

BGE ACCOUNT _____

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement ("Lease") is made and effective September 8, 2026 by Guyon Mathurine (Owner) and between Haul Me Now, LLC ("Landlords") and:

Tenant 1: Kimberly Isaac - Dallas **DOB:** 12/08/1968

Tenant 2: **DOB:**

Tenant 3: **DOB:**

("Tenant," whether one or more). This Lease creates joint and severable liability in the case of multiple Tenants.

1. PREMISES.

Landlord hereby rents to Tenant and Tenant accepts in its present condition the Property at

following address: 506 N Arlington 2nd floor Baltimore MD 21223 USA

2. TERM.

The term of this Lease shall start on 08/01/2026 and is on annual cycle ending 01/25/2027. In the event that Landlord is unable to provide the Property on the exact start date, then Landlord shall provide the Property as soon as possible, and Tenant's obligation to pay rent shall abate during such period. Tenant shall not be entitled to any other remedy for any delay in providing the Property.

3. RENT & RENT ALLOCATION.

Tenant agrees to pay, without demand, to Landlord as "**BASE RENT**" for the Property above in the sum of

\$1100.00 per month in advance on the first day of each calendar month, at:

Haul Me Now, LLC - (RENTAL AGENT)
3513 Woodmoor Road
Baltimore, Maryland 21

or at such other place as Landlord may designate. Landlord may impose a late payment charge of 5% for any amount that is more than five (5) days late. Rent will be prorated if the term does not start on the first day of the month or for any other partial month of the term.

RENT ALLOCATION is as follows: Rent will be allocated in the following manner, first to citations, secondly to past judgment amounts and court costs, third to water bills and utilities and lastly to base monthly rent.

SECURITY DEPOSIT.

Upon execution of this Lease, Tenant deposits with Landlord \$2200.00, as security for the performance by Tenant of the terms of this Lease to be returned to Tenant, following the full and faithful performance by Tenant of this Lease. In the event of damage to the Property caused by Tenant or Tenant's family, agents or visitors, Landlord may use funds from the deposit to repair, but is not limited to this fund and Tenant remains liable.

5. QUIET ENJOYMENT.

Landlord agrees that if Tenant timely pays the rent and performs the other obligations in this Lease, Landlord will not interfere with Tenant's peaceful use and enjoyment of the Property.

6. RULES, REGULATIONS & USE OF PREMISES.

- The Property shall be used and occupied by Tenant exclusively as a private residence. Neither the Property nor any part of the Property or yard shall be used at any time during the term of this Lease for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private residence.
- Tenant shall comply with all the health and sanitary laws, ordinances, rules, and orders of appropriate governmental authorities and homes associations, if any, with respect to the Property. Garbage/Trash must be taken to the curb on the scheduled day(s) of trash removal and not before.
- The Tenant may not interfere with the peaceful enjoyment of the neighbors.
- The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenants negligence.
- The Tenant shall abide by all Federal, State, and Local laws. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises. The Tenant agrees not to use the Leased Premises for any unlawful purpose including but not limited to the sale, use or possession of illegal drugs on or around the Leased Premises. **Domestic Violence is considered a violation of this clause.**
- The Tenant agrees to test smoke detector(s) periodically as well as maintain operational batteries at all times. The Tenant must report any malfunction with smoke detector(s) immediately to Landlord. The Tenant agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Leased Premises. The Tenant agrees to test carbon monoxide detector(s) periodically as well as maintain operational batteries at all times. The Tenant must report immediately to the Landlord any malfunction with carbon monoxide detector(s).

- Under no circumstance may a stove, oven or range be used as a source for heat.
- Charcoal and Gas Barbecue grills may not be used inside the Leased Premises.
- All windows and doors must remain closed during inclement weather.
- The Tenant shall notify Landlord of any pest control problems. **OWNER/LANDLORD ARE NOT RESPONSIBLE FOR THE TREATMENT OF BEDBUGS.**
- Fish tanks, waterbeds and liquid furniture are not permitted without the written permission of the Landlord.
- Any Breach of Lease will be terms for an eviction.

7. PROPERTY OCCUPANTS.

Tenant agrees that the Property shall only be occupied by the tenants specifically identified in the Lease above, without the prior written consent of Landlord. **IF AT ANYTIME THE OWNER/LANDLORD/AGENT DISCOVERS UNAUTHORIZED PARTIES RESIDING IN PROPERTY WITHOUT PERMISSION THIS WILL BE CONSIDERED A BREACH OF LEASE AND EVICTION FILING WILL BE CONDUCTED.**

8. CONDITION OF PREMISES.

A. Tenant agrees that Tenant has examined the Property, including the grounds and all buildings and improvements, and that they are, at the time of this Lease, in good order, good repair, safe, clean, and rentable condition.

B. Landlord and Tenant agree that a copy of the "Joint Inspection," the original of which is maintained by Landlord and a copy provided to Tenant, attached hereto reflects the condition of the Property at the commencement of Tenant's occupancy.

9. ASSIGNMENT AND SUBLETTING.

A. Tenant shall not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property without Landlord's prior written consent.

B. Any assignment, subletting, concession, or license without the prior written consent of Landlord, or an assignment or subletting by operation of law, shall be void and, at Landlord's option, terminate this Lease.

10. ALTERATIONS AND IMPROVEMENTS.

A. Tenant shall make no alterations to the Property or construct any building or make other improvements without the prior written consent of Landlord.

B. All alterations, changes, and improvements built, constructed, or placed on or around the Property by Tenant, with the exception of fixtures properly removable without damage to the Property and movable personal property, shall, unless otherwise provided by written agreement between Landlord and Tenant, be the property of Landlord and remain at the expiration or earlier termination of this Lease.

11. **DAMAGE TO PREMISES.**

If the Property, or any part of the Property, shall be partially damaged by fire or other casualty not due to Tenant's negligence or willful act, or that of Tenant's family, agent, or visitor, there shall be an abatement of rent corresponding with the time during which, and the extent to which, the Property is un-rentable. If Landlord shall decide not to rebuild or repair, the term of this Lease shall end and the rent shall be prorated up to the time of the damage.

12. **DANGEROUS MATERIALS.**

Tenant shall not keep or have on or around the Property any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on or around the Property or that might be considered hazardous.

13. **UTILITIES.**

Tenant shall be responsible for arranging and paying for all utility services required on the premises to include but not limited to Water/Wastewater/Sewer Fees and Gas and Electric Services. Tenant shall not default on any obligation to a utility provider for utility services at the Property. **Utilities are deemed as part of rent due and will be treated as such when filing for non-payment of rent or non-payment of utilities as stated under RENT ALLOCATION CLAUSE.**

Baltimore Gas & Electric:

- Customer Service: 800.685.0123
- <https://secure.bge.com/Forms/Pages/ServiceOrderStart.aspx>

14. **MAINTENANCE AND REPAIR.**

A. Tenant will, at Tenant's sole expense, keep and maintain the Property and appurtenances in good and sanitary condition and repair during the term of this Lease. In particular, Tenant shall keep the fixtures in the Property in good order and repair; keep the furnace clean; and keep the walks free from dirt and debris. ***Tenant shall, at Tenant's sole expense, make all required repairs to the plumbing, range, oven heating apparatus, electric and gas fixtures, other mechanical devices and systems, floors, ceilings and walls whenever damage to such items shall have resulted from the Tenant's misuse, waste, or neglect, or that of the Tenant's family, agent, or visitor. There is a 50.00 charge that will be assessed to the tenant on all plumbing and toilet backup maintenance calls that are initiated at the property resulting from the negligence of the tenant, tenant family, agent or visitor.*** Owner or Landlord will not be held responsible for the spoilage of food due to appliance malfunction but will be required of prompt appliance repair or replacement. OWNER REPAIRS FOR APPLIANCES FOR MALFUNCTION ONLY COVER THE

FOLLOWING APPLIANCES – REFRIDGERATOR, STOVE AND OVENS. Any other appliances located in the property needing repair are responsibility of the tenant.

B. Tenant agrees that no signs shall be placed or painting done on or about the Property by Tenant without the prior written consent of Landlord.

C. Tenant agrees to promptly notify Landlord in the event of any damage, defect or destruction of the Property, or the failure of any of Landlord's appliances or mechanical systems, and except for repairs or replacements that are the obligation of Tenant pursuant to Subsection A above, Landlord shall use its best efforts to repair or replace such damaged or defective area, appliance or mechanical system. Requests for repairs where no damage or defect is found will result in industry standard charges being assessed by the Landlord to the Tenant.

15. ANIMALS.

Tenant shall keep no domestic or other animals in or about the Property without the prior written consent of Landlord.

16. RIGHT OF INSPECTION & ENTRY.

Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Lease and any renewal of this Lease to enter the Property for the purpose of inspecting the premises and/or making any repairs to the premises or other item as required under this Lease. The Landlord will give notice of inspection at least 24 hours prior to entry that is required by law.

- A. Tenants will not change, or install additional locks, bolts or security systems without the written permission of the Landlord.
- B. Unauthorized installation or changing of any locks will be replaced at the Tenant's expense.
- C. Tenant shall be responsible for any and all damages that may occur as a result of forcible entry during an emergency where there is an unauthorized placement of a lock.

17. DISPLAY OF SIGNS.

During the last thirty (30) days of this Lease, Landlord or Landlord's agent may display "For Sale" or "For Rent" or "Vacancy" or similar signs on or about the Property and enter to show the Property to prospective purchasers or tenants.

18. HOLDOVER BY TENANT.

Should Tenant remain in possession of the Property with the consent of Landlord after the expiration of the Term of this Lease, a new tenancy from month to month shall be created which shall be subject to all the terms and conditions of this Lease, but shall be terminable on thirty (30) days by either party or longer notice if required by law. If Tenant holds over without Landlord's consent, Landlord is entitled to double rent, pro-rated per each day of the holdover, lasting until Tenant leaves the Property.

19. SURRENDER OF PREMISES.

At the expiration of the Lease, Tenant shall quit and surrender the Property in as good a condition as it was at the commencement of this Lease, reasonable wear and tear and damages by the elements accepted.

20. FORFEITURE OF SECURITY DEPOSIT - DEFAULT.

It is understood and agreed that Tenant shall not attempt to apply or deduct any portion of any security deposit from the last or any month's rent or use or apply any such security deposit at any time in lieu of payment of rent. If Tenant fails to comply, such security deposit shall be forfeited and Landlord may recover the rent due as if any such deposit had not been applied or deducted from the rent due. For the purposes of this paragraph, it shall be conclusively presumed that a Tenant leaving the Premises while owing rent is making an attempted deduction of deposits. Furthermore, any deposit shall be held as a guarantee that Tenant shall perform the obligations of the Lease and shall be forfeited by the Tenant should Tenant breach any of the terms and conditions of this Lease. In the event of default, by Tenant, of any obligation in this Lease which is not cured by Tenant within fifteen (15) days notice from Landlord, then in addition to forfeiture of the Security Deposit, Landlord may pursue any other remedy available at law, equity or otherwise.

21. ABANDONMENT.

If at any time during the term of this Lease, Tenant abandons the Property or any of Tenant's personal property in or about the Property, Landlord shall have the following rights: Landlord may, at Landlord's option, enter the Property by any means without liability to Tenant for damages and may release the Property, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such releasing; Also, at Landlord's option, Landlord may hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by Landlord by means of such releasing. Landlord may also dispose of any of Tenant's abandoned personal property as Landlord deems appropriate, without liability to Tenant. Landlord is entitled to presume that Tenant has

abandoned the Property if Tenant removes substantially all of Tenant's furnishings from the Property, if the Property is unoccupied for a period of two (2) consecutive weeks – (14) consecutive days, or if it would otherwise be reasonable for Landlord to presume under the circumstances that the Tenant has abandoned the Property.

22. SECURITY.

Tenant acknowledges that Landlord does not provide a security alarm system or any security for the Property or for Tenant and that any such alarm system or security service, if provided, is not represented or warranted to be complete in all respects or to protect Tenant from all harm. Tenant hereby releases Landlord from any loss, suit, claim, charge, damage or injury resulting from lack of security or failure of security.

23. SEVERABILITY.

If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect.

24. LANDLORD REMEDIES.

If Tenant violates any part of this Lease including non-payment of rent, the Tenant is in default of this Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Property as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default.

A. The Tenant agrees that any expenses and/or damages incurred as a result of a breach of the Lease including attorney's fees and costs will be paid to the Landlord or the prevailing party.

B. The Tenant agrees that any court costs and/or fees incurred as a result of a breach of the Lease will be paid to the Landlord or the prevailing party.

25. INSURANCE.

Tenant acknowledges that Landlord will not provide insurance coverage for Tenant's property, nor shall Landlord be responsible for any loss of Tenant's property, whether by theft, fire, acts of Nature, or otherwise. Accordingly, the **TENANT IS REQUIRED** to obtain personal property/renter's insurance with an insurance company properly licensed to do business in the State. This policy must become effective on or before the beginning date of this Lease Agreement.

26. BINDING EFFECT.

The covenants and conditions contained in the Lease shall apply to and bind the heirs, legal representatives, and permitted assigns of the parties.

27. GOVERNING LAW.

It is agreed that this Lease shall be governed by, construed, and enforced in accordance with the laws of the State of Maryland.

28. ENTIRE AGREEMENT.

This Lease shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Lease is hereby superseded. This Lease may be modified only by a writing signed by both Landlord and Tenant. The following Addendums, attached to this Lease Agreement, shall become part of this Lease Agreement:

- Maryland Lead Poisoning Prevention- Notice of Tenants' Rights
- Lead Paint Pamphlet - Free EPA Disclosure
- Lead Based Paint Disclosure & Certification
- Asbestos Disclosure
- Mold Disclosure
- Maryland Security Deposit Receipt
- Joint Inspection Form

29. NOTICES.

Any notice required or otherwise given pursuant to this Lease shall be in writing; hand delivered, mailed certified return receipt requested, postage prepaid, or delivered by overnight delivery service, if to Tenant, at the Property and if to Landlord, at the address for payment of rent.

*******THIS SPACE LEFT INTENTIONALLY BLANK*******

30. **SCHEDULE OF FEES – TENANT.**

Item	Cost	Tenant Initials
Returned Check Fee	\$40	
Rent pick-up fee	\$10.00	
Missed Repair or Maintenance Appointment	\$50.00	
Missed Inspection Appointment	\$100.00	
Any failure to provide the management company with a copy of a key resulting in a locksmith fee.	\$149.00	
Failure to pay rent resulting in court notice fee	\$30.00	
Warrant of Restitution- court notice fee	\$50.00	
Eviction Notice-Posting Property Fee	\$25.00	
Additional Copies of Lease	\$15.00	
Unauthorized Pet Fee, per day	\$50.00	
Certified Mail Fee	\$7.00	
Overnight Mail Fee	\$20.00	
Non-compliance administrative processing fee per incident	\$15.00	
Unregistered or expired tags-per day, per vehicle	\$50.00	
Trash, debris or junk removal (Fees range.)	\$300-1500	
Eviction charge.(Fees range.)	\$300-1500	
Pick-up feces and/ or other animal waste. (Fees range.)	\$300-1500	

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and year first above written. By signing this Lease, the Tenant certifies that he/she has read, understood and agrees to comply with all of the terms, conditions, Rules and Regulations of this Lease Agreement including any addendums and that he/she has received the following:

1. Copies of all Addendums, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Key(s), Garage Door Opener(s), Security Card(s), and/or Auto Sticker(s) to the Leased Premises

Tenant 1 Signature:

Landlord Signature:

Guyon Mathurine

JOINT INSPECTION FORM/FURNITURE INVENTORY

*** INSPECTION FORM IS SEPARATE PAGE***

FURNITURE INVENTORY (If the furniture is provided by Landlord)

Item	Yes / No	Item	Yes / No
LIVING ROOM		BEDROOM 1	
DINING AREA		BEDROOM 2	
KITCHEN			
Stove	YES		
Oven	YES	BEDROOM 3	
Refrigerator	YES		
Dishwasher			
LAUNDRY / UTILITY ROOM			
Washer		DEN / STUDY / BEDROOM	
Dryer			
Furnace	YES		
AC Unit			
OTHER		MISCELLANEOUS	
Fire Extinguisher(s)	YES		
Mailbox	YES		
Doorbell	YES		

The parties acknowledge that the above inspection was made on _____, and that the conditions of the premises and the inventory of furnishings and appliances is as shown above. The parties further agree that a copy of this Joint Inspection was provided to Tenant.

Tenant 1 Signature:

Landlord Signature:

Guyon Mathurine



Lead Poisoning Prevention Program

Notice of Tenants' Rights

INTRODUCTION

This Notice of Tenants' Rights explains your legal rights pursuant to the Maryland Reduction of Lead Risk in Housing Law, which went into effect on February 24, 1996. Under this law, property owners are required to abate all lead-based paint hazards in rental properties constructed prior to 1950, register their properties with Maryland Department of the Environment's (MDE) Lead Poisoning Prevention Program, and provide tenants with lead educational materials. In exchange for complying with the law, property owners are entitled to limited liability protection in the event a child or pregnant woman is poisoned in their property.

This Notice of Tenant's Rights provides a detailed explanation of what property owners are required to do to comply with the law, how to inform your landlord that repairs need to be performed in your home, and steps you can take to enforce your legal rights if your landlord refuses to respond to your request.

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

I HAVE JUST MOVED INTO A RENTAL HOME THAT WAS BUILT BEFORE 1950, WHAT DO I NEED TO KNOW?

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

- 1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home", and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
- 2) Register the property with the Maryland Department of the Environment (MDE) and pay a \$15.00 annual registration fee.
- 3) Perform lead hazard maintenance called **Full Risk Reduction Treatments and provide you a certificate**. This means that when you move in, there should be:
 - a. No chipping, peeling or flaking paint;
 - b. Smooth and cleanable window wells, window sills, and floors;
 - c. Doors that open and close smoothly; and
 - d. Floors and windows that have been HEPA vacuumed and wet washed, removing lead dust.



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

Yes. After completing the treatments, the property owner must have the unit inspected at the owner's expense. All inspections are required to be performed by an inspector accredited by MDE. If the house passes the inspection, the property owner will be given a Lead Paint Risk Reduction Inspection Certificate. This certificate will be on file at MDE. The owner is required to give you a copy of the inspection certificate when you move in. If you wish to know the results of any visual inspection or lead dust tests, ask your landlord or call the Lead Hotline at 410-537-4199, 1-800-776-2706, or TTY 800-735-2258.

ARE THERE OTHER TIMES THAT THE PROPERTY OWNER MUST DO SPECIAL LEAD HAZARD REDUCTION TREATMENTS WHILE I LIVE HERE?

Yes. When a child under six or a pregnant woman has an elevated blood lead level (EBL) 10 µg/dl or more, the local health department is supposed to inform the property owner of the obligation to do **Modified Risk Reduction Treatments** or pass a lead dust test. Because the property owner may not receive the Notice of EBL sent by the government, you should send one by certified mail, restricted delivery or hand deliver it and obtain the property owner's signature to evidence receipt.



The Modified Risk Reduction Treatments, or lead dust test, must also be performed if the property owner receives a written notice that there is chipping, peeling, and flaking paint in your home. Chipping, peeling and flaking paint in pre-1950 constructed rental properties is presumed to contain lead, which can be dangerous to you and your children. The only way you can be sure your property owner knows about possible lead paint hazards in your home is by sending a letter or the Notice of Defect form provided on the back of this pamphlet.

The property owner will have 30 days to do the Modified Lead Hazard Reduction Treatments, or pass a lead dust test, after receipt of a written Notice of Defect or Notice of EBL.

HOW DO I TELL THE PROPERTY OWNER ABOUT THE CHIPPING, PEELING, AND FLAKING PAINT IN MY HOME?

You must send a notice to the property owner in writing. You may either write a letter or use a "Notice of Defect Form." A sample copy of the form is attached on page 6. When sending a notice, it is suggested to send it **Certified Mail, Return Receipt Requested**, or **Hand Deliver** it to the property owner and obtain a signature evidencing receipt. This documentation is also useful when making a referral to MDE or your local housing department.

Once your landlord receives the notice, your property must satisfy the Modified Risk Reduction Standard within 30 days.

WHAT ARE THE MODIFIED RISK REDUCTION TREATMENTS?

The modified risk reduction treatments include:

1. Removal and repainting of any chipping, peeling, and flaking paint;
2. Making window sills smooth and cleanable; and
3. Special cleaning of the work area.

The property owner must pay for those repairs and must use an accredited person. After all work is completed, an MDE accredited inspector must inspect the property to verify compliance with the Modified Risk Reduction standard.

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

Nobody is permitted in the work area. Pregnant women and children under 6 years old are prohibited from being in the house while the Risk Reduction Treatments are being performed. If you are required to leave your house for more than 24 hours while treatments are performed, the property owner must pay for all your reasonable expenses directly related to your required relocation to temporary lead safe housing.

The property owner is also responsible for expenses related to the moving, storing, or cleaning of furniture, and possibly food costs for the family while work is being done in the home.



You must allow the property owner to enter your home to do the treatments.

WHAT SHOULD HAPPEN WHEN THE WORK IS COMPLETED IN MY HOME?

The property owner is required to have the home inspected to verify the Modified Risk Reduction Treatments have been completed. The property owner may, however, ask you to sign a statement verifying that the treatments were performed. You are not required to sign the statement. If you do sign the statement, it can be used as evidence that the property owner complied with the law.

If you refuse to sign, the property owner must have an inspector perform an inspection of the house at the property owner's expense. A copy of the inspection report will be sent to you, the property owner, and Maryland Department of the Environment.

WHAT HAPPENS IF A CHILD UNDER SIX, OR A PREGNANT WOMAN, HAS A BLOOD LEAD LEVEL OF 15 µg/dl OR MORE. WHAT IS A QUALIFIED OFFER?

In most cases, the property owner will receive notice from the local or State government that a child under six or a pregnant woman has been diagnosed with a lead level of 15 µg/dl or more. The property owner will have 30 days after receiving notice to make a Qualified Offer. A Qualified Offer can also be made by an agent of the property owner, including a lawyer or insurance company. In order for the property owner to make a valid Qualified Offer, the property must be in full compliance with the law.



Because the property owner may not receive the Notice of EBL sent by the government, you should send one by certified mail, restricted delivery or hand deliver it and obtain the property owner's signature to evidence receipt.

WHAT DOES A QUALIFIED OFFER PAY FOR?

The Qualified Offer has two parts – Relocation Benefits and Medical Benefits

1. Relocation Benefits pay up to \$9,500, or until the child reaches age 6, whichever occurs first. The benefits pay for permanent or temporary relocation of the family of the person with a high blood lead level;
2. Medical Benefits pay for up to \$7,500, or until the child reaches age 18, whichever occurs first. The benefits pay for medical expenses associated with the elevated blood lead level, not otherwise covered by health insurance providers.

HOW WILL A QUALIFIED OFFER AFFECT MY LEGAL RIGHTS?

Once you receive a Qualified Offer, you have 30 days to either accept or reject it. If not accepted within 30 days, it will be assumed that you have rejected it. If you accept the Qualified Offer, you receive the benefits of the Offer, but you cannot sue your property owner in the future. If you reject a Qualified Offer, and your property owner was in compliance with the lead laws, you will not receive the benefits of the Qualified Offer and will not be able to sue your property owner in the future. If your property owner is not in compliance with the lead laws, you may reject the Qualified Offer and sue your property owner if you choose.

IF I NEED HELP UNDERSTANDING A QUALIFIED OFFER, IS THERE SOMEONE WHO CAN ANSWER MY QUESTIONS?

If you need help understanding the Qualified Offer, call a lawyer or the Coalition to End Childhood Lead Poisoning at 410-534-6447 or 1-800-370-5323. The Coalition is under contract with the Maryland Department of the Environment to assist tenants and rental property owners to understand the law.

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

1. Make a Referral

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



2. Rent Escrow

Rent Escrow is a legal process that requires you to file a Complaint for Rent Escrow in the District Court in the county in which you live. If the District Court grants your request for an escrow account, you will be required to pay your rent into the District Court's escrow account instead of to your landlord. This provides an incentive for your landlord to complete repairs in your home that threaten the life, health, or safety of you and your family. In order to have an escrow account established

based on lead hazards, you only need only prove that you landlord is not in compliance with Maryland's Lead Laws.

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

3. Rent Protection

In 2004, the Maryland General Assembly enacted legislation requiring landlords to confirm their compliance with Maryland's Lead Risk Reduction in Housing Law when filing for repossession of property based on a tenant's failure to pay rent. If the property to be repossessed was constructed prior to 1950, the landlord must state that they have registered with Maryland Department of the Environment and provide the certificate number for the inspection conducted for the current tenancy. Failure to provide this information may result in the dismissal of the landlord's complaint. **You must provide your landlord reasonable access to the property in order to perform necessary repairs.**

4. Retaliatory Eviction

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



If you have any questions about the Maryland Lead Law, visit our website at www.mde.state.md.us/lead or call the Lead Hotline at 410-537-4199 or toll-free at 1-800-776-2706, or TTY 1-800-735-2258.



1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.state.md.us
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258
Martin O'Malley, Governor | Anthony G. Brown, Jr., Governor | Shari T. Wilson, Secretary
Revised 02/09/2007

ADDENDUM I --
Repair/Replace

	Repair	Replace	
Storm Door	\$ 50.00	\$ 150.00	
Exterior Wood Door	\$ 75.00	\$ 250.00	
Interior Doors			
Hollow Core	\$ 50.00	\$ 125.00	
Recessed Panel	\$ 75.00	\$ 150.00	
Bi-Fold Closet Door	\$ 75.00	\$ 125.00	
Patio Door	\$ 95.00	\$ 250.00	
Window Scratches (each)	\$ 80.00	\$ 150.00	
Window Panels			
Up to 12"*12"		\$ 100.00	
Up to 32"*32"		\$ 150.00	
Exterior Shutters (each)		\$ 75.00	
Bathroom mirror		\$ 50.00	
Stair rails		\$ 75.00	
Wallpaper remover (per wall)		\$ 75.00	
Deck rails, steps		\$ 150.00	
Parking tags	\$ 50.00	\$ 30.00	
Light fixture		\$ 75.00	
Mailbox Keys		\$ 30.00	
Door Keys		\$ 100.00	
Refrigerator shelves		\$ 40.00	
Oven Racks		\$ 40.00	
Burner Gates - Each		\$ 30.00	
Ice Trays		\$ 5.00	
Countertops	\$ 75.00	\$ 250.00	
Holes in Walls (each)		\$ 75.00	
Tiles (broke/missing)		\$ 20.00	(each)
Smoke Detectors	\$ 30.00	\$ 60.00	
Painting to cover anything except original color (per room)		\$ 150.00	
Contact paper removal (per wall)		\$ 100.00	
Window Frame (each)		\$ 100.00	

MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard, • Suite 630 • Baltimore, Maryland 21230-1719
410-537-3825 • 800-633-6101 x3825 • <http://www.mde.state.md.us>

Land Management Administration • Lead Poisoning Prevention Program

Notice of Defect/Notice of Elevated Blood Level

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

To:	From:
_____ Name of Property Owner	_____ Your Name
_____ Property Owner Address	_____ Your Address
_____ City, State, Zip	_____ City, State, Zip
	_____ Phone

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

___ A child under the age of six years, or a pregnant woman, residing at the above address has been diagnosed with a blood lead level of 10 µg/dl or more on; and/or

___ The following defects require your attention:

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

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

The following areas contain structural defects:

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

Other Hazardous Conditions:

PROPERTY OWNER / MANAGER SIGNATURE

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

Signature

Date

ADDENDUM II-

Schedule of Cleaning and Removal of Items Left in Property upon Tenant Move Out

KITCHEN CLEANING

Stove (including drip pans & gates)	\$ 30.00
Oven	\$ 30.00
Refrigerator	\$ 40.00
Dishwasher	\$ 15.00
Cabinets	\$ 25.00
Sinks	\$ 10.00
Walls	\$ 50.00
Floors	\$ 30.00

MISC. CLEANING

Carpets (per room)	\$75.00
Windows (each)	\$15.00
Wood Floors	\$75.00
Re-Coating/Re-Plastering	\$75.00
Sanding	\$100.00
Refinishing	\$150.00
Fireplace	\$75.00
Exterior Siding	\$100.00

FURNITURE REMOVAL

Chair	\$25.00
Sofa/Loveseat	\$75.00
Box Spring/Mattress	\$75.00
Headboard/Frame	\$50.00
Table	\$25.00
Dresses	\$75.00

ADDENDUM III –

RENTAL PAYMENTS – DELINQUENCY PROCEDURES

The monthly rental payment for the aforementioned property is due on the 1st day of each month. Rent is late if not received by 5:00pm on the 5th day of each month.

On the 5th day of each month, a late fee of 5% the monthly rent will be charged.

Rent is late if all or any portion of the monthly rental payment is not received at the aforementioned date and time.

Late rental payments are a violation of this lease agreement. Failure to Pay Rent filings will be presented to the District Court on the 7th of each month and charges for the filings will be added to the balance of monies being owing and due.

All charges and past due rent is collectible in rent court.

CONTRACT LEASE TERM STATES A 30-DAY WRITTEN NOTICE OF VACATE IS REQUIRED BY LAW by the tenant if they are terminating their lease, pertaining to the collection of rent upon termination the tenant is still liable for rental collection through the end term of their lease or until the unit is re-rented within that time period.

Tenant Signature:

Date

Guyon Mathurine

Lessor Signature

September 9, 2026

Date