



SOLUTION BASED
PROPERTY MANAGEMENT

If this lease is made this **14th day of July, 2026**, by and between **Solution Based Property Management LLC** ("Agent"), a Maryland limited liability company, and agent for **1803 W Baltimore Street #1, Baltimore, MD 21223** ("Landlord"); and, **Andrea Jackson** ("Tenant(s)").

WHEREAS the parties have reached an agreement for the rental of certain property; and

WHEREAS the agent for the landlord is a property management company operating in good standing with the State of Maryland and formed under the laws thereof and previously was retained by said landlord to provide certain services regarding the subject property for the benefit of said landlord; and

WHEREAS the parties wish to reduce their agreement to writing.

NOW, THEREFORE, in consideration of the mutual covenants and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. **TERM & RENT**. That the agent/landlord hereby leases to the tenant and the tenant hereby leases from the agent/landlord the premises known as: **1803 W Baltimore Street #1, Baltimore, MD 21223** (sometimes referred to herein as the "Property," "Subject Property," the "Premises" or the "Leased Premises") for the term of **24 months** beginning the **1st day of August, 2026**, and ending on the **31st day of July, 2028**, at and for a total monthly rent of **\$1,000 (one thousand)** per month payable in advance on the 1st day of each and every month of the term without demand. Tenant covenants and agrees to pay the rent as set forth herein. The tenant will pay the rent at the time and place, or places as specified, without diminution, deductions or demand and the obligation to pay rent shall be independent of any other clause herein. The tenant agrees to pay the first month's rent, or pro rata rent amount if applicable, upon commencement of this lease. Failure to pay the rent at the time specified will constitute default and the agent/landlord may avail itself of any remedy afforded him under the terms of this lease or the law, without prior notice to the tenant. All sums of money or other charges required to be paid by tenant to agent/landlord under the terms of this lease, whether or not the same be designated "rent" or "additional rent" shall be deemed rent and shall be collectible as such. Any payments made by tenant to agent/landlord regardless of requests from the tenant to apply their payments otherwise, shall first be applied to any outstanding amounts for charges other than the current month's rent (i.e., past due rent, late charges, returned check charges, repair bills, court costs, etc.) before being applied to the current month's rent. Tenant is not authorized to make any deductions from the monthly rental amount.
2. **PRO RATA RENT**. It is understood and agreed that the tenant is to commence occupancy of the premises on the **24th day of July, 2026**, (i.e., early), which date is prior to the beginning of the term set forth in paragraph 1. On or before the date of occupancy, tenant is to pay the sum of **\$258.06 (two hundred fifty-eight dollars and six cents) (1,000 / 31 x 8)** as pro rata rent for the period of occupancy prior to beginning the term. Except for the initial term of the lease stated in paragraph 1 herein and modified hereby, all other terms, conditions and covenants of this lease shall apply to the early occupancy.

3. **SECURITY DEPOSIT NOTICE AND RECEIPT.** Tenant has deposited or agrees to deposit upon execution of this lease with agent/landlord the sum of **\$1,000 (one thousand)** to be held as collateral security to be used by agent/landlord to cover any debt for any rent or other sum of money that may remain due and owing at the expiration of this agreement, any extension thereof or holding over period or any damages to the premises in excess of ordinary wear and tear caused by the tenant, his family, guests, employees, trades people, or pets, or other damages suffered by agent/landlord as a result of a breach of any covenant or provision of this lease. Tenant may not utilize the security deposit as rent during the term or for the last month of the term. Agent/landlord acknowledges receipt of the aforesaid deposit which shall be deposited by it in an escrow account and which deposit shall be made within thirty (30) days after receipt of the funds in a banking or savings system within the State of Maryland or in certificates of deposit insured by the federal government or the State of Maryland, and which accounts shall be devoted exclusively to security deposits.

4. **USE OF PREMISES AND AUTHORIZED OCCUPANTS.** The premises shall be used and occupied by Tenant and the following persons only: **Andrea Jackson** exclusively as a private single-family dwelling, and no part of the premises shall be used at any time during the Term of this Agreement by the Tenant or occupants for any purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family dwelling. This paragraph is not intended to preclude occupancy by "occasional guests", which are defined as persons who, with the Tenants' consent, temporarily occupy the premises for not more than fifteen (15) consecutive days, or not more than forty-five total days per year. Written permission from the Agent/Landlord must be obtained for any additional residents. All persons over the age of 18 that will occupy the premises shall be named as leaseholders.

5. **SERVICE CHARGES; LATE FEES; AND PARTIAL PAYMENTS.** Agent/landlord shall have the right at any time to require rent payments to be made in cash, or by money order, cashier's check, or certified check.

In each instance that a check or any other form of payment is offered by tenant to agent/landlord for any amount due under the lease or in payment of rent is returned for lack of sufficient funds, a "stop payment," or any other reason, a service charge of forty-five dollars (\$50.00) will be automatically assessed to tenant. This service charge shall constitute additional rent under the lease.

If any payment required to be paid by tenant hereunder is not made within five (5) days of when due, tenant shall pay to agent/landlord a late charge of five percent (5%) of the entire monthly rent charge. All late fees payable by tenant shall constitute additional rent under the lease. If agent/landlord accepts any partial payment of rent, such acceptance shall not be interpreted as changing the terms of this lease which require the payment of rent in advance, and acceptance of any check or payment or endorsement thereon or statement accompanying such payment shall not constitute or be deemed an accord and satisfaction, and the agent/landlord may accept such payments without prejudice to any of agent/landlord's remedies.

6. **ADDITIONAL FEES.** In addition to any rental and late fees detailed in the lease agreement, the fees detailed below, incorporated by reference herein, will be applied as additional rent due to tenant action in the following situations:
 - Property inspection fee: If, because of tenant's actions, additional property inspections by property manager are required, a \$60.00 per inspection fee will be due.
 - Call out fee: If a Solution Based Property Management employee is required to travel to the leased premises to allow contractors into the leased premises because tenant is unable to provide access, a \$60.00 fee will be due.

- Lock Box fee: N/A
- Rescheduling fee: If tenant requests to cancel, with less than 24 hours' notice, any previously scheduled appointment at the Leased Premises, a \$60.00 fee will be due.
- Lease Addendum fee: Any change to a lease or addendum other than as standard lease renewal will be subject to a \$120.00 fee.
- Lock out fees: During normal business hours (9:00 a.m. to 5:00 p.m., Monday through Friday), there is no charge to pick up a key from Agent's office. Outside of normal business hours if agent is available to meet at the office a \$60.00 fee will be due. If a Solution Based Property Management employee has to take a key to the leased premises during normal business hours a \$60.00 fee will be due and if outside of business hours, if available, a \$120.00 fee will be due. If agent/Solution Based Property Management employee is not available, tenant will be responsible for sourcing and payment for the services of a Locksmith.
- Utility Bill Fee – If any utility late notice or shut-off notice is received, that results in agent/landlord paying bill on tenant's behalf, a \$30.00 administrative fee will be due.
- BGE – If tenant does not put the BGE bill in their name effective the date of occupancy or takes the bill out of their name prior to end of tenancy, a \$30 administrative fee will be due. The tenant will incur an additional \$30 fee for every month the BGE bill is not put in their name during tenancy.
- Pet Rent – If at any time during the lease term if tenant adds a pet, either authorized or unauthorized, a pet rent of \$40 per pet will be assessed unless noted differently in a Pet Addendum. If authorized, a pet addendum will be required. If unauthorized, this will be a breach of lease and pet will need to be removed from the leased premises. Tenants are responsible for all pet damages to the leased property. This also applies to pets being in the property on short term basis.
- Non-landlord fees and/or deposits: If the leased premises are within a multi-family residential building or apartment complex, and such building or complex requires a move in fee, deposit, or any other charge or user fee, tenant shall be solely responsible for paying these fees directly to the appropriate persons at the complex or building, but should tenant fail to pay such fees, agent/landlord reserves the right to assess those fees to the tenant's account. These fees will constitute additional rent under the lease.
- Move-In/Move-Out Fee - Tenant agrees to pay a move-in/move-out fee of **\$100**. Fee is due prior to the lease start date.

7. **ACCEPTANCE OF PROPERTY.** The tenant acknowledges that he has examined the leased premises and his acceptance of this agreement is conclusive evidence that the premises are in good and satisfactory order and repair unless otherwise specified in the move-in condition report. Additionally, tenant must notify the agent/landlord within 3 days (72 hours) if any appliances and/or systems are not working properly. Failure to do so will result in the tenant deemed to have acknowledged that the leased premise was accepted with all appliances and systems in good, working order. Tenant agrees that no representations as to the condition of the premises have been made and that no agreement has been made to redecorate, repair, or improve the premises unless hereinafter set forth specifically in writing. The agent/landlord will deliver the leased premises and all common areas in a habitable, clean, safe, and sanitary condition, free of rodents and vermin and in complete compliance with all applicable laws.
8. **EARLY LEASE TERMINATION.** Should the tenant need to terminate the lease agreement prior to the end of the term, agent/landlord will assist in finding a suitable replacement tenant. The tenant, however, is fully responsible for the rent, utilities, and the upkeep of the leased premises until a new resident takes possession, plus all costs associated with re-renting the leased premises. All early

termination requests must be put in writing and approved by the agent/landlord. During an early lease termination, tenant remains responsible for rent until a new tenant takes possession including a standard seven (7) day vacancy period to allow for move out/in property inspections, and any repairs and/or cleaning to be completed prior to occupancy by the successor tenant. A re-listing and new tenant placement fee of either one month's rent or \$1000, whichever is greater, will be due from Tenant upon receipt of the early termination notice.

9. ADDITIONAL COVENANTS:

a. **Repairs.** The tenant shall keep the premises in good order and condition and shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises, nor permit any person to do so, and any repairs resulting from such acts shall be paid for by the tenant. (Tenant shall not order repairs on or about the premises without prior approval of agent/landlord) agent/landlord shall be responsible for structural and major repairs to the premises including the heating and air condition systems, roof, water heater, electrical systems, and structural elements. Tenant shall be responsible for the ongoing maintenance and operation of the premises, including replacing or cleaning air filters and water softening and deionization materials, and for repairs made necessary by misuse, negligence, excessive wear and tear, or destructive activities of tenant, other occupants, guests, invitees, pets, or others, whether authorized or unauthorized. In addition, all repairs not otherwise addressed in this Lease unless ultimately determined to be a direct result of ordinary wear and tear are each subject to a deductible of **\$100.00** which Tenant must pay within 30 days of the repair. Tenant shall also be responsible for paying to agent/landlord the first **\$100.00** for each repair performed on each appliance, said appliance being in sound condition and working order at the inception of this Lease, unless determined to be a direct result of normal wear and tear. In the event upon move-out air filters are found to be excessively dusty and appear to not have been replaced recently, tenant will be responsible for the cost of preventative maintenance performed by an HVAC company and any repairs deemed necessary due to the clogged filter. These amounts constitute additional rent under the Lease. All repair requests, unless an emergency or stated otherwise herein, must be either submitted electronically via the resident online software system or via email to: patrick@solutionbasedpm.com or josh@solutionbasedpm.com

b. **Uses; Quiet Enjoyment.** The premises shall be used solely for the purpose of a residence and shall be occupied by only those individuals named in the application and bona fide guests; however, total occupancy including occasional guests shall not exceed two (2) occupants per bedroom, including children. Tenant will not use the premises for any disorderly or unlawful purposes or in any manner offensive to others and will comply with all applicable federal, state, county and local laws and ordinances. agent/landlord covenants that tenant, upon paying the rent and complying with the terms of this Lease, shall peaceably and quietly have, hold, and enjoy the premises for the term of the lease.

c. **Security Deposit Notice and Receipt.** If agent/landlord withholds any portion of the security deposit, the agent/landlord shall provide the tenant within forty-five (45) days after the end of the tenancy by first class mail directed to the last known address of the tenant, a written list of any damages to premises together with a statement of costs actually incurred.

Within forty-five (45) days after the end of the tenancy, the agent/landlord shall return the deposit to the tenant together with simple interest which shall have accrued in the amount as required by MD state law, less any damages rightfully withheld. Interest shall accrue at six (6) month intervals from the day Tenant gives agent/landlord a security deposit of Fifty dollars (\$50.00) or more.

Tenant's obligations under the lease may 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 tenancy. In such event, agent/landlord reserves the right to pursue tenant for reimbursement for costs incurred for damages.

In the event of a sale of the property upon which the leased premises is situated or the transfer or assignment by the agent/landlord of this lease, the agent/landlord shall have the right to transfer the security deposit to the transferee, together with an accounting showing the date of the original deposit, the records of the interest rate applicable to the security deposit, if any, and the name and last known address of the tenant from whom the deposit was received, and agent/landlord shall be considered released from all liability for the return of the security deposit; and the tenant shall look solely to the new agent/landlord for the return of his security deposit. It is agreed that the foregoing shall apply to every transfer or assignment made of the security deposit to a new agent/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 shall be deemed to be held by the agent/landlord as a deposit made by the assignee and the agent/landlord shall have no further liability with respect to return of such deposit to assignor.

Tenant has the right to be present at the time of inspection to determine if any damage has been done to the premises if tenant notifies agent/landlord in writing 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, agent/landlord shall notify tenant by certified mail of the time window and date when the premises are to be inspected.

The inspection date shall occur within five (5) days before or five (5) days after date of moving as designated in tenant's notice.

The forgoing provisions do not apply to any tenant who has abandoned the premises or who has been evicted unless such 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 agent/landlord with tenant's new address.

A failure of the agent/landlord to comply with provisions of the Maryland Security Deposit law may result in the agent/landlord being liable to the tenant in the sum of up to 3 times the security deposit withheld, plus reasonable attorney's fees.

This provision serves as the tenant's security deposit receipt.

d. **Possession**. If on the date of this lease another person is occupying the premises and landlord is unable to deliver possession on or before the commencement of the term of this lease, tenant's right of possession hereunder shall be postponed until the premises are vacated by such other person and rent due hereunder shall be abated at the rate of one-thirtieth of a monthly installment for each day that possession is postponed.

e. **Insurance**. Agent/landlord's insurance policies do not provide tenant coverage for personal belongings. Agent/landlord are not responsible for insuring tenant's permitted occupants or guests' personal property and vehicles against loss or damage due to theft, vandalism, fire, water, rain, criminal or negligent acts of others, or any other causes. Tenant will do nothing and permit nothing to be done on the premises which will contravene any fire insurance policy covering the same, or that would result in an increase in agent/landlord's insurance premium or result in a loss of insurance. If tenant's use or occupancy of the premises increases the premium on any insurance policy, tenant shall pay such increase immediately upon demand and such increase shall constitute additional rent under the lease. Tenant agrees to obtain tenant liability insurance for a minimum amount of three hundred thousand dollars (\$3000,000) and shall have the agent/landlord named as additionally insured. Tenant must provide

proof of such insurance to the agent/landlord at time of move-in and at any other time upon request. If Tenant does not provide proof of insurance upon request and/or after the tenants insurance policy on file with SBPM expires, the agent/landlord reserves the right to obtain renters insurance for the tenant and to charge the tenant up to \$19.99 per month until proof of renter's insurance is provided. In the event this occurs, the charge will begin on the first (1st) of the month after notice to the Tenant.

f. **Alterations.** Tenant will not remodel or make any changes, alterations, or additions to the premises, structural or non-structural; will not paper, paint or decorate; will not install, attach, remove, or exchange appliances or equipment, will not drive nails or other devices into the walls or woodwork (a reasonable number of picture hangers excepted), and will not change the existing locks of the premises, without the prior written permission of the agent/landlord. Any permitted alterations shall become the property of the agent/landlord and shall remain with the premises upon termination of this lease. Tenant will not install any form of swimming/paddling pool or pond; trampoline, zip line, swing set/playset without prior written authorization from agent/landlord.

g. **Maintenance.** Unless this Paragraph states otherwise (i.e., licensed dwellings within the corporate limits of the city of Columbia), Tenant shall keep in a state of good repair, maintenance, and cleanliness all parts of the premises, including equipment therein, and shall promptly report any defect to the agent/landlord, including but not limited to the following:

1. **Plumbing.** Tenant is responsible for the full cost of all plumbing stoppages caused by tenant negligence or deriving from improper use of plumbing fixtures.
2. **Appliances.** The appliances which are installed in the premises are for the tenant's use and convenience and are not warranted by the agent/landlord.
3. **Service Calls.** Tenant will be responsible for the full cost of any service call requested where the nature of the call was unfounded, or the appliance was found to be functioning properly.
4. **Yard Care.** Tenant shall keep the yard in a good and reasonable state of maintenance. All grass and bushes cut, trimmed, and maintained, all grounds shall be kept free of leaves and debris, and all flower beds free of weeds and mulched where appropriate; except for properties where yard care is included.
5. **Pests.** The leased premises will be handed over free of pests. If a pest problem should occur due to the tenant's negligence of property, the tenant shall be responsible for the remediation of insects and vermin, this includes but is not limited to ants, fleas, roaches, and mice.
6. **Snow/Ice Removal.** Tenant is responsible for the prompt removal of ice and snow from all walks, steps, driveways, and where appropriate roofs, except for properties where care is included. **Snow/Ice Removal is included.**
7. **Winterization.** Tenant shall be responsible for the winterization of leased premises including but not limited to the shut-off for all outside water spigots, winterization of any lawn irrigation systems, and maintaining of appropriate indoor temperatures to prevent any freezing pipes.
8. **Garbage and Recycling.** All garbage and recycling must be placed in suitable covered containers and disposed of properly and in accordance with local ordinances.
9. **Pools, Hot Tubs, and Ponds.** If the leased property is improved with a swimming pool, hot tub, or the property contains a pond (i.e., natural and /or manmade), the maintenance and repair of said system(s) unless otherwise stated is the sole responsibility of tenant.
10. **Light Bulbs.** Tenant is responsible for replacing lightbulbs within their unit when they burn out.
11. **Storm Drains and Gutter.** Tenant shall keep all storm drains, gutters, downspouts, and related drainage areas on or serving the Premises free and clear of leaves, debris, and any other obstructions at all times. Tenant shall promptly remove any accumulation that may

impede proper drainage, except for properties where care is included. **Gutter cleaning is included.**

Any repairs required due to negligent acts, commission or omission of the tenant, his family, guests, employees, or pets shall be paid for by the tenant, but tenant shall not order repairs on or about the premises without approval from the agent/landlord. If the tenant should order a repair without permission of the property management company the cost of the service will be the responsibility of the tenant.

h. **Compliance with Community Association Documents.** Tenant's right to use and occupy the leased premises shall be subject to the provisions of the governing documents of the **NA** (herein, "Community Association" – which shall include a condominium unit owners' association, a homeowners' association, or any similar association). The governing documents shall include, without limitation, any covenants, declarations, restrictions, bylaws, and any rules and/or regulations promulgated by the community association, from time to time. Tenant's failure to comply with the governing documents shall constitute a breach of this lease. All costs and reasonable attorney's fees incurred by agent/landlord to cure such violation shall be paid by tenant. To the extent permitted by the community association, this lease grants to tenant all of the rights of agent/landlord (except for membership in the community association) to use the common elements and facilities of the community association for the lease term, so long as said use is in compliance with the governing documents, and provided that tenant pays any optional user fees. agent/landlord will execute such forms and will perform such acts as reasonably are requisite to enable tenant to receive the services from and use the facilities of the community association.

Tenant's receipt of any services from or use of any facilities of the community association shall be at tenant's sole risk; and tenant hereby indemnifies and holds agent/landlord harmless from any injury to person or property, including death, that may arise there from.

Tenant agrees to sign and abide by any additional addendums required by the community association at this time or any point in the future.

i. **Assignment and Sublet.** Tenant shall not assign this Agreement or sublet or grant any license to use the premises or any part thereof without the prior written consent of the agent/landlord. A consent by agent/landlord to one such assignment or sublet or license shall not be deemed to be consent to any subsequent assignment, sublet, or license. An assignment, sublet or license without agent/landlord's prior written consent shall be null and void by operation of law, and constitute a default under this Lease. Tenant, or any other individual authorized to sublet the lease premises is prohibited from using the leased premises to provide any temporary rental services, such as Airbnb.

j. **Pets.** The tenant shall not be permitted to keep pets on the premises without the prior express written permission of the agent/landlord. Tenants with express written permission to have pets, if necessary, agree to pay for having the house defleaed and de-ticked by a professional exterminator at the termination of the occupancy. Owner, its agents, and insurers, shall not be liable for any injuries, proceedings, costs, fees, etc. concerning and/or related to the pet. Tenant further agrees to pay for all damages caused by pets to the premises. Any applicable Pet Addendum is incorporated by reference herein as if written word for word.

k. **Surrender of Leased Premises and Move-Out Inspection.** Tenant will, upon termination of this lease, surrender the premises and all fixtures and equipment of agent/landlord therein in good, clean, and operating condition, ordinary wear and tear accepted. The move-out inspection shall be made to determine whether there are any damages to the leased premises by

the tenant and whether the tenant may be liable for damages including those exceeding the amount of the security deposit. Prior to this inspection, the tenant shall:

- Ensure that the leased premises are professionally cleaned, including the stove, refrigerator, and windows, remove all personal property of tenant as well as trash from the leased premises; clean gutters and downspouts, cut grass and remove leaves as necessary. Receipt of professional cleaning is required.
- Have carpets cleaned by a professional company with a truck mounted cleaning system and provide a copy of the receipt.
- Eliminate any other household pests from the interior of the leased premises, including but not limited to fleas, ticks, roaches, ants, and rodents; and
- If needed, have the leased premises professionally deodorized, treated for fleas and ticks, and provide a paid receipt if pets have been present.
- Remove all nails/items that have punctured the wall and spackle the holes.

For move out dates between November 1 and April 30, Tenant must keep the heat on and set to an internal temperature of 55 degrees to prevent freezing. Within twenty-four (24) hours after vacating the leased premises, the tenant shall return to the agent/landlord all keys, garage door openers, passes and documents, including all provided appliance manuals and community association documents. Failure to comply will be cause to charge the tenant for changing the locks and/or the cost of replacing the community association documents.

If the tenant does not accomplish such cleaning, trash removal, exterminating and return of agent/landlord's property as stated above, the agent/landlord may have such items completed at the tenant's expense, and the tenant hereby agrees to reimburse the agent/landlord for such expense. The costs and expenses referred to above shall be considered damages due to breach of lease in excess of ordinary wear and tear. Any property which is left on or at the leased premises after the termination of the tenancy shall be considered to be abandoned by the tenant or others and agent/landlord may dispose of same without liability to Tenant or others. Such storage or removal shall be at the expense of the tenant.

I. Access to the Leased Premises and Inspection During Occupancy. The agent/landlord, upon reasonable notice of at least 24 hours to the tenant and at reasonable times, may enter the leased premises to inspect, make necessary or agreed-upon repairs, decorations, alterations, or improvements, supply necessary or agreed-upon services, place a "For Rent" or "For Sale" sign upon the leased premises and/or a key lockbox. "Reasonable times" shall generally be considered to be between 8:00 a.m. and 8:00 p.m. If agent/landlord is unable to gain access after making reasonable attempts to arrange an appointment with the tenant, tenant authorizes agent/landlord to use a key to gain entrance to the property and tenant will not deny access. Before using this authorization, agent/landlord shall notify the tenant of the date and time of the inspection, although the agent/landlord is under no obligation to inspect.

In case of emergency, where it is impractical for the agent/landlord to give reasonable notice of at least 24 hours to the tenant of the agent/landlord's intent to enter the leased premises, or in the case the leased premises have been vacated, abandoned, or surrendered by the tenant, agent/landlord agent may enter the leased premises without notice and without the consent from the tenant. Should it become necessary to make repairs or to decorate the leased premises, the agent/landlord, whenever possible, shall make arrangements for such workers to coordinate with the tenant the time and date when workers may enter the leased premises in order to accomplish the work. It then shall be the tenant's responsibility to ensure that these workers have access to the leased premises at a time and date convenient to both tenant and workers and that this time and date should be during the regular business hours of the firm doing the work. If the tenant refuses to allow or prevents this access as provided herein, tenant shall bear any additional expense incurred by the agent/landlord. Agent/landlord may take legal action to compel access

or may terminate this Lease. In either case, the agent/landlord may recover actual damages sustained and reasonable attorney's fees.

m. **Showing of Leased Premises for Rent or Sale**. During the last seventy-five days (75 days) of the lease, the tenant shall permit the posting of a "For Rent" sign and shall allow the leased premises to be shown to prospective tenants during the hours of 8:00 a.m. to 8:00 p.m. daily. During the last seventy-five (75) days of this lease, the tenant shall permit the posting of a "For Sale" sign and shall allow the leased premises to be shown to prospective purchasers during the hours of 8:00 a.m. to 8:00 p.m. daily. Once the leased premises have been listed for rent or sale, agent/landlord shall give the tenant at least next days' notice via email, phone call or text message of such showing. The leased premises may be shown utilizing the key retained by the agent/landlord or by use of a key or combination lockbox that may be placed on the premises for access during the last 75 days, as authorized by the agent/landlord. Tenant agrees to keep the leased premises reasonably clean and orderly and that any authorized pets (permitted on the leased premises only by addendum to the lease) shall not be allowed to obstruct or interfere with any showing of the property for rent or sale. Tenant agrees to make reasonable accommodations to comply with this paragraph.

n. **Destruction**. If the premises are rendered totally unfit for occupancy by fire, act of God, act of rioters or public enemies, or accident, the term of this lease shall immediately cease upon the payment of rent apportioned to the day of such happening. If, however, the premises are only partially destroyed or damaged and agent/landlord decides to repair the same, such repairs shall be made by agent/landlord without unreasonable delay and this lease shall remain in full force and effect without abatement of rent.

o. **Holdover**. If tenant shall hold over after the expiration of the term of this lease, and agent/landlord agrees to such hold over, in the absence of any written agreement to the contrary, tenant shall be a tenant from month to month at the monthly rate in effect during the last month of the expiring term, or at a new month to month rate with at least thirty (30) days' prior written notice to the tenant from the agent/landlord. All other terms and provisions of this lease shall remain in full force and effect. In the event tenant shall hold over after the expiration of the lease without agent/landlord's consent, tenant shall be liable to agent/landlord for rent at the rate of 150% of the rent in effect at the end of the term until tenant moves out or is evicted from the premises, whichever is the last to occur. Prior to the expiration of the lease agreement, tenant shall provide to Solution Based Property Management at least ninety (90) days written notice as to whether tenant wishes to extend the lease agreement or vacate the leased premises. Nothing in this provision shall prevent the agent/landlord from terminating the lease agreement at the end of the lease term under the provisions of this agreement upon ninety (90) days' advanced written notice to the tenant and under Maryland law.

p. **Hold Harmless**. Agent/landlord, and its agents, will be held free and harmless by tenant from any and all losses, claims or damages by reason of any accident, injury, or damage to any person or property occurring anywhere on or about the leased premises which is within the exclusive control of the tenant. In addition, tenant agrees to indemnify, save and hold harmless agent/landlord, and its agents, for any and all injuries, claims, proceedings, costs, fees, including reasonable attorney's fees, arising out of tenant's, occupants' and/or guests' actions or omissions in regards to or arising out of the use or existence of any hot tub, swimming pool, pond (natural and/or manmade), trampolines or other appurtenances, or the keeping or allowing of a pet thereon, or any of the tenant's guest's activities or omissions.

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q. **Default**. In the event of any default hereunder, or if the agent/landlord shall at any time deem the tenancy of the tenant undesirable by reason of objectionable or improper conduct on the

part of the tenant, his family, servants, guests, invitees, or should the tenant occupy the subject premises in violation of any rule, regulation or ordinance issued or promulgated by the agent/landlord or any governmental rental authority, then and in any of these events, pursuant to Maryland law and court process, the agent/landlord shall have the right to terminate this lease by giving the tenant personally, or by leaving at the leased premises, a thirty (30) day written notice to quit and vacate the premises and this lease shall terminate upon the expiration of thirty (30) days from the delivery of such notice. The agent/landlord, at the expiration of the thirty (30) day notice or any shorter period conferred under or by operation of law, shall thereupon be entitled to immediate possession of the premises and may avail himself of any remedy provided by law for the restitution of possession and the recovery of delinquent rent. In the event that the agent/landlord shall find it necessary to expend any monies in legally enforcing any provisions of this lease, tenant agrees to be liable for such expenditures as allowed by law, including reasonable attorney's fees and court costs.

Initial:  _____

r. **Waiver Clause**. Any waiver of a default hereunder shall not be deemed a waiver of this agreement or of any subsequent default. Acquiescence in a default shall not operate as a waiver of such default, even though such acquiescence continues for an extended period of time.

s. **Vehicles**. No automobile, truck, motorcycle, trailer, or other vehicle shall be parked on the leased premises without current license plates. No travel trailers, campers or RVs are to be stored on the property. Properly licensed vehicles in operating condition may be parked in the driveway, if provided, or in the street or other paved parking areas, in accordance with the law and any community association restrictions or regulations. If the leased premises are part of a community association, tenant agrees to abide by all parking rules, regulations, and restrictions and to use only those parking spaces provided or assigned to the unit. Tenant shall be responsible for informing tenant's guests and invitees of these rules and tenant shall be responsible for tenant's guests and invitees abiding by these rules. If vehicle registration is required by the community association, it shall be tenant's responsibility to ensure that tenant's vehicles are registered promptly and properly. Any community association parking fines, fees or penalties caused by tenant's vehicles shall be the responsibility of the tenant under this lease and payment for such shall be promptly made by tenant. In the event that the agent/landlord is required by the community association to pay for such fees or penalties, this amount shall be considered rent under the terms of this lease.

t. **Utilities**. Unless specifically noted otherwise, the tenant shall be responsible for the cost and maintenance of all utilities to the premises. Including but not limited to heat, electric, gas, fuel oil, water, sewage, refuse collection, recycling, telephone, cable television, internet, and any other utility. Excluding city or county water, sewer and/or trash bills, the tenant shall be responsible for placing the billing into the tenant's name effective at the start of this lease and shall promptly pay all such utility bills during the lease term as the bills become due. City or county water, sewer and/or trash bills will remain in the agent/landlord's name and the agent/landlord shall receive these bills directly from the municipality and will forward an electronic copy of these bills to tenant for payment by tenant. Each water bill will be charged to tenants' lease ledger in Buildium and will include an \$8 admin fee. Any final and prorated utility bills will be withheld from tenant's security deposit. The final water charge shall be estimated as follows: The Landlord will calculate the average daily cost of water usage based on the three most recent water bills. This average daily amount will then be multiplied by the number of days from the last water meter reading date to the lease end date to determine the final water bill amount due. This amount shall be considered final and deducted from the tenant's security deposit. Such arrangements shall not relieve the tenant of the tenant's financial responsibility or obligation under this lease, and all amounts due for city or county water, sewer and/or trash shall constitute additional rent under this lease. In the event tenant fails to make such payments or any other utility payment critical to the maintenance or protection of the leased

premises (including but not limited to electricity, heat in cold months, proper sewer or septic tank operation), such failure shall constitute a default under this Lease and the agent/landlord, at its discretion, may pay same for tenant, in which event tenant shall immediately, as additional rent, reimburse the agent/landlord in full the amount thereof. Such payment may, at the discretion of the agent/landlord, be added to or deemed part of the rent due and the agent/landlord shall have the right to seek the remedies for the collection of such charge, together with any interest and penalties incurred as additional rent.

If the leased premises are equipped with oil or propane fuel, tenant is required to sign-up for a regular delivery contract with either the provider required by the agent/landlord, or if agent/landlord does not specify a provider, tenant may choose a provider but must notify agent/landlord of name of said fuel provider. Tank rental costs are the responsibility of the tenant. Upon termination of the lease, oil and propane fuel levels must be at the same level as provided at the commencement of lease. No credit or compensation will be returned to tenant if levels are above the amount at the beginning of lease.

If the property's water supply is serviced by a well, the maintenance and supply of materials for the well and any water treatment system that is supplied with the property is the responsibility of the tenant. Tenant shall maintain such systems according to the manufacturer's instructions or those provided by agent/landlord or water conditioning company. The tenant agrees to exercise due caution in the care of these systems. Well water may or may not be preferred for drinking, agent/landlord does not guarantee the quality or taste of water. If water is not desirable for drinking, agent/landlord will not be responsible for the cost of purchasing drinking water. If the well has maintenance, quality or use issues and is required to be shocked or re-drilled, the Tenant will be required to assist in this process.

Except for well water, if applicable, agent/landlord, shall not be liable to tenant if any utilities are not furnished or supplied to the premises. Water bills will remain in the agent/landlord's name and be forwarded to tenant to pay. Agent/landlord retains the right to pay any water utility bill and charge the tenant.

If tenant fails to maintain critical utilities at the lease premises, for which the tenant is responsible for paying, resulting in the discontinuation of service of that utility, including water, gas and electricity, such failure shall constitute a default under this lease.

***Tenant shall pay a flat monthly water fee of \$32.01, due on the first (1st) day of each month. This monthly fee is based on the average of the previous 5 water bills (the total number of bills SBPM has on record), which equals \$96.03, and the building's 3 bedrooms. $\$96.03 / 3 = \$32.01 \times 1 = \$32.01$. All parties agree that the landlord reserves the right to recalculate this amount using the same formula at anytime during the lease.**

u. **Sex Offenders.** Tenant may contact the state, county, or municipal police departments in which the premises is located or check the "Sexual Offender Registry" at the Maryland Department of Public Safety and Correction Services website in order to ascertain criminal activity in the vicinity of the premises or the presence of registered sexual offenders who live or work within the vicinity of the premises. Tenant acknowledges that Tenant is solely responsible to inquire of such matters before signing this Lease. Tenants shall have no right to cancel this lease based upon criminal activity or presence of registered sexual offenders in the vicinity of the premises. Tenant further acknowledges that any real estate licensee or property manager involved in the lease of the premises, acting as the agent for agent/landlord or tenant, neither has any duty, nor assumes any duty or responsibility to ascertain criminal activity or the presence of registered sexual offenders in the vicinity of the premises.

Initial: AS

v. **Subordination**. This Lease is subject and subordinate to the operation and effect of any ground lease or mortgage, deed of trust or similar security instrument (hereinafter collectively called "Security Instrument") now or hereafter placed upon the land or buildings of which the premises are part, or any part thereof, by agent/landlord or any renewal, modification, consolidation, replacement or extension of any such security instrument, unless such secured party elects to have tenant's interest hereunder superior to the lien of such security instrument. This clause shall be self-operative, and no further instrument or subordination shall be required. In confirmation of such subordination, tenant shall execute promptly any certificate that agent/landlord may request, and hereby constitutes and appoints agent/landlord as tenant's attorney-in-fact to execute any such certificates for and on behalf of tenant.

Tenant agrees at any time, and from time to time, upon not less than ten days' prior written request by agent/landlord, to execute, acknowledge and deliver to agent/landlord a statement in writing certifying the commencement and termination dates of the term of this lease, that this lease is unmodified and in full force and effect (or if there have been modifications, that this lease is in full force and effect as modified and stating the modifications), and the dates to which rent and other charges have been paid, it being intended that any such statement delivered pursuant to this provision may be relied upon by any prospective purchaser of agent/landlord's interest or holder of a security instrument or assignee of any security interest upon agent/landlord's estate in the premises.

w. **Smoking and Smoke Detectors/ Carbon Monoxide Detectors**. Smoke detectors have been installed for the use of tenant. Tenant agrees not to obstruct or tamper with or allow anyone to obstruct or tamper with any such smoke detectors for any reason whatsoever. Tenant further agrees to test smoke detectors periodically and to report any malfunction immediately to agent/landlord. Tenant agrees to hold agent/landlord harmless from any liability resulting from a malfunction not reported to agent/landlord.

This residential dwelling may contain alternating current (AC) electric service smoke detectors. In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm. Battery operated smoke detectors are/have been provided. It is tenant's responsibility to replace batteries in all smoke detectors as required.

Smoking is not permitted inside the premises; any evidence of smoking will require that the premises be fully repainted as well as all window treatments and floor coverings being professionally cleaned at the Tenant's expense.

Effective no later than April 1, 2019, carbon monoxide detectors will be installed at the leased premises. Tenant agrees not to obstruct or tamper with or allow anyone to obstruct or tamper with any such carbon monoxide detectors for any reason whatsoever. Tenant further agrees to test carbon monoxide detectors periodically and to report any malfunction immediately to agent/landlord. Tenant agrees to hold agent/landlord harmless from any liability resulting from a malfunction not reported to agent/landlord.

x. **Environmental**. Tenant agrees to hold agent/landlord harmless from, and to reimburse agent/landlord for any cost or attorney's fees incurred by agent/landlord as a result of any environmental contamination caused by tenant, or any guests, invitees, or subtenants.

y. **Standing Water**. Tenant agrees to immediately remove any visible accumulation of water and to thoroughly dry the area to prevent the formation of molds in the leased premises. In addition, tenant shall promptly notify agent/landlord of the presence any water leak, excessive moisture, standing water, or mold growth in the leased premises, or in any part of the heating or air conditioning system in the leased premises.

aa. **Termination Due to Military and/or Government Service.** In the event that tenant or owner is, or hereafter becomes, a member of the United States military on active duty, a Foreign Service Officer employed by the U.S. Department of State, or a government employee, and hereafter receives permanent change of station orders or temporary duty orders for a period in excess of three (3) months, or the tenant receives permanent change of station ("PCS") orders or temporary duty ("TAD") orders for a period in excess of three (3) months, or is relieved from active duty, then in any of these events such party may terminate this lease upon giving at least one (1) month's written notice to the other party. Such notice shall have attached a copy of official orders, or a letter signed by the party's commander or supervisor reflecting the change that warrants termination under this paragraph. If tenant is the party terminating the lease under this paragraph, then tenant shall pay additional rent. If agent/landlord is the party terminating the lease under this paragraph, then agent/landlord shall allow a reduction of rent due. In the event that tenant terminates this lease under this paragraph, such rent adjustment shall be for rent to the actual termination date, not advance rent, and shall not exceed the sum of (i) thirty (30) days' rent after receipt by agent/landlord of the written notice described above, and (ii) the cost of repairing damage to the leased premises caused by an act or omission of tenant. In the event that agent/landlord terminates this lease under this paragraph, such rent adjustment shall be for rent from the actual termination date (not to exceed thirty (30) days' rent after receipt by the non-terminating party of the written notice described above) and offset by the cost of repairing damage to the leased premises caused by an act or omission of tenant. Unless other law states otherwise, this paragraph shall not apply to a tenant's PCS or TAD transfer of less than fifty (50) miles from the rented premises.

bb. **Paragraph Numbering.** The paragraph headings appearing in this lease have been inserted for the purpose of convenience and ready reference only. They do not purport to, and shall not be deemed to, define, limit, or extend the scope or intent of the paragraphs to which they appertain.

cc. **Miscellaneous.**

(i) This lease shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, and assigns; and said landlord is an intended third-party beneficiary of this lease.

(ii) Tenant acknowledges that any statements and representations made in a signed application for the premises are true, that they are deemed a part of this lease, and that the falsity of any of them shall constitute a breach hereof.

(iii) If the leased premises are acquired or condemned by any appropriate government authority, this lease shall terminate on the day the acquiring authority takes title to the premises. All rent shall be paid to that date and tenant shall neither have any further obligation under this lease nor any claims against us for the value of the unexpired term.

(iv) Should it become necessary for agent/landlord to employ an attorney to enforce any of the conditions or covenants herein, including the collection of rent or gaining possession of the premises, tenant agrees to pay all expenses so incurred, including reasonable attorneys' fees.

(vi) **Drug Free/Crime Free Premises:** It is the policy of the agent/landlord to make reasonable efforts to provide an environment free from any illegal drug activity. Tenant acknowledges that the use or possession of illegal drugs (including any controlled dangerous substances as defined by federal, state, or local law) upon the premises is strictly prohibited. Tenant agrees that no person occupying or otherwise using the premises will manufacture, sell, distribute, dispense, or store any illegal drugs on or about the leased premises, nor will any such person attempt, endeavor, or conspire to manufacture, sell, distribute, or store illegal drugs on or about the leased premises. Any violation of this prohibition shall give the agent/landlord the right to terminate the lease immediately, in which event tenant will vacate the premises upon fourteen (14) days' notice from agent/landlord. If tenant fails to vacate the premises in accordance

with the notice, agent/landlord shall be entitled to immediately seek repossession of the premises in accordance with applicable law. Tenant agrees that agent/landlord shall be entitled to repossession of the premises pursuant to this provision if agent/landlord has a reasonable basis to believe that there has been a breach of this covenant to maintain a drug free environment.

Tenant further agrees that no tenant, occupant, guest, or any other persons under tenant's control, shall engage in criminal activity in violation of any local, state or federal law, nor shall the leased premises be used for or to facilitate criminal activity.

10. **REQUIRED INITIAL TERM NOTICE FOR PROPERTIES WITHIN THE CITY OF BALTIMORE**. The law of the City of Baltimore requires landlords, unless there is reasonable cause otherwise, to offer all prospective tenants lease agreements for initial terms of one year. Such an offer may be accepted at the option of the prospective tenant. Prior to entering this lease, tenant hereby acknowledges that (initial and date one option below):

_____ A. I was offered and accepted a one-year lease term by agent/landlord.

_____ B. I was offered but rejected a one-year lease term by agent/landlord.

_____ C. I received a copy of a written statement in which agent/landlord asserts and explains a reasonable cause for failing to offer me a one-year initial lease term and was advised of my rights to challenge such statement by filing a complaint with the Department of Neighborhood & Environmental Programs for the City of Baltimore.

11. **Automatic Lease Renewal and Rent Adjustment**

(i) This Lease shall automatically renew for an additional term of one (1) year upon the expiration of the then-current Lease Term unless either Landlord or Tenant provides written notice of termination to the other party at least ninety (90) days prior to the expiration date of the Lease Term.

(ii) If neither party provides such written notice within the required ninety (90) day period, the Lease shall automatically renew under the same terms and conditions contained herein, except that the monthly rent shall automatically increase by three percent (3%) over the rent in effect during the immediately preceding Lease Term. The increased rent shall become effective on the first day of the renewal term.

(iii) Tenant acknowledges that this Automatic Renewal and Rent Adjustment Provision is a material term of this Lease. Tenant further acknowledges that Tenant has read and understands this provision and agrees to be bound by it. Tenant's initials below shall serve as acknowledgment and proof of Tenant's understanding and acceptance of this material term.

Initials: _____

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed the day and year first above written, and tenants acknowledge joint and several liability for any claim arising from this lease, and further acknowledge receipt of a copy of this lease bearing all signatures.

AGENT/LANDLORD:

Solution Based Property Management LLC, a Maryland
Limited Liability Company, as agent for landlord.

Signed by: Josh Plevy 7/14/2026
DE5982C8DD434F8
By: Josh Plevy, Owner

TENANT(S):

Signed by: Andrea Jackson 7/14/2026
1FEB9A0FEBE84DF
Name: Andrea Jackson

Email: dreaj37@gmail.com

Phone: (443) 712-6397



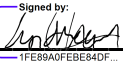
SOLUTION BASED
PROPERTY MANAGEMENT

Pet Addendum to Lease

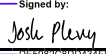
This pet addendum is attached to and forms a part of the residential lease agreement dated this **14th day of July, 2026** between **Solution Based Property Management LLC** ("Agent"), A Maryland limited liability company, and agent for **1803 W Baltimore Street #1, Baltimore, MD 21223** ("Landlord"), and **Andrea Jackson** ("Tenant(s)").

Tenants desire to keep **1 dog** in the dwelling they occupy under the rental agreement or lease referred to above. Due to this agreement specifically prohibiting keeping pets without the Landlord's permission, Tenants agree to the following terms and conditions in exchange for this permission:

- Tenants agree to keep their pet under control at all times
- Tenants agree not to leave their pet unattended for any unreasonable period of time
- Tenants agree to dispose of their pet's droppings properly and quickly
- Tenants agree to keep their pet from causing any annoyance or discomfort to others and will remedy immediately any complaints made through the landlord or his agent
- Tenants agree to pay immediately for any damage, loss, or expense caused by their pet.
- Tenant agrees to pay a pet rent of **\$40/month.**
- Tenant agree that landlord reserves the right to revoke permission to keep the pet should Tenants break this agreement

Signed by:  7/14/2026
X  1F89A0FEBE84DF...
Tenant

X _____
Tenant

Signed by:  7/14/2026
X  DE5982C8D0434F8
Landlord



SOLUTION BASED PROPERTY MANAGEMENT

Carbon Monoxide Testing and Maintenance

Carbon monoxide alarm maintenance doesn't require any special skills from you. However, just like the smoke alarm maintenance it is something that should become a routine for you. Those few minutes dedicated to CO alarm maintenance and testing might be a difference between life and death.

Test your Carbon Monoxide alarm once a week by pressing the Test/Reset button. Depending on the design and manufacturer, the response of the CO alarm may be different; usually you should hear one short beep followed by a few seconds of silence, and a few additional beeps. This might be in addition to a blinking light, strobe like effect, or voice warning announcement.

1. Start from examining CO alarm location, it's as important as regular maintenance and testing. If the alarm has been installed improperly, in a wrong spot, it might not respond to an elevated carbon monoxide level as soon as it supposed to, or not respond at all.
2. Check the manufacturer date on you carbon monoxide alarm (there' should be a label attached to the back wall of the device) and contact its manufacturer (the easiest way would be to check their website) to determine the life span of this particular model.

Carbon Monoxide alarms have a limited lifetime, the average is around five years, but some might have as little as 2 year warranty, while others 6-7 years. Replace with a new device immediately if you confirm that its warranty has already expired.

3. Once a month vacuum your CO alarm(s) cover to remove accumulated dust. The soft brush attachment from your vacuum cleaner is the best for this purpose. If your carbon monoxide alarm is a plug-in or hard wired type - unplug / disconnect the alarm from the electrical power supply before vacuuming.
4. Always instruct children never to touch, unplug or otherwise interfere with the carbon monoxide alarm. Educate children of the dangers of CO poisoning.
5. Never use any detergents or solvents for CO alarm cleaning purposes. Chemicals can temporarily contaminate the sensor or cause permanent damage to this life saving device.
6. Never use air fresheners, spray paint, hair spray, or any other aerosols in the alarm area.

7. Do not paint the carbon monoxide alarm enclosure. Paint will seal the vents / screens protecting the sensor and interfere with its proper operation.

8. Believe it or not, but mounting the CO alarm directly above or near a diaper pail can cause faulty readings on the digital display (high amounts of methane gas).

9. Before you begin:

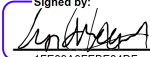
- staining or stripping wood floors
- furniture painting
- wall-papering using aerosols or adhesives.

Remove the CO alarm from the location you'll be performing this work in order to prevent possible damage or contamination of its sensor. You may also cover the unit with a plastic bag for the duration of the project - remember to remove the plastic and / or reinstall the CO alarm as soon as the work has been completed and area well ventilated.

10. Do Not Use Rechargeable Batteries in Carbon Monoxide alarms. Only alkaline type batteries should be used. Replace the batteries as soon as the unit starts chirping an audible low battery alarm, and blinking warning lights - don't just remove the old batteries - REPLACE THEM as soon as possible!

11. High levels of the substances listed below can affect the carbon monoxide alarm sensor. Their presence could result in temporary readings on the digital display that are actually not carbon monoxide readings:

Methane, propane, iso-butane, ethylene, ethanol, alcohol, iso-propanol, benzene, toluene, ethyl acetate, hydrogen, hydrogen sulfide, sulfur dioxides, most aerosol sprays, alcohol based products, paints, thinners, solvents, adhesives, hair sprays, after shaves, perfumes, auto exhaust (cold start) and some cleaning agents.

X  Signed by: 7/14/2026
1FE89A0FE8E84DF...
Tenant

X _____
Tenant



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address: _____

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT **(SELLER/LANDLORD TO INITIAL APPLICABLE LINE)**: JP / _____ housing was constructed prior to 1978 **OR** _____ / _____ date of construction is uncertain.

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-base paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A **tenant** must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a **buyer** conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
- (i) _____ / _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- (ii) JP / _____ Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (initial (i) or (ii) below):
- (i) JP / _____ Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
MDE lead certificate

- (ii) _____ / _____ Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

- (c) AS / _____ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.
- (d) AS / _____ Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

(e) Buyer has (initial (i) or (ii) below):

- (i) _____ / _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) AS / _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) JP Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) and 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.

<u>Seller/Landlord</u>	<u>Date</u>	<u>Signed by:</u> <u>JP</u> <u>Buyer/Tenant</u>	<u>7/14/2026</u>	<u>Date</u>
<u>Seller/Landlord</u>	<u>Date</u>	<u>Buyer/Tenant</u>	<u>Date</u>	
<u>Signed by:</u> <u>Josh Perry</u> <u>Seller's/Landlord's Agent</u>	<u>7/14/2026</u>	<u>Buyer's/Tenant's Agent</u>	<u>Date</u>	





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.

MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION (MDE FORM 330)

INSPECTION CERTIFICATE NO. 1096226

0352503
MDE TRACKING NO.

03190702082
MDE PROPERTY NO.

Tidiane B Barry
OWNER NAME

1803 W BALTIMORE Unit # APT 2 BALTIMORE MD 21223
Street Address

Baltimore City
County

0
Construction Year

Full Risk Reduction
Inspection Category

Dust Inspection
Inspection Method

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 3/27/2024 5:30:00 PM under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

Jonathan S. Coale
Inspection Contractor Name

14850
Inspection Contractor Accreditation No.

12/23/2025
Inspection Contractor Accreditation Exp. Date

Jonathan Coale
Inspector Name

14299
Inspector Accreditation No.

12/23/2025
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 must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, 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).



Simple 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 inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- 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 healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil 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 lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

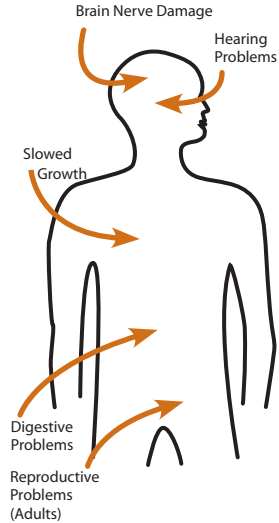
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely 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.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- 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 tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

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

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, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 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, and
- 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 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 the following levels of lead in dust as hazardous:

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

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 dust—which you may not be able to see—both can 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

You can 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. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a 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 and if your home 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.

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:

- 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. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **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 the Federal Relay Service at 1-800-877-8339.

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 bed time.
- 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- 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 nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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- 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 permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



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.
- To correct lead hazards permanently, hire a certified lead abatement contractor. 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 as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean 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 or local agency (see pages 15 and 16), [epa.gov/lead](https://www.epa.gov/lead), or call 1-800-424-LEAD.

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 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. They 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.
- **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 are lead pipes, faucets, and fixtures.

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.

Remember 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. Remember, 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, don't forget to 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 contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.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.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. 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, or refinishing furniture. 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. 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.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

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 in excess of 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 **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

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 **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, 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 or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

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.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

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

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

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

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

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

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

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

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

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
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 or 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. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
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 in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care 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).

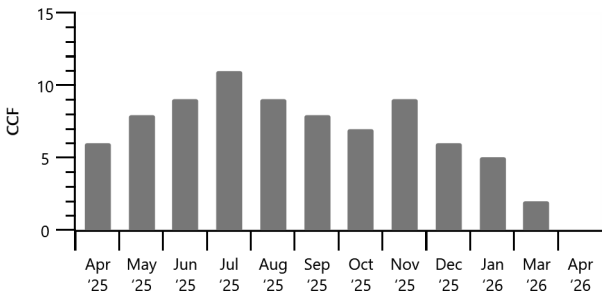
[illegible]

Usage Profile

Water Usage

Meter Number: 79957099

Begin Date:	Begin Read:	End Date:	End Read:	CCF	GAL
03/29/26	0	04/29/26	0	0	0



 Current Usage (31 days) 0 CCF	 Daily Avg CCF 0.000 CCF	 Daily Avg GAL 0 GAL
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DPW's most recent Water Quality Report is available online at publicworks.baltimorecity.gov/waterreport.
Please call 311 to have a report mailed to you.

Details of Current Charges

 Service Charges

Account Management Fee		\$5.31
Infrastructure Charge		\$56.11
Bay Restoration Fee		\$5.00
Stormwater Fee		\$4.90
Sewer Consumption Charge	0 CCF @13.180	\$0.00
Water Consumption Charge	0 CCF @4.460	\$0.00
Total Service Charges		\$71.32

Attention

The City of Baltimore offers financial assistance programs to qualifying water customers:

- **Water4All Water Discount Program:** Contact water4all@baltimorecity.gov or 410-396-9500.
- **PromisePay Payment Plans:** Contact: 410-779-9808 or visit baltimore.promise-pay.com.

Understanding Fees on Your Water Bill:

- **Stormwater Remediation Fee:** Funding from this fee is used to improve the City's stormwater management system, including its watershed protection and restoration program. For more information, visit publicworks.baltimorecity.gov/stormwater-fee.
- **Chesapeake Bay Restoration Fee:** Direct inquiries to the Maryland Department of the Environment, mde.state.md.us/programs/water/bayrestorationfund.

WARNING: These charges could possibly create a lien on the property identified if allowed by current regulations. Failure to timely pay these charges could possibly lead to sale of the lien at auction and/or possible foreclosure of the property identified.

Visit our Customer Self-Service Portal at waterbillportal.baltimorecity.gov or by scanning this QR code:

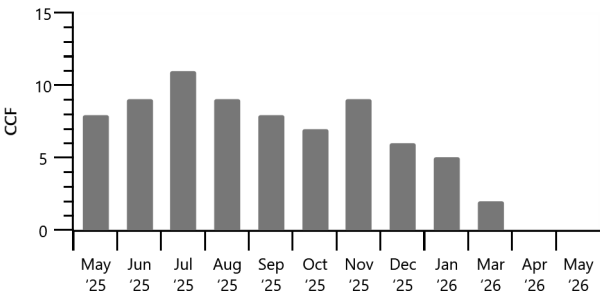


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Meter Number: 79957099

Begin Date:	Begin Read:	End Date:	End Read:	CCF	GAL
04/29/26	0	05/29/26	0	0	0



Current Usage (30 days) 0 CCF	Daily Avg CCF 0.000 CCF	Daily Avg GAL 0 GAL
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Certificate Of Completion

Envelope Id: 38DB9B00-4837-816F-8144-09EC1439DE2D	Status: Completed
Subject: Complete with Docusign: 1803 W Baltimore Street #1 - Lease 2026-28	
Source Envelope:	
Document Pages: 53	Signatures: 9
Certificate Pages: 4	Initials: 60
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Josh Plevy
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	, MD 21128
	josh@solutionbasedpm.com
	IP Address: 2001:fd8:430b:7

Record Tracking

Status: Original	Holder: Josh Plevy	Location: DocuSign
7/14/2026 9:33:58 AM	josh@solutionbasedpm.com	

Signer Events

Josh Plevy
josh@solutionbasedpm.com
Security Level: Email, Account Authentication (None)

Signature

Signed by:

DE5982C8DD434F8...
Signature Adoption: Pre-selected Style
Using IP Address:
2601:14d:5382:dfb0:789d:93d9:fd08:7a7f
Signed using mobile

Timestamp

Sent: 7/14/2026 10:21:07 AM
Resent: 7/14/2026 10:57:44 AM
Viewed: 7/14/2026 11:52:29 AM
Signed: 7/14/2026 11:55:10 AM

Electronic Record and Signature Disclosure:

Accepted: 10/22/2025 11:34:37 AM
ID: 38068cb3-98aa-46b3-98f2-d6cd58031026

Andrea Jackson
dreaj37@gmail.com
Security Level: Email, Account Authentication (None)

Signed by:

1FE89A0FE8E84DF...
Signature Adoption: Drawn on Device
Using IP Address: 50.186.165.137
Signed using mobile

Sent: 7/14/2026 10:21:08 AM
Resent: 7/14/2026 10:57:43 AM
Viewed: 7/14/2026 11:04:01 AM
Signed: 7/14/2026 11:13:56 AM

Electronic Record and Signature Disclosure:

Accepted: 7/14/2026 10:22:00 AM
ID: 509488ad-b873-4ab5-a852-58c6695aadd5

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Patrick Donovan
patrick@solutionbasedpm.com
Security Level: Email, Account Authentication (None)

COPIED

Sent: 7/14/2026 10:21:08 AM

Electronic Record and Signature Disclosure:

Accepted: 7/7/2026 10:18:13 PM
ID: 9a626739-77b7-415e-bf87-1fab59c97b46

Witness Events

Signature

Timestamp

Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	7/14/2026 11:04:01 AM
Signing Complete	Security Checked	7/14/2026 11:13:56 AM
Completed	Security Checked	7/14/2026 11:55:10 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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How to contact Josh Plevy:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: josh@solutionbasedpm.com

To advise Josh Plevy of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at josh@solutionbasedpm.com and in the body of such request you must state: your

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to josh@solutionbasedpm.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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- ii. send us an email to josh@solutionbasedpm.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

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