessor at cdxapps.epa.gov/leadpro.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills and other surfaces using wet methods.
- Take precautions to avoid exposure to lead dust when remodeling.
- Hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms when renovating, repairing or painting. Find an EPA-certified firm using cdxapps.epa.gov/leadpro.
- Have your home checked for lead-based paint by a certified inspector or risk assessor before buying, renting or renovating your home.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers and toys often.
- Make sure children eat a well-balanced diet with foods high in iron, calcium and vitamin C as these nutrients may help prevent the absorption of lead.
- Remove shoes or wipe soil and other dirt off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs or painting that disturb painted surfaces)
- Swallow lead dust that has settled on food, food preparation surfaces and other places
- Eat paint chips or soil that contains lead

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have dust that may contain lead on them.



Lead is dangerous to a developing fetus.

- Lead can build up in the body over time, settling in the bones. This stored lead can be transferred during pregnancy to a fetus or after birth to an infant through breast milk.

Please [see pages 13 and 14](#) for more information on sources of lead exposure.

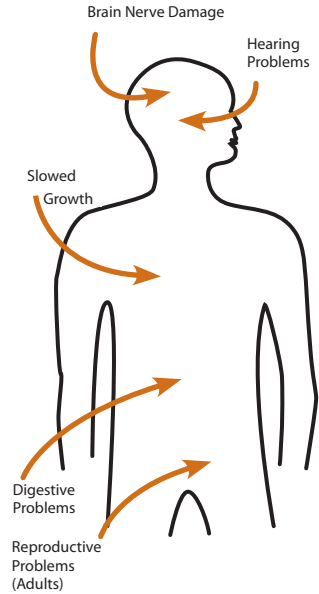
Health Effects of Lead

Lead affects the body in many ways. It is important to know that no safe blood lead level has been identified and even exposure to low levels of lead can harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder and decreased intelligence
- Speech, language and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness and in some cases, death.



In adults, exposure to lead can cause an increased risk of:

- Miscarriage during pregnancy
- The baby being born too early or too small
- Harm to a developing fetus' brain, kidneys and nervous system
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels (BLLs) tend to increase rapidly from 6 to 12 months of age, and BLLs tend to peak at 18 to 24 months of age.

A simple blood test is the best way to find out if a child has been exposed to lead. A child who has been exposed to lead may not have visible signs or symptoms and may look and act healthy. Consult your doctor for advice on getting your children tested.

Blood lead tests are required for the following groups:

- Children at 12 and 24 months enrolled in Medicaid
- Children between 24 and 72 months enrolled in Medicaid with no record of a previous blood lead test
- Children who should be tested under your Tribal, state or local health testing plan

Blood lead tests are recommended for the following groups:

- Children at 12 and 24 months living in areas that are at higher risk* or who belong to populations that are at higher risk*
- Children or other family members who have been exposed to lead

Your doctor can explain what the test results mean and if more testing will be needed.

* Some children are more likely to be exposed to lead than others. These include children who live or spend time in a house or building built before 1978, are from low-income households, live or spend time with someone who works with lead or are immigrants, refugees or recently adopted from less developed countries.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes and childcare facilities built before 1978 may have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country or suburbs
- In private and public single-family homes and apartments
- On surfaces inside and outside of the house
- In soil around a home (soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters and porches

Lead-based paint is usually not a hazard if it is in good (intact) condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines any reportable level of lead dust measured by an EPA-recognized lead laboratory as hazardous.

If you suspect your home has lead-based paint, you should clean regularly to minimize dust using the information on [pages 9 and 11](#), especially when young children live in the home. EPA does not recommend lead abatements based on lead dust unless the lead dust is at or above the action levels listed on [page 11](#).

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead in dust or soil—which you may not be able to see—can both be hazards.

The only way to find out if paint, dust or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

Hire a certified lead professional to get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards or how to deal with them. A trained and certified lead-based paint inspector will inspect the paint using:
 - A portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples collected by the inspector to be tested in an EPA-recognized lead laboratory
- A **risk assessment** tells you if your home currently has any lead hazards from paint, dust or soil, and what actions to take to address any hazards. A trained and certified lead-based paint risk assessor will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust and soil samples
- A **combination inspection and risk assessment** tells you if your home has any lead-based paint, if it has any lead hazards and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed and ask questions about anything you do not understand. Closely monitor areas that are known to have lead-based paint.

Checking Your Home for Lead, continued

In preparing for renovation, repair or painting work in a pre-1978 home, Lead-Safe Certified renovators ([see page 12](#)) may do any of the following:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis
- Use EPA-recognized tests kits to determine if lead-based paint is absent
- Presume that lead-based paint is present and use lead-safe work practices

There are state, Tribal and federal programs in place to ensure that testing is done safely, reliably and effectively. Contact your state, Tribal or local agency for more information, visit epa.gov/lead, or call toll-free **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling 711.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bedtime.
- Keep play areas clean. Wash bottles, pacifiers, toys and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing or painting, hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms ([see page 12](#)).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat a well-balanced diet of fruits, vegetables, grains, dairy and protein-rich foods. Foods that are higher in iron, calcium and vitamin C may help reduce the body's absorption of lead. Children with empty stomachs absorb more lead than children with food in their stomachs.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing or painting by hiring an EPA-, Tribal- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards, you should hire a certified lead abatement contractor. Abatement methods (which are designed to permanently address lead-based paint hazards) include removing, sealing or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint will not permanently address the lead-based paint hazards.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm ([see page 12](#)) to perform renovation, repair or painting (RRP) projects that disturb painted surfaces.
- Hire a certified lead abatement contractor to permanently address lead hazards. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.
- Certified contractors will employ qualified workers and follow strict safety rules set by their state or Tribe or by the federal government.

Reducing Lead Hazards, continued

If your home has had a lead abatement, dust cleanup activities must be conducted once the work is completed. Dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following action levels:

- 5 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 40 $\mu\text{g}/\text{ft}^2$ for interior window sills
- 100 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatement is designed to permanently address lead-based paint hazards. However, when an abatement is complete, lead dust may still remain above reportable levels ([see page 6](#)) and can also be reintroduced into an abated area. Steps to keep lead dust low after an abatement include:

- Using a HEPA vacuum on all furniture and other items returned to the area
- Regularly cleaning floors, window sills, troughs and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner

Please [see page 9](#) for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state, Tribal or local agency ([see pages 15 and 16](#)), visit cdxapps.epa.gov/leadpro, or call toll-free 1-800-424-LEAD [5323].

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state or Tribal program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. These prohibited methods are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods and then checked to confirm adequate cleanup.
- **Dispose of waste properly.** Collect and seal waste in a heavy-duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water in homes are lead pipes, fixtures, brass or chrome-plated brass faucets and plumbing with lead solder.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested (See below).

Remember that older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** Working in certain jobs may increase adults' potential exposure to lead, such as: renovation or repair of older homes and buildings, painting, construction, refinishing furniture, smelting, mining, auto repair, handling firearms and working at hazardous waste sites. If you work with lead, lead dust or soil could get onto your skin, in your hair and clothes, which can be transferred to the inside of your car or home. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, fishing, shooting at a gun range or refinishing furniture that has lead-containing paint or varnish. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint or varnish. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Items made in other countries and imported into the United States may have lead including toys, painted furniture, metal or plastic jewelry, health remedies, foods, spices, candies, cosmetics, powders, make-up used in religious and cultural practices and folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.
- **Older playground equipment** can contain old lead-based paint, and **artificial turf and playground surfaces** made from shredded rubber can contain lead. Take precautions to ensure young children do not eat shredded rubber or put their hands in their mouth before washing them.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead above 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call toll-free **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water visit epa.gov/safewater or use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call toll-free **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

Food and Drug Administration

For information on lead in food and foodwares visit www.fda.gov/food/environmental-contaminants-food/lead-food-and-foodwares.

Centers for Disease Control and Prevention

For information on childhood lead poisoning prevention visit: www.cdc.gov/lead

State and Local Health and Environmental Agencies

Some states, Tribes, counties and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state, Tribal or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center toll-free at **1-800-424-LEAD [5323]**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling **711**.

U. S. Environmental Protection Agency (EPA)

Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs: epa.gov/lead/contacts.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont and 10 federally recognized Tribes)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands and 8 Tribes)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia and 7 Tribes)

Regional Lead Contact
U.S. EPA Region 3
Four Penn Center
1600 JFK Blvd
Philadelphia, PA 19103-2029

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and 6 Tribes)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 37 Tribes)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1201 Elm Street, Suite 500
Dallas, TX 75270
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska and 9 Tribes)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
LCRD/TTPB
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 Tribes)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6169

Region 9 (Arizona, California, Hawaii, Nevada, Guam, American Samoa, Northern Marianas, Palau, Micronesia, Marshall Islands and 148 Tribes)

Regional Lead Contact
U.S. EPA Region 9 (LNC-2-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8000

Region 10 (Alaska, Idaho, Oregon, Washington and 271 Tribes)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East-West Highway

Bethesda, MD 20814-4421

1-800-638-2772

[cpsc.gov](https://www.cpsc.gov) or [saferproducts.gov](https://www.saferproducts.gov)

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Its Office of Lead Hazard Control and Healthy Homes' (OLHCHH's) lead hazard reduction grants, healthy homes grants, and guidance and enforcement of the Lead Disclosure Rule and Lead Safe Housing Rule, protect families from lead and other housing hazards.

HUD OLHCHH

lead.regulations@hud.gov

[hud.gov/lead](https://www.hud.gov/lead)

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IMPORTANT!

Lead From Paint, Dust and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools and childcare facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard ([see page 10](#)).



MARYLAND DEPARTMENT OF THE ENVIRONMENT

NOTICE OF TENANT'S RIGHTS

INTRODUCTION

This Notice of Tenants' Rights explains your legal rights pursuant to the Maryland Reduction of Lead Risk in Housing Law, which went into effect on February 24, 1996. Under this law, property owners are required to address all potential lead-based paint hazards in rental properties constructed prior to 1978, register and annually renew registration of their properties with Maryland Department of the Environment ("MDE" or "Department") and provide tenants with lead educational materials. This Notice of Tenant's Rights provides a detailed explanation of what property owners are required to do to comply with the law, how to inform your landlord that repairs need to be performed in your home, and steps you can take to enforce your legal rights if your landlord refuses to respond to your request.

Please read this material carefully and call the Lead Hotline at 410-537-4199 or 800-776-2706 if you have any questions. (TTY Users 800-735-2258)

I HAVE JUST MOVED INTO A RENTAL DWELLING THAT WAS BUILT BEFORE 1978. WHAT DO I NEED TO KNOW?



To be fully compliant with the law, your landlord is required to:

- 1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home," and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
- 2) Ensure that the property is currently registered with the MDE and is required to pay a \$30.00 per property/unit registration fee.
- 3) Obtain a passing Lead Paint Inspection Certificate prior to you moving into the property.

DOES MY RENTAL DWELLING UNIT HAVE TO BE INSPECTED BEFORE I MOVE IN?

Yes. The property owner must have the unit inspected at the owner's expense. This is currently mandatory for all pre-1978 rental properties. Only an inspector accredited by MDE can perform lead inspections. If the house passes the lead inspection, the property owner will receive a copy of a Lead Paint Inspection Certificate. This certificate will be on file at MDE. The owner is required by law to give you a copy of the inspection certificate when you move in. If you wish to know the results of the inspection, ask your landlord or use the Inspection Certificates online search at [Lead Certificate](#).

WHAT HAPPENS IF MY CHILD IS DIAGNOSED WITH AN ELEVATED BLOOD LEAD LEVEL?

When a child under six years of age, or a pregnant woman is identified with an elevated blood lead level (“EBL”) greater than or equal to 3.5 µg/dL, MDE or the local health department will send a Notice of EBL to the parent/guardian or pregnant woman and the property owner in writing.

MDE or the local health department will also perform an environmental investigation for a child under the age of 6 years old or pregnant woman diagnosed with a blood lead level of greater than or equal to 3.5 µg/dl. If, during the environmental investigation, the inspector identifies chipping, peeling, or flaking paint in a pre-1978 constructed rental property, MDE or the local health department will issue a Notice of Defect and send it to the property owner. Upon receipt of the Notice of Defect, the property owner must satisfy the modified risk reduction standard within 30 days.

HOW DO I TELL THE PROPERTY OWNER ABOUT ANY DEFECTS AND/OR THAT THERE IS CHIPPING, PEELING, AND FLAKING PAINT IN MY HOME?

You must send a notice to the property owner in writing. You may either write a letter or use a “Notice of Defect Form”, that can be found on page 5 of this brochure. When sending a Notice of Defect, MDE suggests sending it **Certified Mail, Restricted Delivery**. This documentation is also useful when making a referral to MDE or your local housing department. Once the property owner receives the Notice of Defect, they must satisfy the modified risk reduction standard within 30 days.

HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

Within 30 days after the receipt of the Notice of Defect, the property owner is required to provide for the temporary relocation of all tenants to a property built after 1977, a pre-1978 rental property that is certified as meeting the lead-free standard or that has met the lead risk reduction standard.

OR

Within 30 days after the receipt of the Notice of Defect, the property owner ensures that the property passes a test for lead contaminated dust after performing certain lead hazard reduction treatments. The property owner must pay for all required repairs and must use a contractor that is accredited by the Department to perform lead abatement work.

SHOULD MY FAMILY STAY IN THE HOME WHILE THE REPAIRS ARE BEING MADE?

Nobody, other than individuals accredited by MDE to perform lead abatement services, is permitted in the work area. Pregnant women and children under 6 years old are prohibited from being in the house while the lead hazard reduction treatments are being performed. If you must leave your home for more than 24 hours while treatments are performed, the property owner must

pay for all your reasonable expenses related to your required relocation to temporarily lead safe housing.

The property owner is also responsible for expenses related to the moving, storing, and/or cleaning of furniture, and possibly food costs while work is being performed in the home to address lead-based paint hazards.

You must allow the property owner and accredited contractors to enter your home to perform the treatments.

The owner of the property is required to have the home inspected to verify the modified risk reduction standard has been met. After all work is completed, an MDE accredited inspector must inspect the property to verify compliance with the modified risk reduction standard.

■

WHAT IF MY LANDLORD HAS NOT COMPLIED WITH THE LAW, OR HAS FAILED TO RESPOND TO A NOTICE OF DEFECT?

1. Make a Referral

If you have given your landlord a written Notice of Defect and no repairs have been completed after 30 days, you can make a referral to Maryland Department of the Environment's Lead Poisoning Prevention Program by calling 1-800-776-2706 or 410-537-3825. When making a referral, please provide copies of the Notice of Defect, along with any verification of receipt you may have.

2. Rent Escrow



Rent Escrow is a legal process that requires you to file a complaint for rent escrow in the district court in the county in which you live. If the district court grants your request for an escrow account, you will be required to pay your rent into the district court's escrow account instead of to your landlord. This provides an incentive for your landlord to complete repairs in your home that threaten the life, health, or safety of you and your family. In order to have an escrow account established based on lead hazards, you only need to prove that your landlord is not in compliance with Maryland's lead laws.

A rent escrow account is only established after all facts have been presented to a judge in a judicial proceeding. Therefore, it is suggested that you seek the advice and representation of an attorney.

3. Rent Protection

In 2004, the Maryland General Assembly enacted legislation requiring landlords to confirm their compliance with Maryland's Lead Risk Reduction in Housing Law when filing a complaint for repossession of property based on a tenant's failure to pay rent. If the property to be repossessed was constructed prior to 1978, the landlord must state that they are currently registered with the Department provide the Lead Paint Inspection Certificate Number for the inspection conducted for the current tenancy. Failure to provide this information may result in the dismissal of the landlord's failure to pay rent complaint.

4. Retaliatory Eviction

Revised 8/2025
TTY Users 1-800-735-2258

It is unlawful for your landlord to evict you for notifying them about dangerous conditions present in your home, including the presence of peeling, chipping, and flaking paint. The law protects tenants against eviction and illegal rent increases are initiated after notification. It is presumed that any attempt to evict a tenant or to raise the rent, except for nonpayment of rent, within two months after compliance with the applicable risk reduction standard, is in retaliation for the tenant's notification of dangerous conditions and shall be void. It is also against the law for the property owner to evict you because there is someone in your home diagnosed with a blood lead level.

5. Termination of Lease & Relocation Expenses

Pursuant to § 8-215 of the Real Property Article, if you have requested a copy of the Lead Paint Inspection Certificate associated with your tenancy, and your landlord fails to provide you a copy within three business days, you may file an action in the District Court to: (i) immediately release the tenant from the terms of the lease or rental agreement for that property; (ii) pay to the tenant all reasonable relocation expenses, not to exceed \$2,500, directly related to the permanent relocation of the tenant to a lead-free dwelling unit or another dwelling unit that has satisfied the risk reduction standard in accordance with §6-815 of the Environmental Article, and reasonable attorney's fees.

* If you have any questions about Maryland's Lead Law, visit MDE's Website or call the Lead Hotline at 410-537-4199 or toll-free at 1-800-776-2706, or TTY 1-800-735-2258.

Mail copy of Notice of Defect and certified mail receipt to:

Maryland Department of the Environment
Lead Compliance and Enforcement Division
1800 Washington Boulevard, Suite 630
Baltimore, MD 21230

Notice of Defect

Send this notice by certified mail, return receipt requested or hand-deliver this notice and get a signature from the property owner or the property owner's agent or manager.

Name of Property Owner/Property Manager

Your Name

Property Owner Address

Your Address

City, State, Zip

City, State, Zip

Phone #

Email

Property Subject to This Notice:

THIS IS TO NOTIFY YOU TO MEET THE MODIFIED RISK REDUCTION STANDARD AS REQUIRED BY § 6-819 OF THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND BECAUSE:

The following defects require your attention:

The following areas contain peeling, chipping, flaking paint that is accessible to a child:

Living Room	Bathroom	Hallway	Door Frame
Dining Room	Front Porch	Stairway	Windows
Kitchen	Bedroom	Exterior Walls	Other

The following areas contain structural defects:

Living Room	Bathroom	Hallway	Door Frame
Dining Room	Front Porch	Stairway	Windows
Kitchen	Bedroom	Exterior Walls	Other

Other Hazardous Conditions:

PROPERTY OWNER / MANAGER SIGNATURE

I, owner / manager of the above-noted property (circle one) hereby acknowledges receiving this Notice of Defect

Signature

Date



MARYLAND TENANTS' BILL OF RIGHTS

(EFFECTIVE JULY 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

This document summarizes significant rights of tenants under Maryland law. It 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.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this bill of rights.

1. RENTAL APPLICATIONS

A landlord who rents five or more units may not charge more than \$25 in fees, outside of a security deposit.

Some landlords may choose to accept a tenant screening report prepared in the previous 30 days by a consumer reporting agency which the tenant obtains and pays for. If a landlord accepts such a report from you, the landlord may not charge you an application fee.

(Real Property Article of the Maryland Code, Sections 8-213 and 8-218)

2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.



However, if your landlord does give you a written lease, it must include:

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- A receipt for your security deposit
- A copy of the most recent version of the Maryland Tenants' Bill of Rights
- Contact information for the landlord or the contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

A landlord that rents four or fewer units in the state is not required to use a written lease.

Some local jurisdictions may require additional information in leases.

A lease may not include:

- Requires you to allow the landlord to "confess judgment" on a claim arising out of the lease;
- Anything that says you give up your legal rights under the law or your right to a jury trial
- Any provision that shortens any notice period required by law
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law

An automatic renewal term in a lease must:

- Be separate from other parts of the lease
- Be signed or acknowledged by you separately

For the landlord to end your tenancy:

- For a written lease with a stated term, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For month-to-month periodic tenancies, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For year-to-year periodic tenancies, the landlord must notify you in writing at least 90 days before the tenancy ends

For you to end your tenancy:

- For leases with a stated term, month-to-month tenancies, and all other tenancies but a year-to-year tenancy, you must notify your landlord in writing at least 30 days before terminating the tenancy
- For year-to-year tenancies, you must notify your landlord in writing at least 90 days before terminating the tenancy



- Exceptions to these provisions:
 - Exception #1: If you are a victim of domestic violence or sexual assault and have a protective order or peace order, you have 30 days to vacate the leased premises after giving notice. You are only responsible, however, for rent from the time following the notice, until the date that you vacate, which may be fewer than 30 days. If you vacate in fewer than 30 days after giving notice, you must provide signed, notarized, written notification to the landlord, by first class mail or hand delivery, stating that you vacated the premises.
 - Exception #2: These provisions do not apply in Baltimore City.

If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease. Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.

(Real Property Article of the Maryland Code, Sections 8-208, 8-210, and 8-402)

3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee, but it cannot be more than 5% of the late rent amount
- Your landlord must give you a receipt for your rent payment if you pay rent in cash.
- Your landlord may only increase your rent when your lease is renewed. In most cases, they must tell you in writing 90 days in advance of any rent increase. Some local jurisdictions may limit the amount by which rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
- Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.
- If you pay utilities directly to your landlord, your landlord must give you copies of the monthly utility bills.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, and 8-208)

4. SECURITY DEPOSITS

In most cases, a landlord may not require you to pay a security deposit higher than one month's rent. But your security deposit may be up to two months' rent. If you qualify for utility assistance from the Department of Human Services and lease agreement requires that you make payments for utility services directly to your landlord.,

A "security deposit" is any payment you give to the landlord to cover things like breaking the lease, damage to the property, or unpaid rent, including pet deposits.



Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.

The landlord must keep your security deposit in an interest-paying bank account and give you a written receipt, which must be included with the written lease. The landlord must advise you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

At the end of your tenancy, your landlord must provide you with a written list of any charges deducted from the security deposit. They must return the rest of your deposit with interest within 45 days.

If you plan to move out, you must send your landlord a certified letter at least 15 days before leaving. The letter should say you're moving and give your new address. If you do this, you have the right to be present when the landlord inspects your unit for damage that may reduce your security deposit.

Charges a landlord may legally deduct your security deposit include

- Damage to the property beyond normal wear and tear
- Unpaid rent or utility bills
- Costs or fees from an eviction case judgment

If the landlord does not return your deposit or give you a written list of charges within 45 days after you move out, they may lose the right to keep any of the deposit. You may also be able to get up to three times any amounts they unlawfully did not return.

(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

5. CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it is safe and suitable for people to live in and free from problems (serious defects or conditions) that could cause a fire or that are a serious and substantial threat to your life, health or safety.

If you find such a problem, notify your landlord in writing right away. You must provide your landlord with access to your property to make repairs.

If your landlord doesn't fix the problem within a reasonable time after you provide notice, you have options: you can bring suit in the District Court for damages and a decrease in rent, or you may refuse to pay rent (and then raise the issues as a defense to the landlord's suit for rent). . You may also file a rent escrow case, through which you pay rent into the court instead of the landlord.



You have the right to basic services, including heat, light, electricity, hot and cold running water, and proper sewage disposal. Depending on the specific safety or living condition problems in your unit (for example in the case of lead paint), you may

- Have the right for temporary relocation assistance from the landlord
- Take legal action if your landlord does not assist with safe relocation

If the issue is not dangerous but violates local housing codes, you may contact your local code enforcement office if your landlord does not respond.

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, and 8-212)

6. EVICTIONS

If you violate your lease, don't pay rent on time, or don't move out when your lease ends, your landlord may start the eviction process by filing a case in the District Court.

Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution). Efforts to evict you include changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit.

You have the right to attend any court hearing in an eviction case brought against you by a landlord. You may also have the right to have an attorney provided to represent you if you are unable to afford one.

If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court. The 10 day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.

If judgment is entered against you for failing to pay rent, you have four days to appeal that decision to the Circuit Court.

In most cases, you can stop the eviction by paying all past-due amounts and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."

However, redemption is not an option if you have had 3 (4 in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, and 8-902)



7. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when a landlord's actions - or failure to act – make it difficult for a tenant to use and enjoy their rental unit, forcing the tenant to move out.

In order to successfully claim constructive eviction, a tenant must prove several things, such as the landlord's actions or neglect significantly disrupted the tenant's use and enjoyment of the property, the landlord is responsible for the interference, the tenant told the landlord about the issue, and the tenant moved out a reasonable time after the interference. If you are interested in pursuing a claim for constructive eviction, you should consult with an attorney.

If constructive eviction is proven (1) You can treat your lease as ended and you are no longer responsible for paying rent; and (2) you may be able to sue the landlord for your losses. This may include moving costs, rent differences, attorney fees, and other related expenses resulting from the constructive eviction claim.

Landlords must avoid substantial interference with the tenant's enjoyment of their rental property, ensure the rental property is safe and livable, and generally respond to tenant complaints promptly to avoid legal and financial consequences.

8. TENANT RIGHT OF FIRST REFUSAL

If you are a named tenant on the lease and have lived in a rental property with 1, 2, or 3 units for at least six months, your landlord may be required to give you the chance to buy the property before selling it to someone else. This applies if your landlord plans to sell the property, or receives an offer to buy it from a third party. This rule does not apply in certain situations, such as when the property is transferred without a sale; for example, when the property is transferred to a family member, to a business owned by the landlord, or pursuant to a court order, among several other examples. .

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it. You have 30 days from the date of the notice to make an offer to buy the property or decline.

If you make an offer with the same or better terms than those in the notice, your landlord must accept it. If you decline to make an offer, your landlord may sell the property to a third party.

Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law.

(Real Property Article of the Maryland Code, Section 8-119)



9. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of race, color, religion, sex, disability, marital status, familial status, sexual orientation, gender identity, national origin, source of income, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

A landlord may not retaliate, or threaten to retaliate, against you for

- a. making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property;
- b. filing or participating in a lawsuit involving the landlord;
- c. participating in a tenants' organization;
- d. requesting police or emergency services at the property; or
- e. providing information to the landlord relating to lead paint issues.

Retaliation may include filing or threatening to file a lawsuit against you, increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities), failing to make necessary repairs, or terminating your tenancy, among other things.

Unless your lease provides otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2)

Exceptions to the protections of these laws exist in certain circumstances.

The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed below.



10. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

[Tenant and Landlord Affairs Website](https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx) (<https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx>)

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords
- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Access to Counsel in Evictions Program

Contact Information: Call 211 or go to [Legal Help Maryland](https://www.legalhelpmd.org) (LegalHelpMD.org)

Services Provided:

- This program can provide legal representation and advice to renters who have household income at or below 50% of Maryland's median income, and the household is at risk of eviction, have lost or are at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours: [District Court Help Centers](https://www.courts.state.md.us/helpcenter/inperson/dc)
(<https://www.courts.state.md.us/helpcenter/inperson/dc>)

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.



**A BRIEF GUIDE TO
MOLD,
MOISTURE,
AND
YOUR HOME**

**This Guide provides
information and guidance
for homeowners and
renters on how to clean
up residential mold
problems and how to
prevent mold growth.**

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A BRIEF GUIDE TO MOLD, MOISTURE, AND YOUR HOME

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MOLD BASICS

- The key to mold control is moisture control.
- If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.
- It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.



Why is mold growing in my home?



Mold growing outdoors on firewood. Molds come in many colors; both white and black molds are shown here.

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

Can mold cause health problems?

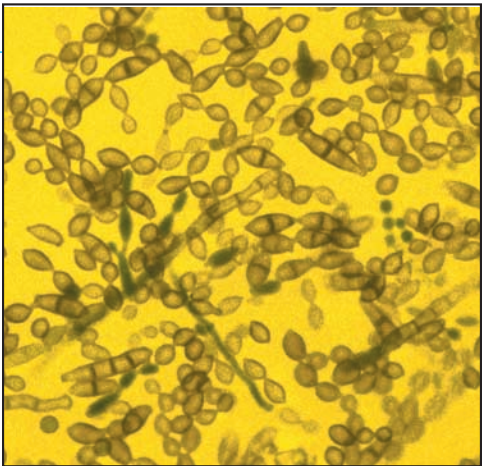
Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-

allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold? It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.



Magnified mold spores.

Molds can gradually destroy the things they grow on. You can prevent damage to your home and furnishings, save money, and avoid potential health problems by controlling moisture and eliminating mold growth.

MOLD

CLEANUP



Leaky window – mold is beginning to rot the wooden frame and windowsill.

If you already have a mold problem –
ACT QUICKLY.
Mold damages what it grows on. The longer it grows, the more damage it can cause.

Who should do the cleanup? Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial

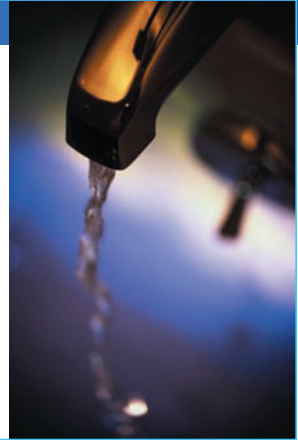
buildings, this document is applicable to other building types. It is available on the Internet at: www.epa.gov/mold.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygienists (ACGIH), or other guidelines from professional or government organizations.
- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit www.epa.gov/iaq/pubs to download a copy of the EPA guide.
- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.
- If you have health concerns, consult a health professional before starting cleanup.

MOLD **CLEANUP** GUIDELINES

BATHROOM TIP

Places that are often or always damp can be hard to maintain completely free of mold. If there's some mold in the shower or elsewhere in the bathroom that seems to reappear, increasing the ventilation (running a fan or opening a window) and cleaning more frequently will usually prevent mold from recurring, or at least keep the mold to a minimum.



Tips and techniques The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- **Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.**
- **Scrub mold off hard surfaces with detergent and water, and dry completely.**

Mold growing on the underside of a plastic lawnchair in an area where rainwater drips through and deposits organic material.



Mold growing on a piece of ceiling tile.



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.
- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)
- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.
- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

WHAT TO WEAR WHEN CLEANING MOLDY AREAS



Mold growing on a suitcase stored in a humid basement.

It is important
to take
precautions to
**LIMIT
YOUR
EXPOSURE**
to mold and
mold spores.

- **Avoid breathing in mold or mold spores.** In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about \$12 to \$25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front, others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA) requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or [osha.gov/](https://www.osha.gov/)).

- **Wear gloves.** Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.
- **Wear goggles.** Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.



Cleaning while wearing N-95 respirator, gloves, and goggles.

How do I know when the remediation or cleanup is finished?

- You must have completely fixed the water or moisture problem before the cleanup or remediation can be considered finished.
- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.
 - You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.
 - People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.
 - Ultimately, this is a judgment call; there is no easy answer.

MOISTURE AND MOLD **PREVENTION** AND CONTROL TIPS

MOISTURE Control is the Key to **Mold Control**



*Mold growing
on the surface
of a unit
ventilator.*

- When water leaks or spills occur indoors - **ACT QUICKLY.** If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.

- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.



Condensation on the inside of a window-pane.

- Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive (\$10-\$50) instrument available at many hardware stores.

- If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

Actions that will help to reduce humidity:

- 💧 Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)
- 💧 Use air conditioners and/or de-humidifiers when needed.
- 💧 Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

Actions that will help prevent condensation:

- 💧 Reduce the humidity (see preceeding page).
- 💧 Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- 💧 Cover cold surfaces, such as cold water pipes, with insulation.
- 💧 Increase air temperature.

Mold growing on a wooden headboard in a room with high humidity.



Renters: Report all plumbing leaks and moisture problems immediately to your building owner, manager, or superintendent. In cases where persistent water problems are not addressed, you may want to contact local, state, or federal health or housing authorities.



Rust is an indicator that condensation occurs on this drainpipe. The pipe should be insulated to prevent condensation.

Testing or sampling for mold Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been

adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

HIDDEN MOLD

Mold growing on the back side of wallpaper.



Suspicion of hidden mold You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

Investigating hidden mold problems Investigating hidden mold problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, consider hiring an experienced professional.

Cleanup and Biocides Biocides are substances that can destroy living organisms. The use of a chemical or biocide that kills organisms such as mold (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. There may be instances, however, when professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain - these spores will not grow if the moisture problem has been resolved. If you choose to use disinfectants or biocides, always ventilate the area and exhaust the air to the outdoors. Never mix chlorine bleach solution with other cleaning solutions or detergents that contain ammonia because toxic fumes could be produced.

Please note: Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed.

Water stain on a basement wall — locate and fix the source of the water promptly.



ADDITIONAL RESOURCES

For more information on mold related issues including mold cleanup and moisture control/condensation/humidity issues, visit:

www.epa.gov/mold



Mold growing on fallen leaves.

This document is available on the Environmental Protection Agency, Indoor Environments Division website at: www.epa.gov/mold

NOTES

Acknowledgements

EPA would like to thank Paul Ellringer, PE, CIH, for providing the photo on page 14.

Please note that this document presents recommendations. EPA does not regulate mold or mold spores in indoor air.

