

Apartment Rental Agreement

**THIS AGREEMENT
dated this
1st day of September, 2026**

**Between:
M. Guy and Gladys Bragg
2707 N. Rolling Road
Baltimore, MD 21244
(The "Landlord")**

AND

**Larry and Alisha Collins
505 Cumberland Street
Baltimore, Maryland 21217
(The "Tenant")**

WHEREAS the Landlord is the owner of the apartment located at **505 Cumberland Street Baltimore, Maryland 21217** (the "Premises");

AND WHEREAS the Landlord is interested in leasing the Premises to the Tenant on the terms and conditions as set out in this Agreement;

AND WHEREAS the Tenant is interested in leasing the Premises from the Landlord on the terms and conditions as set out in this Agreement;

AND WHEREAS the Landlord and Tenant acknowledge that they will, to the best of their ability, comply with the necessary requirements set out pursuant to the applicable legislation of the State of Maryland (the "Act");

NOW THEREFORE IN CONSIDERATION of the Landlord leasing the Premises to the Tenant, the Tenant leasing the Premises from the Landlord, and the mutual benefits and obligations established in this Agreement, the receipt and sufficiency of which consideration is acknowledged, the parties to this Agreement agree as follows:

The Premises

The Landlord, in consideration of the rent reserved to be paid by Tenant and of the other covenants and agreements herein contained, Rents to Tenant the Premises. The premises will not be used at any time during the term of this Agreement by the Tenant for carrying on business of any kind.

Appliances

The Premises is outfitted with the following appliances:

- Stove
- Refrigerator

The Tenant shall use and maintain the appliances in such a manner that, upon expiry or termination of the Agreement, the appliances will be returned to the Landlord in a reasonable condition, with the exception of normal wear and tear.

Term

This agreement will be in effect from September 1, 2026 at 12:00 a.m. until August 31, 2027 and will renew on a month-to-month term renewed by Tenant making rental payment, or

Negotiations are made to renew for an additional year, or

Negotiations are made for the purchase of the property.

Rent

The Monthly Rent for the Premises is **\$1500.00** USD payable upon the 1st of each month during the term of this Agreement to the Landlord at 2707 N. Rolling Road, Baltimore, MD 21144 or at such other place as the parties can agree upon. Should a Tenant rent check to the Landlord be returned for insufficient funds, the Tenant shall be liable to Landlord for **\$35.00 as a penalty**.

Late Payment

In the event that any payment required to be paid by Tenant hereunder is not made within five days of when rent is due, Tenant shall pay to the Landlord, in addition to such payment or other charges due hereunder, a **"Late Fee" in the amount of \$25**.

Utilities

The Tenant is responsible for paying all utilities.

Security Deposit

The Tenant will pay a security deposit to the Landlord in the amount of **\$1500.00** USD (the "Security Deposit"). The Security Deposit will be returned to the Tenant at the end of this tenancy, less such deductions as provided in this Agreement. The parties acknowledge that the Landlord will be permitted to deduct from the Security Deposit any amounts allowable under the Act. However, there will neither be any deductions made for damage arising due to reasonable wear and tear nor will there be any deductions made that are otherwise prohibited by the Act. The Landlord may not use the Security Deposit as payment for the Rent. The parties acknowledge that upon expiration or termination of this Agreement the Landlord will return the Security Deposit, less any proper deductions, to an address agreed upon between the Landlord and Tenant no later than 45 days after the expiration of the agreement.

Residential Duties

The Tenants shall, at its own expense, comply with all obligations imposed upon tenants by applicable provisions of building, housing, and health codes; keep the Premises inside and outside clean and sanitary; remove all garbage from the dwelling unit in a clean and sanitary manner; keep all plumbing fixtures in the dwelling unit clean, sanitary, and in repair; replace (or clean, if permanent type) air conditioning filters as and when needed, but at least once every other month; and use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances.

Damage to Premises

If the Premises is damaged or destroyed other than by wrongful or negligent acts of Tenant or persons on the Premises with Tenant consent, so that the use of the Premises is substantially impaired, Tenant may terminate the Agreement within 30 days after the damage or destruction and Tenant will immediately vacate the Premises. If Tenant vacates, Tenant is not liable for rent

that would have been due after the date of termination. Tenant may vacate the part of the Premises rendered unusable by the damage or destruction, in which case Tenant liability for rent shall be reduced by the fair rental value of the part of the Premises that was damaged or destroyed.

Maintenance

The Tenant will be responsible for notifying Landlord and it will be determined what should be done for situation.

Improvements by Tenant

The Tenant may not make any alterations or improvements to the Premises (including the application of paints, stains, nails or screws to the woodwork, walls, floors or furnishings) without first obtaining the landlords written consent to the alteration or improvement and all such alterations or improvements shall become the property of the Landlord.

Entry for Repairs or Show

The parties acknowledge that the Landlord may enter the Premises without prior notice, during normal business hours, for the purpose of inspection of the Premises or repairs and maintenance to the Premises. For showing the Premises and any other purposes, the Landlord shall have the right to enter the premises at other times but only upon the giving of a 24 hours notice prior to the Tenant.

Quiet Enjoyment

The Tenant will have quiet enjoyment of the Premises for the term of this Agreement provided that the Tenant dutifully pays rent and performs the covenants in accordance with the terms and conditions stated in this Agreement.

Disclosure of Information on Lead-Based Paint

Housing built before 1978 may contain lead based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint hazards in the dwelling. Lessees must also receive a Federally approved pamphlet on lead poisoning prevention.

Surrender of Premises

At the expiration of the Agreement Term, the Tenant shall immediately surrender the Premises in the same condition as at the start of the Agreement, reasonable use and wear thereof and damages by the elements excepted; and the Tenant shall return to the Landlord a complete set of keys to the Premises and provide the Landlord in writing, the Tenant's forwarding address. If the Tenant remains on the Premises after the expiration or termination of the Agreement without the

Landlord written permission, the Landlord may recover possession of the Premises in the manner provided for by law.

Abandonment

If at any time during the term of this Agreement, the Tenant abandons the Premises, the Landlord may enter the Premises by any means, without being liable for such entering, and without becoming liable to the Tenant for damages caused upon entering. The Landlord may relet the Premises, and may receive and collect all rent payable by virtue of such reletting. The Landlord may hold the Tenant liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by the Landlord by means of the reletting. If the Landlord right to re-entry is exercised following abandonment of the Premises by the Tenant, then the Landlord may consider any personal property belonging to the Tenant and left on the Premises to also have been abandoned, in which case the Landlord may dispose of all such personal property in any manner the Landlord shall deem proper and is hereby relieved of all liability for doing so.

Legal Expenses

Should the Tenant breach this Agreement, the Landlord shall be indemnified by the Tenant for any reasonable attorneys' fees and out-of-pocket costs which in any way relate to, or were precipitated by, the breach of this Agreement by the Tenant.

Non-Waiver

Any failure by the Landlord to exercise any rights under this Agreement shall not constitute a waiver of the Landlord rights.

Binding Effect

The Agreement shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of the Landlord and Tenant, subject to the requirement specifically mentioned in the Agreement. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.

Headings

Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Assignment and Sub-letting The Tenant shall not assign this Agreement, or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of the Landlord. Consent by the Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of the Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at the Landlord option, terminate this Agreement.

Amendment of Agreement

Any amendment or modification of this Agreement or additional obligation assumed by either party in connection with this Agreement will only be binding if evidenced in writing signed by the parties.

Entire Agreement

This Agreement will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Agreement will not be binding on either party except to the extent incorporated in this Agreement.

Severability

In the event of any conflicts arising between any provision of this Agreement and the applicable legislation of the State of Maryland, the Act will prevail and such provisions of the Agreement will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Agreement. In the event any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, those provisions to the extent enforceable and all other provisions will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.

Right of Termination

In the event of a Tenant breach of any provision of this Agreement, the Landlord shall have the right to terminate this Agreement in accordance with state law, and enter and claim possession of the Premises, in addition to any other remedies as are available to the Landlord under the law, arising from said breach.

Governing Law

It is the intention of the parties to this Agreement that any and all suits that may be commenced by virtue of this Agreement be construed in accordance with and governed by the laws of the State of Maryland, without regard to the jurisdiction in which any action or special proceeding may be instituted. The parties hereby indicate by their signatures below that they have read and agree with the terms and conditions of this Agreement in its entirety.

List ALL Occupants

Larry M. Collins
Name

Name

58

Age

Alisha N. Jackson Collins

Name

45

Age

Eva C. Jackson

Name

10

Age

Lamont M. Collins

Name

3

Age

Name

Age

LANDLORD:

M Guy Bragg

Dated

Gladys W. Bragg

Dated

TENANT:

The Tenant acknowledges receiving a duplicate copy of this Agreement signed by the Tenant and the Landlord on the ____1st day of **September, 2026**

Larry Collins
Larry Collins

Larry Collins

8/19/26

Dated


Alisha Collins

Alisha Collins

8 | 19 | 26

Dated