

BALTIMORE RESIDENTIAL LEASE FORM

1. PARTIES

THIS AGREEMENT dated 07/01/2026 between 300 St. Paul Place Associates LLC hereinafter called Landlord, and Sumra Chaudhry, Jennah Walcott hereinafter called Tenant.

2. PREMISES

Landlord agrees to rent to the Tenant premises known as 300 St. Paul Place, Apt. # 1301 Baltimore MD 21201 (the "Premises") upon the following terms and conditions:

3. CONDITIONS

(a) Tenant shall pay monthly rent, in advance, without notice, deduction, setoff or demand, on the first (1st) day of each month, in the amount of \$1800.00

(b) This section left blank intentionally.

(c) Security Deposit : 500.00

(d) Tenant agrees to pay a charge of five (5%) percent of the amount of unpaid rent due as a late charge if Tenant fails to pay rent, both while occupying and after vacating the Premises, on or before the eleventh (11th) day of the month in which it became due and payable, regardless of inclement weather or whether that day falls on a weekend or holiday. This shall not constitute a waiver of the Landlord's right to institute proceedings for rent, damages and/or repossession of the Premises for non-payment of any installment of rent. Landlord is prohibited from applying a late charge until (i) Tenant's payment of rent is more than ten (10) days late, or (ii) the Tenant has received the Tenant's regularly scheduled government benefit (as defined by Baltimore City Code, Art. 13, Section 7-3) if the Tenant has provided Landlord with written notice that shows the day of the month the government benefit is normally issued or mailed is later than the first (1st) day of the month.

(e) Beginning date of this Lease is 07/01/2026

(f) Ending date of this Lease is 06/30/2027.

(g) AUTOMATIC RENEWAL OF LEASE: The tenancy created under this Lease shall continue from year to year after its expiration, subject to the same covenants, agreements, rules and regulations as are herein set forth (except that the monthly rent shall increase by 5% during the renewal term), unless either party sends written notice to the other in accord with Section 4 of this Lease at least ninety (90) days prior to the expiration date of the then existing term, of said that party's intention to terminate the tenancy.

Short Term Lease Exception: For Lease terms of three (3) months or less, the tenancy created under this Lease shall continue from month to month after its expiration unless either party sends written notice to the other in accord with Section 4 of this Lease at least sixty (60) days prior to the expiration date of the then existing term, of said Landlord's or Tenant's intention to terminate the tenancy.

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(h) FUTURE LEASE MODIFICATIONS: If Landlord sends Tenant a notice offering Tenant a new Lease term, Tenant will be deemed to have renewed the Lease under

the terms and conditions specified in Landlord's notice, unless Tenant notifies Landlord in accord with Section 4 of this Lease at least sixty (60) days prior to the expiration of Tenant's then current Lease term of Tenant's intent not to renew this Lease. Any notice sent by Landlord under this provision will be sent via First-Class Mail with a Certificate of Mailing, or, if elected by Tenant in Section 4 of this Lease, via Electronic Delivery. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

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(i) OCCUPANCY, ASSIGNMENT & SUBLETTING: Tenant will not assign this Lease, or sublet said Premises, or any part thereof, nor permit the Premises to be occupied by anyone other than Tenant and the following additional persons, without the prior written consent of Landlord, which consent may be withheld in the sole and absolute subjective discretion of the Landlord, nor use or permit the Premises to be used for any purpose other than that of a private dwelling:

Sumra Chaudhry, Jennah Walcott.

(j) Payment of rent and any other amount due under this Lease or any addendum hereto is due, in full, in advance on the day of the month indicated in Section 3.b., and on the first day of each subsequent month during the term of this Lease. The Landlord is not required to send a notice of rent due before rent is required to be paid. The Tenant cannot subtract any amount from the monthly rent for any reason whatsoever except as otherwise provided by law.

Payments to be made promptly (without demand) in one lump sum, regardless of number of tenants, to Landlord at 300 St. Paul Place, Baltimore, MD 21202

(k) UTILITIES: SEE UTILITIES ADDENDUM

(l) HEATING, VENTILATION, and AIR CONDITIONING (HVAC): SEE HVAC ADDENDUM

(m) AMENITIES: SEE AMENITIES ADDENDUM

4. NOTICE

Except as otherwise required by applicable law or Sections 2(g) (Automatic Renewal of Lease), 12 (Security Deposit), 15.C and the provisions of this Lease, notice from either party to the other shall be given by certified mail, First-Class Mail with a Certificate of Mailing, or, if elected by Tenant, electronic delivery via email or through an electronic tenant portal (if any) so long as the sender can provide proof of transmission of the notice ("Electronic Delivery"). Landlord's mailing address is below; Tenant's mailing address is the Premises. **Notice of a rent increase, notice of Landlord's entry into the Premises, and notice of our intent to file a summary ejectment proceeding may be given by Electronic Delivery if elected by Tenant. By providing an email address and/or initialing below, Tenant elects to accept notice of a rent increase or notice of intent to file summary ejectment proceedings via Electronic Delivery. Alternatively, said notices may be sent by First-Class Mail, with a Certificate of Mailing, and notice of Landlord's intent to enter the Premises or file summary ejectment proceedings may be affixed to the door of the Premises, even if Tenant elects to receive them by Electronic Delivery.** It is Tenant's responsibility to notify Landlord if Tenant's contact information changes during the Lease term. If more than one person is a Tenant hereunder, notice given to or by any one of them, including through Electronic Delivery, shall bind all. Unless otherwise provided by applicable law or this Lease, Landlord may also hand-deliver or post notices to you at the Premises.

Landlord's mailing address: 300 St. Paul Place, Baltimore, MD 21202

Landlord's electronic tenant portal: www.pmcpropertygroup.com

Tenant's email address(es)

sumrac227@gmail.com

jennah.walcott03@gmail.com

Tenant elects to receive notice through the electronic tenant portal (if any).

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The person authorized to accept service of process on behalf of Landlord is the resident agent designated with the State Department of Assessments and Taxation. The telephone number for the Leasing Office is 410-844-8300.

5. POSSESSION

A. The Landlord has not guaranteed a specific delivery date for the Premises, and that the Tenant will only be charged rent from the later of the commencement date specified at the beginning of this Lease or the date Landlord tenders possession of the Premises to Tenant.

B. If permission is given to Tenant to enter into possession of the Premises prior to the date specified for the commencement of the term of this Lease, and/or to occupy any apartment of Landlord other than the Premises at any time, Tenant covenants and agrees that such occupancy shall be deemed to be under all of the terms, covenants, rules and regulations of this Lease, with the rent provided for under this Lease to be apportioned for such period of occupancy (as to space on a square foot basis, and as to time, on a daily basis) unless otherwise agreed to between the parties.

6. DESTRUCTION OF PREMISES

In case of damage to the Premises by fire or the elements (not caused by the fault, omission, negligence or other misconduct of Tenant, Tenant's family, employees, agents or guests), the Landlord will repair the damage, the rent being suspended only for such time as the Premises, in the sole opinion of Landlord, shall remain untenantable; but if the Premises are so damaged that the Landlord shall decide that it is not advisable to repair the Premises with the Tenant occupying same, this Lease shall terminate and the Tenant shall only be liable for rent to the date of damage. If the damage to the Premises is caused by the fault, omission, negligence or other misconduct of Tenant, Tenant's family, employees, agents or guests, Landlord may terminate Tenant's occupancy of the Premises and Tenant shall remain liable to Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated and shall further remain liable for any other injury or loss incurred by Landlord as a result of such damage, such liability to include a subrogation claim by Landlord's insurer.

7. TENANTS INSURANCE

A. During the term of this Lease, and any renewal or extension thereof, Tenant shall, at Tenant's sole cost and expense, purchase renter's form homeowner's insurance coverage providing for personal liability (bodily injury and property damage) coverage with a limit of not less than \$100,000.00 each occurrence and \$5,000.00 in medical payments coverage; and further, providing coverage to keep Tenant's personal property on and in the Premises insured for the benefit of Tenant against loss or damage resulting from broad form named perils on a replacement cost basis.

B. Tenant shall indemnify and save Landlord harmless from all liability, damage or expense incurred by Landlord as a result of death or injury to persons, or damage to property (including the Premises) where this Lease required the Tenant to procure insurance for said liability, damage or expense, and Tenant failed to do so.

8. RULES AND REGULATIONS

The Tenant, Tenant's family, employees, agents, guests and invitees, will observe and comply with the rules and regulations attached to this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that a violation of the rules and regulations is a default under this Lease.

9. LANDLORDS ENTRY ONTO PREMISES

A. Landlord has the right to enter the Premises, upon written notice to the tenant of Landlord's intent to enter the Premises at least 24 hours in advance of the time that Landlord intends to enter the Premises, between the hours of 7:00 AM and 7:00 PM Monday through Saturday, or another time agreed upon, in writing, by Tenant, except in the event of an emergency to ensure the imminent protection or preservation of the property, the imminent protection and safety of any tenants or occupants, or the health, safety and welfare of other tenants and staff. Landlord may enter by master key or, if necessary, by force, to inspect the Premises, to make and complete repairs, maintenance, modifications, renovations or improvements to the Premises or elsewhere on Landlord's property, to show the Premises to prospective or actual tenants, mortgagees, contractors or purchasers, to ensure the protection and safety of the property and occupants, to complete work ordered by a governmental entity; or to respond to any other written request of the tenant. Landlord's

written notice shall include the date and approximate time that the landlord intends to enter and the specific purpose of the entry, and will be delivered via first-class mail, with a certificate of mailing, affixed to the door of the Premises; or if elected by the tenant in accordance with Section 4 hereof, via Electronic Delivery. Tenant may agree in writing to allow Landlord to enter the Premises less than 24 hours from receipt of notice. Notwithstanding the foregoing, if tenant alleges a housing code violation, tenant must provide Landlord with access to the Premises within 24 hours of notifying Landlord of the alleged violations.

B. In the event Tenant abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Tenant's breach of Lease, then the Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may relet the Premises for a term which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Tenant of the liabilities imposed by applicable law and this Lease. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by the Tenant, after the Tenant has vacated. If Tenant is evicted from the Premises by a sheriff or constable, any property remaining in the Premises at the time of the eviction will be deemed to have been abandoned by Tenant and may be disposed of by Landlord in accordance with applicable law.

10. TENANT PROMISES

A. If any employee of Landlord's at Tenant's request, moves, handles or stores anything, or drives or parks Tenant's motor vehicle, then and in every case, such employee shall be deemed Tenant's agent, and Landlord shall not be liable for any loss, damage or expense in connection therewith.

B. Tenant shall pay the rent at Landlord's office, electronically at www.pmcpropertygroup.com, or at such other place as may be designated by Landlord. Rent will be accepted by Landlord during office hours. Except as may otherwise be required by law, or by Landlord, all rental payments made by Tenant to Landlord shall be by check or money order. No personal checks will be accepted after the fifth (5th) day of the month, nor will they be accepted if two (2) such checks presented by Tenant in a twelve (12) month period are dishonored by Tenant's bank.

C. Tenant will not make, permit or facilitate any unseemly or disturbing noises or conduct by the Tenant, Tenant's family, employees, agents, guests and/or invitees; nor do, permit or facilitate any illegal, improper, objectionable, undesirable or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other tenants or Landlord. Tenant will not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. Tenant further agrees not to conduct, give or permit vocal or instrumental instruction or practice.

D. If Tenant, Tenant's family, employees, agents, guests and/or invitees, engage in, permit or facilitate any drug-related criminal activity, Tenant will be deemed to have substantially and materially breached this Lease with such breach being grounds to terminate Tenant's occupancy of the Premises. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, dispensing, storage, use or possession of a "controlled substance" as defined under Section 102 of the Comprehensive Drug Abuse Prevention and Control Act (21 USC 802(6), as amended), which included marijuana/cannabis, or of a "controlled dangerous substance" as defined in Section 5-101(f) of the Criminal Law Article of the Annotated Code of

Maryland, or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a controlled dangerous substance or controlled substance.

E. Tenant will leave the Premises at the end of the Lease term, or any renewal or extension thereof, in as good condition as received, reasonable wear and tear excepted, and will not, without written permission of the Landlord, make any alterations, additions or improvements (including painting and papering) to the Premises. Notwithstanding the above, any alterations, additions or improvements of a permanent nature which may be made to the Premises shall, at the expiration of the Lease term, or any renewal or extension thereof, be the property of the Landlord and remain with the Premises.

F. If the Tenant does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof, the Tenant will make good to the Landlord all of the damages which the Landlord suffers as a result thereof, and will further indemnify the Landlord against all claims made by any succeeding tenant against the Landlord founded upon delay by the Landlord in delivering possession of the Premises to said succeeding tenant, so far as such delay is caused by the failure of Tenant to surrender the Premises.

G. Receipt by the Landlord of rent with knowledge of the violation of any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach.

H. Tenant agrees to indemnify and save harmless the Landlord against all liability, including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension thereof, caused by any act or omission of the Tenant, or of the family, employees, agents, guests, or invitees of the Tenant.

I. Landlord shall not be liable for any injury, damage or loss to person or property caused by other tenants or other persons, or caused by theft, vandalism, fire, water, smoke, explosions or other causes unless the same is exclusively due to the omission, fault, negligence or other misconduct of the Landlord.

11. LANDLORD REMEDIES

A. Rent payments made by check which do not clear the bank cost the Landlord additional expenses for bookkeeping and clerical services and that, therefore, Tenant will pay to Landlord THIRTY-FIVE (\$35.00) DOLLARS for each such bank returned check.

B. The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other tenant.

C. In the event Tenant, Tenant's family, agents, employees, guests or invitees violate any term or provision of this Lease, or the Rules and Regulations hereof, Tenant shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof:

1. **Attorney Fees:** If Landlord employs an attorney because of any violation of this Lease (other than for nonpayment of rent under Maryland Real Property Section 8-401), the Tenant shall pay such reasonable attorney fees, filing fees, court costs and surcharges as are incurred by the Landlord. If legal proceedings are instituted by Landlord against Tenant, and said

proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees for which Tenant shall be liable to Landlord shall not be less than fifteen percent (15%) of said judgment.

2. Court Costs: If legal proceedings are filed against Tenant for nonpayment of rent under Maryland Real Property Section 8-401, Tenant will also be liable for court costs and other fees and costs, if awarded by the court, which were paid or incurred by Landlord in filing, instituting or pursuing legal proceedings against Tenant. Any court costs/surcharges assessed upon Landlord for filing a failure to pay rent case against Tenant in which a judgment for possession is granted in Landlord's favor may be deducted from Tenant's security deposit.

D. If any of the representations made in Tenant's Lease Application, or any other representations made by Tenant to Landlord, are misleading or untrue, or if Tenant, Tenant's family, employees, agents, guests or invitees violate any provision of this Lease or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as a forfeiture under the terms of this Lease, with Tenant's possession of the Premises terminating on the date specified in Landlord's notice. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Tenant's possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable to the Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated; and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), utility costs for the Premises for which Tenant, pursuant to this Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises.

E. If Tenant shall continue to occupy the Premises after the expiration of this Lease, or any renewal or extension thereof, and if the Landlord shall have consented to such continuation of occupancy, such occupancy shall (unless the parties hereto shall otherwise agree in writing) be deemed to be under a month to month tenancy, at twice the rental payable hereunder just prior to the Tenant holding over, which shall continue until either party shall mail notice to the other (pursuant to Section 4 of this Lease) at least two (2) months prior to the end of any calendar month, that the party giving such notice elects to terminate such tenancy at the end of such calendar month, in which event such tenancy shall so terminate. As long as the Tenant is in possession of the Premises, all of the obligations of the Tenant and all rights of the Landlord applicable during the term of this Lease shall be equally applicable during such period of subsequent occupancy.

F. If Tenant violates this Lease and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to prejudgment interest at the highest rate allowed by law on the amount due Landlord, from the date the Landlord mails its written list of damages to Tenant.

G. All payments from Tenant to Landlord will first be applied to all past due amounts, as determined by a court in a proceeding under Section 8-401 of the Maryland Real

Property Article, plus all court-awarded costs and fees, then to rent owed by Tenant to Landlord, unless otherwise directed by Tenant.

H. Persons visiting Tenant may not reside at the Premises for more than fourteen (14) days in aggregate during any twelve (12) month period, without the prior written consent of Landlord. At any time during the term of this Lease, or any renewal or extension thereof, Landlord, in Landlord's sole and absolute discretion, shall have the right to designate specific social guests and/or invitees of Tenant or other occupants of the Premises who shall thereafter be prohibited from entering upon Landlord's property, including both the Premises and the common areas within the apartment community.

12. SECURITY DEPOSIT

A. Landlord hereby acknowledges receipt from Tenant of the sum specified in Section 3 (c) of this Lease, paid prior hereto, to be held as security for the faithful performance by the Tenant of the covenants, conditions, rules, and regulations contained herein. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by Tenant or the Tenant's family, agents, employees, guests, or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. Any court costs/surcharges assessed upon Landlord for filing a failure to pay rent case against Tenant in which a judgment for possession is granted in Landlord's favor may be deducted from tenant's security deposit. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof. The Tenant shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Tenant notifies the Landlord by certified mail of the Tenant's intention to move, the date of moving, and the Tenant's new address. The notice to be furnished by the Tenant shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the Premises is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Tenant's notice. In the event of the sale or transfer of the Premises by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Tenant for all liability for the return of such Security Deposit and Tenant shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Tenant without the prior written consent of Landlord and any attempt to do so shall be void.

The Tenant has a right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy. The Landlord shall be further obligated to return any unused portion of the Security Deposit, by first class mail, addressed to the Tenant's last known address within forty-five (45) days after the termination of the tenancy. Failure of the Landlord to comply with Maryland's Security Deposit Law may result in the Landlord being liable to the Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees.

Upon written request of Tenant (sent via certified mail) within fifteen (15) days of occupancy, Tenant shall have the right to have the Premises inspected by Landlord, in the Tenant's presence, for the purpose of making a written list of damages that exist at the commencement of the tenancy.

13. TAKING OF PRIVATE PROPERTY - CONDEMNATION

In the event the Premises, or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of the date of such taking and Tenant shall thereupon be released from any further liability hereunder. Under such circumstances Landlord shall be entitled to receive the entire award in the condemnation proceeding.

14. PRIORITY OF LEASE

This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property of which the Premises leased hereby is a part and is subject and subordinate also to any extension, renewal, modification, replacement, or consolidation of any such mortgage or deed of trust. The provisions of this Section shall be self-operative and no further instrument of subordination shall be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the property of which the Premises hereby leased is a part, whether through the enforcement of any remedy provided for by law or by any such mortgage or deed of trust or as the result of any voluntary or involuntary conveyance or other transfer of such interest in lieu of foreclosure, the Tenant automatically, without the necessity of executing any further document, will become the tenant of such successor in interest.

15. MAINTENANCE AND REPAIRS

A. The Tenant will receive no rent reduction, nor will Landlord be liable to Tenant, due to repairs or interruption of services to utilities, appliances, or equipment in or about the Premises or due to defects in the Premises not caused by Landlord's fault, omission, negligence, or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or repair/replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining thereto, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case due diligence shall be used to complete the work.

B. Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Tenant agrees to pay the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the apartment community, is due to the Tenant, Tenant's family, employees, agents, guests, or invitees. In the event Tenant fails to give Landlord prompt notice of the need for repairs, Tenant shall be liable to Landlord for any increased cost of repairs arising out of such failure.

C. Landlord has installed at least one smoke alarm in the Premises and that alarm(s) is in good condition and proper working order as of the beginning of the Lease term. Landlord is responsible for the installation, repair, maintenance, and replacement of smoke alarms required by law. Tenant is responsible for the regular testing of all smoke alarms in the Premises. Tenant must notify Landlord in writing of the failure or malfunction of a smoke alarm, which must be delivered by

certified mail, return receipt requested, or by hand delivery to Landlord or its agent, at the address used for the payment of rent. Landlord will provide Tenant with a written receipt of any notification of a failure or malfunction of a smoke alarm that is delivered by hand. Landlord must provide written acknowledgement of the notification and must repair or replace the smoke alarm within 5 calendar days after receiving the notification. Tenant assumes all liability to test the alarm(s) and hereby waives and exonerates Landlord from any and all liability resulting from any defective alarm(s) which Tenant did not specifically report in accordance with this Section. Tenant agrees not to obstruct, remove, or tamper with any smoke alarm or otherwise render the smoke alarm inoperative, or permit the alarm(s) to be obstructed, removed, tampered with, or otherwise rendered inoperative.

If required by statute, Landlord has supplied and installed one or more carbon monoxide alarms ("Alarm") in a central location outside of, and audible in, each sleeping area in the Premises and has provided Tenant written information on alarm testing and maintenance, which written information Tenant acknowledges having received. Tenant agrees that Tenant is able to, and will, test and maintain the Alarm according to the manufacturer's guidelines and replace batteries as needed. Except as needed for repair or routine maintenance, Tenant agrees not to remove or disconnect any Alarm or remove batteries (except to replace the batteries) and will not render any Alarm inoperable. Tenant must immediately notify Landlord, by certified mail, of any malfunction or other problem with the Alarm.

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D. If Landlord notifies Tenant of a scheduled extermination of the Premises, and Tenant fails to prepare the Premises for such extermination in accordance with Landlord's instructions, Tenant acknowledges that by Tenant's failure to comply with Landlord's instructions, Tenant will have prevented Landlord's exterminator from properly exterminating the building in which the Premises is located. Under such circumstances, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease.

In addition, Tenant acknowledges that Tenant's obligation to keep the Premises in a neat, clean, good and sanitary condition includes keeping Tenant's clothing, furniture, bed frames, mattresses, bedding, curtains and storage closets free of bed bugs and their eggs.

If Tenant suspects a bed bug or flea infestation within the Premises, Tenant must immediately notify Landlord of such suspected infestation at which time Landlord will hire a licensed pest control operator to confirm the infestation. If there is a bed bug or flea infestation, the licensed pest control operator will develop an integrated treatment and eradication plan. The cost of inspection and treatment of the infested area will be at the expense of Landlord. Tenant shall be obligated, at Tenant's expense, to immediately have the Premises and Tenant's furniture, mattresses or other affected property prepared for treatment and, if applicable, removed from the Premises and have the infested area cleaned. In the event that Tenant fails to grant access, prepare the Premises for treatment, or fails to permanently remove infested personal property from the Premises, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord

as a result thereof and that Tenant will have materially and substantially breached this Lease.

If Tenant vacates the Premises and a bed bug or flea infestation of the Premises is subsequently discovered, Tenant will be responsible for the cost of inspection, treatment, eradication and cleaning of the Premises. In the event that a bed bug or flea infestation spreads from the Premises into other areas of the building, whether adjacent to, above or below the Premises, Tenant will also be held responsible for the expense of inspection, treatment, eradication and cleaning of such other areas.

16. STUDENTS

If any person who constitutes Tenant hereunder is a college or university student, a violation of the student's college or university student code of conduct, community standards or the like may be deemed to be a violation of this Lease.

17. ENVIRONMENTAL CONTROL (BALTIMORE CITY PROPERTIES ONLY)

Tenant shall, upon demand, reimburse Landlord the cost of any fine or penalty, and any reasonable attorney's fees, paid or incurred by Landlord as a result of, or evolving out of, an Environmental Citation or a decision of the Baltimore City Environmental Control Board, a panel of the Board, or one of its hearing officers, when the violation is a result of any act or omission of Tenant or Tenant's family, agents, employees, guests or invitees, or where the building in which the Premises is located is a single family dwelling and the act or omission which resulted in the issuance of the Environmental Citation was not Landlord's responsibility under this Lease and was not committed by Landlord.

18. ENTIRE AGREEMENT

This Lease contains the entire agreement between Landlord and Tenant, and can only be changed in writing, signed by both parties.

19. MISCELLANEOUS

A. Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe, or describe the scope or intent of such sections or in any way affect this Lease.

B. This Lease, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the benefit of the successors and assigns of the Landlord and the heirs, administrators and those assigns of the Tenant who shall have been approved in accordance with Section 3 (h) of this Lease.

C. If any provision of this Lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of this Lease which can be given effect without the invalid provision or application; and to this end, the provisions of this Lease are declared to be severable.

D. The Premises will be deemed to have been abandoned when the Tenant has removed the bulk of Tenant's furnishings from the Premises.

E. Tenant, peaceably and quietly, may enter on the Premises at the beginning of the term of the Lease, subject to Section 5 of this Lease. Landlord agrees that the Premises will be made available in a condition permitting habitation, with reasonable safety, such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire

hazard or a serious and substantial threat to the life, health or safety of occupants.

G. In the event that Landlord shall provide a facility for receiving and delivery of packages, parcels and the like, for or on behalf of Tenant, Tenant, at Tenant's sole risk, may utilize the same together with any services that may be supplied in connection with the operation thereof. No charge is made by Landlord for such accommodations and Landlord assumes no liability for any package, parcel, etc. left therein or in connection with the delivery of any of the same. If any package, parcel, etc. belonging to Tenant or any occupant of the Premises shall be placed in the hand or custody of any of the employees of Landlord for safekeeping or for delivery to Tenant or any occupant of the Premises, then such employee shall be deemed the agent of Tenant, and Landlord is hereby expressly released from any and all loss, damage or expense in connection therewith.

20. ENERGY DATA

Upon receipt of a written request from Landlord, from time to time, Tenant, at Tenant's sole cost and expense, shall, within 30 days of that request deliver to Landlord, data regarding the electricity, natural gas, and other energy consumed in the operation of the Premises, and such other related data (e.g. number of computer screens in the Premises) as reasonably requested by Landlord (the "Energy Data") for purposes of regulatory compliance, manual and automated benchmarking, energy management, building environmental performance labeling and other similar purposes, including but not limited to, energy benchmarking. To the extent Tenant so requests, Landlord shall use commercially reasonable efforts to utilize automated data transmittal services offered by utility companies to access and obtain the Energy Data. Tenant acknowledges that Landlord will disclose Energy Data to others that has been modified, combined, or aggregated in a manner such that the resulting data is not exclusively attributable to Tenant; including that Landlord shall be entitled to utilize the Energy Data to apply for or otherwise qualify for governmental incentives, which incentives it shall be entitled to retain.

21. TENANTS' BILL OF RIGHTS

Landlord has provided you with a copy of the Tenants' Bill of Rights prepared by the Maryland Department of Housing and Community Development. The Tenants' Bill of Rights was not drafted by Landlord. Landlord has not approved the Tenants' Bill of Rights, but is required to provide Tenant with a copy. The Tenants' Bill of Rights may contain inaccurate or incorrect statements, or may conflict with applicable law and this Lease. Should the Tenants' Bill of Rights conflict with applicable law, or should an inaccurate or incorrect statement in the Tenants' Bill of Rights conflict with this Lease, the law and this Lease will apply.

22. ELECTRONIC SIGNATURES

Landlord and Tenant agree that (1) this Lease, and other Lease related documents, may be signed with the Landlord's and Tenant's electronic signature; (2) this Lease and other Lease related documents, signed with an electronic signature, shall be as binding as an originally signed Lease or other Lease related document; and (3) an electronically signed Lease or other Lease related document may not be denied legal effect or enforceability solely because they are in electronic form or signed with an electronic signature.

By signing this lease below, I agree that I have read and understand all the terms and conditions of it, intend to be legally bound by it and have received the following:

A Copy of Rules and Regulations

Rental Application

A Copy of the Lead Disclosure and Certification Addendum

Signed Copy of this Lease

Copy of Each Addendum

Protect your family from lead in your home Pamphlet

Satellite Dish Addendum

Amenities Addendum

Utility Addendum

Amenity Addendum or Internet Addendum

Property Damage Liability Waiver

A Brief Guide to Mold, Moisture, and Your Home

Maryland Tenants' Bill of Rights

TENANT SIGNATURES

RESIDENTS

 05/27/2026

Sumra Chaudhry

 05/29/2026

Ms. Jennah Walcott

OWNER

By:



06/01/2026

Authorized Signatory

RULES AND REGULATIONS

TENANT AGREES NOT TO :

1. **PETS:** NO PETS are allowed unless Landlord's approval is first obtained. Upon arrival of the pet(s) \$300.00 per pet (two pets maximum) non-refundable pet fee is due, starting the following month a \$35.00 monthly fee is incurred. Failure to register a pet may be grounds for eviction. Tenant may find additional information regarding pets in rental properties here: <https://mda.maryland.gov/SiteAssets/Pages/Pets-and-eviction/HB102%20-%20Pet%20Protections%20During%20Eviction%20Flyer.pdf>.

Initial: SC JW

2. **APPLIANCES:** Store or install any washing machines, clothes dryers, window air conditioning units or other appliances in the Premises; provided, however, that Tenant and Landlord, in the sole and arbitrary discretion of Landlord, may enter into a separate written agreement allowing Tenant to install, have and to use one or more of the aforesaid appliances, for an additional charge, upon such terms and conditions as may be set forth in said separate written agreement.

Initial: SC JW

3. **FURNITURE:** Keep any water-containing furniture in the Premises.
4. **WALLS AND WOODWORK:** Drive nails into the woodwork, front door of apartment or walls of the Premises, except that Tenant may use standard picture hangers for hanging pictures, mirrors, and the like. No adhesive hangers may be used.
5. **WALLPAPER AND MIRRORS:** Apply contact paper, wallpaper, or mirrors to the Premises.
6. **PORTABLE HEATERS:** Store, install or operate, in or about the Premises, unvented, portable kerosene-fired heaters.
7. **LOCKS:** Change the locks on the doors of the Premises or install additional locks, chains, or other fasteners without the prior written permission of the Landlord. Upon termination of the tenancy, all keys to the Premises must be returned to the Landlord. If Tenant shall fail to comply with this Rule, Tenant shall pay Landlord \$40.00 for reimbursement of the cost of changing or re-keying each lock.
8. **PERSONAL BELONGINGS:** Leave any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, elevators (if any), lawn areas or other common areas of the apartment community.
9. **APPLIANCES & UTILITIES:** Misuse or overload appliances or utilities furnished by the Landlord.
10. **OBSTRUCTIONS:** Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways, and halls.
11. **ADVERTISING:** Display any advertisement, sign, or notice, inside or outside the Premises.
12. **WIRES AND ANTENNAS/SATELLITE DISHES:** Tenant may not install any wire, cable, antenna or satellite dish for radio, television, or other purposes, in or on the Premises, except to the extent authorized by the Federal Communications Commission and only after compliance with Landlords Notice of Intent to Install Antenna/Satellite Dish on Exclusive Use Area (a copy of which is available from Landlord upon request).
13. **HAZARDOUS SUBSTANCES/FIRE RISK:** Store in the Premises or any storage area any material of any kind or description that is hazardous, combustible, or would increase the risk of fire.
14. **LITTER:** Litter or obstruct the public halls or grounds.
15. **LAWS AND INSURANCE:** Do anything that would violate any law or increase the insurance rates on the building in which the Premises are situated.

16. THROWING OF ARTICLES: Throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building.
17. WINDOWSILLS: Place anything on the outer edges of the sills of windows.
18. COMMON AREAS: Permit Tenant or Tenant's family, employees, agents, guests, or invitees to loiter or play in public areas, stairways, elevators, or laundry rooms.
19. AUTOMOBILES: Wash, rinse, wax, service or repair any motor vehicle within the apartment community.
20. OBSTRUCTION OF WINDOWS, ETC.: Cover or obstruct the windows, doors and skylights that reflect or admit light into passageways, or into the common areas of any of Landlord's buildings.
21. CLEANING OF RUGS, MOPS, ETC.: Shake or clean any tablecloths, rugs, mops or other articles in any of the public halls or from any of the windows, doors or landings of any of Landlord's buildings.
22. CANVASSING: Cause the distribution in common areas of the apartment community or under apartment doors, of handbills, circulars, advertisements, papers, or other matter which if discarded would tend to litter such area. Canvassing, soliciting, and peddling in the apartment community is prohibited. The foregoing shall not prohibit Tenant from using direct mail solicitation or advertising in the regular communications media.
23. CHARCOAL OR GAS GRILLS: Use or store any charcoal or gas grills or other open flame cooking devices.
24. DAY CARE CENTER: Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to any child or developmentally disabled person not related to the Tenant by blood.
25. ODORS: Permit any unusual or objectionable odors, including marijuana and tobacco smoke, to permeate or emanate from the Premises.
26. SPRINKLER SYSTEMS: Alter any fire sprinkler system (if any) or paint, cover, obstruct, nor hang anything from, any sprinkler head.
27. NO SMOKING: Carry or smoke a lit tobacco or marijuana product, including a vaping device, in any apartment, common area or any other area within the apartment community. Intrusions by smoke and noxious odors are prohibited. If there is evidence of smoking inside the Premises during the term of this Lease, or any renewal or extension thereof, Tenant will be deemed to have materially and substantially violated the Lease and will be responsible for the cost to remove the odor or other resulting damage to the Premises. The use of a hookah is prohibited.

Initial: SC JW

TENANT AGREES TO:

28. GARBAGE & RUBBISH: Place Tenant's garbage and rubbish for disposal only as Landlord directs.
 29. USE OF FACILITIES: Use all facilities which Landlord provides for Tenant's comfort, such as laundry and parking areas, (none of which facilities are included in the rent) solely at Tenant's own risk, and Tenant agrees that Landlord shall not be responsible for any injury to person or loss or damage to property arising out of Tenant's use thereof, unless the same is caused solely by Landlord's fault, omission, negligence, or other misconduct. Use of any of these facilities may be revoked by the Landlord without affecting the remainder of this Lease.
 30. CONDITION OF PREMISES: Keep the Premises in a neat, clean, good, and sanitary condition.
 31. CARPETING: Install carpeting, with pad underneath, to cover at least eighty (80%) percent of the floor space in each room which contains wooden floors. (Unless carpeting has already been installed by Landlord).
- Initial: SC JW
32. LOCK-OUT: Contact a locksmith (at the Tenants expense) in the event that Tenant is locked out of the Premises and needs assistance in gaining entry to the Premises on Saturdays, Sundays and at any other time that the Landlords on-site office is not open.

Initial: SC JW

33. PAIN: Notify Landlord, pursuant to Section 18 of this Lease, of any flaking or chipping paint found either on the inside or the outside of the Premises.
34. LAUNDRY FACILITIES: Unless other hours are posted by Landlord, use laundry facilities only between the hours of 7:00 a.m. to 10 :00 p.m.
35. LIGHT BULBS: Replace, at Tenants sole cost and expense, all light bulbs and tubes of the prescribed size and wattage for light fixtures and appliances within the Premises.

Initial: SC JW

36. MOLD. Remove any visible moisture accumulation in or on the Premises, to thoroughly dry any such area as soon as possible after any such accumulation, and to keep the temperature and moisture in the Premises at reasonable levels. In addition, Tenant shall promptly notify Landlord of the presence of any water leak, excessive moisture or standing water in the Premises and shall further notify Landlord of any mold growth in or on the Premises and of any malfunction in any part of the heating, air conditioning or ventilation system in the Premises. Tenant further agrees not to block or cover any of the heating, ventilation, or air conditioning ducts in the Premises. By initialing below, you acknowledge receiving the Environmental Protection Agency's Pamphlet titled "A Brief Guide to Mold, Moisture and Your Home.

Initial: SC JW

37. PARKING: Tenant agrees to abide by all parking policies posted on the property. Tenant is responsible for informing all visitors of the parking policies. Tenant also agrees to review and sign the parking addendum upon move-in.

Initial: SC JW

LEASE ADDENDUM

Legal Assistance Resources and Tenant's Rights

TO BE PROVIDED AT LEASE SIGNING AND ATTACHED TO THE LEASE AND MADE A PART THEREOF

When you sign your Lease, you agree to pay your rent on time along with other promises made in the lease. If you fail to pay your rent, your Landlord may begin legal action to evict you, known as a Complaint for Failure to Pay Rent-Summary Ejection Notice. If that happens you have the right to know the amount of rent due, have your landlord prove that amount, bring items which are a threat to life, health or safety and have not been repaired by the landlord after being notified about them before a court and to have a Judge hear any dispute. Landlords must be licensed in order to rent property and must comply with Maryland's lead paint laws if the rental property is older than 1978.

The services and resources listed here may be able to help you at no or low cost if you are sued for late rent:

Legal Services -Advice Only

- ☐ District Court Self- Help Resource Center- 410 260 B92, 501 E. Fayette St., 3rd Fl., Baltimore, MD 21202 <http://mdcourts.gov/legalhelp/districtctselfhelpctr.html> Free-walk-ins welcome.

Legal Representation and Advice

- ☐ In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program - Free 443 273-5200, www.probonomd.org (same day representation at 8:30 AM Docket Tuesday- Friday)
- ☐ Public Justice Center -410 625 9409 or 410 878 8664, 501 E. Fayette St., RM 203,Baltimore, MD 21202 www.publiciustice.org (Legal Representation and Advice) Free
- ☐ Maryland Legal Aid- 410 951 7777, www.mdlab.org ,500 E. Lexington St. Baltimore, MD 21202 (Legal Representation and Advice - focused on subsidized housing) Free
- ☐ Homeless persons Representation Project- 410 685 6589, www.hprplaw.org , 201 N. Charles St, Ste 1104, Baltimore, MD 21201 (Advice, Representation, Veterans Benefits re subsidized housing)Free
- ☐ Green and Healthy Homes Initiative 410 534 6447, greenandhealthyhomes.org b(Advice and Representation regarding lead and other health hazards)
- ☐ Peoples Law Library-(Legal Information ONLY) www.peoples-law.org

Mediation (A free Mediator helps people talk about issues and create solutions to meet their needs)

- ☐ In Court Mediation by Dist. Ct. of MD, Alternative Dispute Resolution Office- Ask Courtroom Clerk or Judge how to sign up for this service) more at <https://mdcourts.gov/distict/adr/home/rentcourt>
- ☐ Baltimore Community Mediation Center 410 467-9165, www.communitymediation.org (services available to resolve a variety of disputes not just court cases)

Financial Assistance - General and to Avoid Eviction

- ☐ 211-General Financial assistance
- ☐ Eviction Prevention- 410 878 8650, Dist. Court,501 E. Fayette Street, RM 207 Balt., MD 21201

TENANT SIGNATURES

 05/27/2026
Sumra Chaudhry

 05/29/2026
Ms. Jennah Walcott

Approved for Use by
Baltimore City Department of Housing and Community Development

Satellite Dish Addendum

As a result of a recent ruling by the Federal Communication Commission {FCC} concerning satellite dishes and other over the air reception devices, the lease is being modified to reflect those guidelines and requirements. The requirements are as follows:

Tenant agrees that he/she will follow all FCC and PMC Property Group, rules and regulations concerning the installation and placement of OTAR devices.

Tenant agrees that he/she may NOT install OTAR devices on an outside wall, outside windowsill, roof, landscaping, common balcony, common stairway or any other common areas within the community.

Tenant agrees that he/she can only install an OTAR device on leased patio or balcony, or its leasehold space.

Tenant agrees that he/she will not install the OTAR device in such a way to drill holes through walls or any part of the building structure.

Tenant agrees that he/she will not install the OTAR device in such a way as to precariously place the device on a pole or device that extends the dish beyond the balcony/patio railing.

Tenant will indemnify and hold harmless Owner/Landlord or its agents, partners, employees and assigns from and against any and all liability, suits, damages, judgments, costs, and expensed, including attorney fees, arising from any injury or death of, any person or persons or damage to property that may be caused by the installation, maintenance, repair, operation or removal of their OTAR device or any act, omission, error or negligence of the Tenant, its agent {the installer}, contractor, employee or due to Tenant's exercise of its rights under this agreement.

Tenant will maintain public liability insurance in connection with its responsibilities for personal injury or death to one person or persons or for property damage resulting from the OTAR device of the installation thereof. The liability policies must include PMC Property Group and the property discussed here as additional insured. {A copy must be provided to the Landlord prior to the installation of the OTAR device.}

TENANT SIGNATURES

RESIDENTS

 05/27/2026
Sumra Chaudhry

 05/29/2026
Ms. Jennah Walcott

LEASE ADDENDUM

PROPERTY DAMAGE LIABILITY WAIVERSM

As a service provided by Landlord, the Premises is included in the community's Property Damage Liability WaiverSM (PDLW[®]). The PDLW[®] waives your obligation to indemnify the property owner for damages arising from fire, smoke, explosion, water discharge or sewer backup caused by your accidental acts or omissions as further described in Section 10(h) of the Lease, in an amount up to \$100,000 per occurrence. **THIS WAIVER ONLY WAIVES YOUR LIABILITY TO THE PROPERTY OWNER AND DOES NOT WAIVE YOUR LIABILITY TO ANY THIRD PARTIES. THIS WAIVER ONLY APPLIES TO DAMAGES CAUSED BY YOUR ACCIDENTAL ACTS OR OMISSIONS AND DOES NOT APPLY TO DAMAGES CAUSED BY YOUR DELIBERATE OR INTENTIONAL ACTS OR OMISSIONS. THIS WAIVER ONLY APPLIES UP TO \$100,000 PER OCCURRENCE; ANY AMOUNT IN EXCESS OF \$100,000 REMAINS SUBJECT TO THE TERMS OF THE RENTAL AGREEMENT. YOU WILL BE CHARGED \$15.85 PER MONTH FOR THIS WAIVER.**

NOTICE TO RESIDENTS: THE PROPERTY DAMAGE LIABILITY WAIVERSM ONLY WAIVES YOUR OBLIGATION TO INDEMNIFY THE OWNER FOR DAMAGES CAUSED BY YOUR ACCIDENTAL ACTS OR OMISSIONS AS DESCRIBED HEREIN. YOU ARE NOT ACCEPTING, ENROLLING, OR PURCHASING AN INSURANCE POLICY NOR ARE YOU BEING LISTED AS A NAMED INSURED UNDER ANY OWNER POLICY. THE PROPERTY DAMAGE LIABILITY WAIVERSM IS NOT A RESIDENT'S INSURANCE OR HO4 POLICY NOR IS IT INTENDED TO REPLACE A RESIDENT'S PERSONAL PROPERTY OR LIABILITY INSURANCE POLICY. ALL RESIDENTS SHOULD CONSULT AN INSURANCE PROFESSIONAL TO EVALUATE AND DETERMINE PERSONAL INSURANCE NEEDS. IF A RESIDENT'S UNIT HAS THE PROPERTY DAMAGE LIABILITY WAIVERSM AND THE RESIDENT HAS A RENTERS INSURANCE OR HO4 POLICY THE RENTERS INSURANCE OR HO4 POLICY WILL BE PRIMARY COVERAGE WITH RESPECT TO THE PROPERTY DAMAGE LIABILITY WAIVERSM. AS AN "INTERESTED PARTY" UNDER THE RENTERS INSURANCE OR HO4 POLICY, THE PROPERTY OWNER RETAINS ALL RIGHTS UNDER THE RENTERS INSURANCE OR HO4 POLICY IN THE EVENT OF A COVERED CAUSE OF LOSS.

By signing below, you acknowledge that you have read and understand this Addendum.

TENANT SIGNATURES

RESIDENTS



05/27/2026

Sumra Chaudhry



05/29/2026

Ms. Jennah Walcott

OWNER

By:



06/01/2026

Authorized Signatory

PMC PROPERTY GROUP

ADDENDUM TO RESIDENTIAL LEASE
(Amenities)

THIS ADDENDUM TO RESIDENTIAL LEASE (this "Addendum"), made **07/01/2026**, by and between **300 St. Paul Place Associates LLC** (hereinafter called "Landlord"), owner of the apartment building known as THE RESIDENCES AT 300 ST. PAUL (the "Building"), and Sumra Chaudhry, Jennah Walcott (hereinafter called "Tenant").

WHEREAS, by residential lease dated **07/01/2026** (the "Lease"), Landlord did lease unto Tenant the premises known as 300 St. Paul Place, Apt. # 1301 Baltimore MD 21201 (the "Premises"), located within the Building, pursuant to the terms and conditions therein contained; and

WHEREAS, the Building contains various recreational and other amenities, which amenities Landlord wishes to maintain for the benefit of the tenants residing within the Building;

WHEREAS, to assist in the cost of providing and maintaining the amenities, the Landlord desires to require the Tenant and the other tenants residing within the Building to pay a monthly amenity fee in the amount of Seventy Dollars (\$70.00).

WHEREAS, the parties wish to modify Section 3(m) of the Lease relating to "Amenities".

NOW, THEREFORE, it is covenanted and agreed between the parties that the Lease is hereby revised to read as follows:

1. The Recitals stated herein are incorporated into this Addendum.
2. Amendment to Lease – Amenities: Section 3(m) of the Lease is hereby revised to read as follows:

3(m) Amenities: Tenant shall pay to Landlord a monthly Amenity Fee (the "Fee") in the amount of Seventy Dollars (\$70.00), to be used by Landlord to provide, maintain and refurbish the amenities provided by Landlord within the Community. The Fee will not be applied toward any payment of rent, damage due to breach of this Lease or damage to the Premises in excess of ordinary wear and tear, which may be owed by Tenant to Landlord.

Internet service ("Internet Service") to the Premises is provided by Landlord as an amenity covered by the Amenity Fee. will be paid by you. Internet bills will be billed by the service provider to us Landlord via bulk agreement.

In addition to the Internet Service referenced in the preceding paragraph, Landlord may offer cable and internet packages to Tenant through bulk agreements with providers, but these additional packages are not considered amenities provided by Landlord and are not covered by the Amenity Fee. and Tenant agrees to pay/reimburse the costs of any such packages to which Tenant subscribes to Landlord in addition to the Amenity Fee, as additional rent and agrees to comply with any terms and conditions imposed by the providers of such cable and internet. Landlord reserves the right to modify the method by which communications services are furnished, measured or billed during the term of this Rental Agreement, including, but not limited to, or billing Tenant for communications services even if Landlord had at one time included such communications services in the rent. If Landlord chooses to so modify the communications services to the premises,

Landlord shall give Tenant not less than thirty (30) days prior written notice of such modification.

The Landlord reserves the right to manage, or otherwise change, the billing methods described herein and agrees to provide 30 days' written notice to Tenant if Landlord intends to make any such modifications.

3. Other than as amended herein, all other provisions of the Lease shall remain in full force and effect through the Lease term and any renewal or extension thereof.

TENANT SIGNATURES


Sumra Chaudhry

05/27/2026


Ms. Jennah Walcott

05/29/2026

PMC PROPERTY GROUP
ADDENDUM TO RESIDENTIAL LEASE
(HVAC)

THIS ADDENDUM TO RESIDENTIAL LEASE (this "Addendum"), made **07/01/2026**, by and between 300 St. Paul Place Associates LLC (hereinafter called "Landlord") and Sumra Chaudhry, Jennah Walcott (hereinafter called "Tenant").

BACKGROUND:

A. Landlord is the owner of the apartment building located in Baltimore, Maryland, known as THE RESIDENCES AT 300 ST. PAUL (the "Building");

B. By residential lease dated **07/01/2026** (the "Lease"), Landlord leased to Tenant the premises in the Building known as 300 St. Paul Place, Apt. # 1301 Baltimore MD 21201 (the "Premises"), pursuant to the terms and conditions contained in the Lease; and

C. The parties wish to modify Section 3(l) of the Lease relating to "Heating, Ventilation and Air Conditioning (HVAC)."

NOW, THEREFORE, the parties agree that the Lease is hereby supplemented to read as follows:

1. The Recitals stated herein are incorporated into this Addendum.
2. HVAC. Section 3(l) of the Lease is hereby amended to read as follows:

HVAC: The costs of operating and maintaining the Building's heating, ventilation, and air conditioning system (such system, the "HVAC System") shall initially be paid by Landlord. Tenant shall, however, reimburse Landlord, on a monthly or other billing period basis for Tenant's pro rata share of the HVAC System Costs (as such term is defined and as such pro rata share is determined below) incurred during the term of this Lease, and any renewal or extension thereof. The HVAC System used in this Building is a "variable refrigerant flow (VRF)" system, in which refrigerant (a chemical substance) is either heated or cooled in one or more condenser units and then circulated to various areas of the Building for heating and cooling purposes. The amount of refrigerant used to heat or cool the Premises are referred to herein as "HVAC Units."

(a) For the purposes of this section, the costs of operating and maintaining the HVAC System (collectively, the "HVAC System Costs") may include, but shall not be limited to: (i) the costs of producing or purchasing the energy necessary to power the HVAC System, such as electricity procured to operate the HVAC System, whether by purchase or by generation by an on-site generation system (if any), such as solar; (ii) the costs of maintaining the HVAC System; (iii) the cost of replacement or supplemental refrigerant for the VRF or other system; and (iv) any other operating costs which can be directly attributable to operating the HVAC System. In lieu of determining the HVAC Costs as described in the immediately preceding sentence with respect to any particular month or other billing period, in sole Landlord's discretion, Landlord may determine the HVAC System Costs by using Landlord's good faith estimates based upon reasonable forward projections and/or past experience. Tenant's pro rata share of the HVAC System Costs shall be computed as follows: Tenant's pro rata share shall be determined by dividing the number of HVAC Units used by Tenant to heat or cool the Premises during the applicable billing cycle by the total number of HVAC Units used by the VRF system during the applicable billing cycle.

(b) In the event that HVAC Unit usage data is unavailable, or in Landlord's sole discretion, Landlord may require Tenant to reimburse Landlord for its pro rata share of such charges based on historical data, as reasonably determined by Landlord, including the average HVAC System Costs for the Premises during Tenant's occupancy thereof or the average HVAC System Costs for other similarly situated units during the month(s) in question. Under such circumstances, Tenant understands that the costs incurred/consumed in operating and maintaining the HVAC System cannot be determined precisely and that the Tenant's pro rata share, based upon such floor area ratio and as so determined by Landlord, represents a reasonable estimate of Tenant's use of the HVAC System and use/consumption of HVAC Units for heating and/or cooling of the Premises.

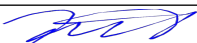
(c) The Landlord reserves the right to manage, or otherwise change, the billing methods described herein and agrees to provide 30 days' written notice to Tenant if Landlord intends to make any such modifications.

(d) Other than as amended herein, all other provisions of the Lease shall remain in full force and effect through the Lease term and any renewal or extension thereof.

IN WITNESS WHEREOF, the parties hereto have executed this HVAC Addendum the day and year first above written.

TENANT SIGNATURES

 05/27/2026
Sumra Chaudhry

 05/29/2026
Ms. Jennah Walcott

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

Lessee's Acknowledgment (initial)

(c) SC JW Lessee has received copies of all information listed above.

(d) SC JW Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

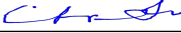
(e) CO Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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.

RESIDENTS

 05/27/2026
Sumra Chaudhry
 05/29/2026
Ms. Jennah Walcott


Authorized Signatory

PMC PROPERTY GROUP

ADDENDUM TO RESIDENTIAL LEASE
The Residences at 300 St. Paul
(Utilities)

THIS ADDENDUM TO RESIDENTIAL LEASE (this "Addendum"), made **07/01/2026**, by and between **300 St. Paul Place Tenant, LLC** (hereinafter called "Landlord"), owner of the apartment building known as 300 St. Paul Place, Baltimore, Maryland 21201 (the "Building"), and Sumra Chaudhry, Jennah Walcott (hereinafter called "Tenant").

WHEREAS, by residential lease dated **07/01/2026** (the "Lease"), Landlord did lease unto Tenant the premises known as 300 St. Paul Place, Apt. # 1301 Baltimore MD 21201 (the "Premises"), located within the Building, pursuant to the terms and conditions therein contained; and

WHEREAS, the parties wish to modify Section 3(k) of the Lease relating to "Utilities".

NOW, THEREFORE, it is covenanted and agreed between the parties that the Lease is hereby revised to read as follows:

1. The Recitals stated herein are incorporated into this Addendum.
2. Amendment to Lease – Utilities: Section 3(k) of the Lease is hereby revised to read as follows:

3(k) Landlord will initially pay all charges for electricity, water and sewer, and heating and cooling used/consumed in the Building, but Tenant will reimburse Landlord for Tenant's share of such charges, on a monthly basis and as additional rent, as set forth herein.

Electricity: The electric serving the Premises, with the exception of HVAC, will be measured using a submeter. Tenant will reimburse Landlord at the applicable rates for electricity billed to the Landlord. In the event Landlord is unable to obtain a meter reading for electricity serving the Premises after reasonable attempts, the Landlord may prepare an estimated bill based upon the historical database for the Tenant, the Premises or the Building. If no such historical database exists, Landlord may bill Tenant based upon recognized statistical averages.

Water and Sewer: The water and sewer serving the Premises will be measured using a submeter. Charges for metered water and sewage shall initially be paid by Landlord. However, Tenant shall reimburse Landlord, on a monthly basis and as additional rent, its pro rata share of Landlord's bulk metered water and sewer charges for the Community (the "Water and Sewer Charges") during the term of this Lease, and any renewal or extension thereof. Tenant shall pay the Water and Sewer Charges at the local rate, i.e. the amount Tenant would be charged if they were billed directly by the Baltimore City Department of Public Works..

With respect to the cost of water and sewer, in accordance with Baltimore City Code, Art. 13 § 7-3, Landlord hereby advises Tenant, and Tenant acknowledges that: (a) the calculation method is described above, and (b) the average monthly allocated cost of water and sewer services for the Premises in the twelve (12) months preceding this Addendum was \$109.14. Tenant understands, however, that Tenant's monthly cost may be more or less than this average, depending upon Tenant's use/consumption of water and sewer services, the rates charged by the applicable utility provider(s), or other factors. In addition, Landlord hereby makes

Tenant a designee under Maryland's Public Information Act to request and receive copies of any account records for the water or sewer account for the Building.

Billing Service: Landlord may use a billing service (the "Billing Service") to bill Tenant for any of the above utilities. The Tenant may be required to pay a monthly reasonable administrative fee for utility billing where permitted. For water and sewer billing, the Tenant shall pay a one-time account initialization fee of \$10.00, which shall be due and owing with Tenant's first bill for utilities. Payment of the utilities shall be paid at the address and by the due date indicated on the monthly billing. In the event Tenant fails to make any such payment, the utilities balance will be added to, and deemed part of, the rent due. Landlord agrees that within ten (10) days after written request of Tenant (sent in accordance with Section 4 of the Lease), mailed within seven (7) days after the Billing Service mails its monthly statement to Tenant, to make available for a period of seven (7) days, in Landlord's office, utility and governmental bills and all calculations determining Tenant's utility charges.

In the event Landlord is unable, after reasonable attempts, to obtain a meter reading for any utilities that are to be reimbursed by Tenant or otherwise used in a calculation of Tenant's pro rata share of utilities, the Landlord may bill Tenant for estimated charges based upon the historical database for the Tenant, the Premises or the Building. If no such historical database exists, Landlord may bill Tenant based upon recognized statistical averages.

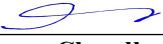
3. The Landlord reserves the right to manage, or otherwise change, the billing methods described herein and agrees to provide 30 days' written notice to Tenant if Landlord intends to make any such modifications.

4. Other than as amended herein, all other provisions of the Lease shall remain in full force and effect through the Lease term and any renewal or extension thereof.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum the day and year first above written.

TENANT SIGNATURES

RESIDENTS



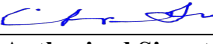
Sumra Chaudhry

05/27/2026



Ms. Jennah Walcott

05/29/2026



Authorized Signatory



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

March 2021

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.
- 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.

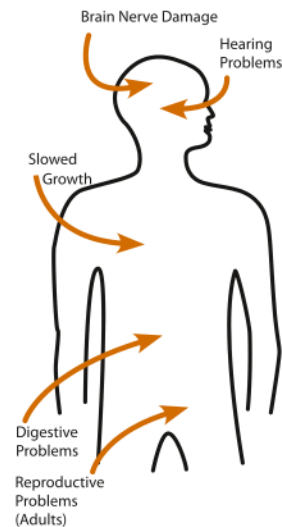
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

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](https://www.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.

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

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

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. 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](https://www.hud.gov/lead)

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
March 2021

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).



MARYLAND TENANTS' BILL OF RIGHTS

(EFFECTIVE JULY 1, 2025)

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

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

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

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

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

1. RENTAL APPLICATIONS

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

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

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

2. LEASES & TENANCIES

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

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

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

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

Some local jurisdictions may require additional information in leases.

A lease may not include:

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

An automatic renewal term in a lease must:

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

For the landlord to end your tenancy:

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

For you to end your tenancy:

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

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

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

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

3. RENT

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

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

4. SECURITY DEPOSITS

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

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

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

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

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

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

Charges a landlord may legally deduct your security deposit include

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

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

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

5. CONDITION OF RENTAL UNITS

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

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

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

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

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

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

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

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

6. EVICTIONS

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

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

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

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

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

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

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

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

7. CONSTRUCTIVE EVICTIONS

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

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

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

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

8. TENANT RIGHT OF FIRST REFUSAL

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

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

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

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

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

9. PROHIBITED ACTS BY LANDLORDS

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

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

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

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

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

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

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

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

10. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

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

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

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

Maryland Access to Counsel in Evictions Program

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

Services Provided:

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

Maryland District Court Self-Help Centers

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

Services Provided:

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



A BRIEF GUIDE TO
MOLD,
MOISTURE,
AND
YOUR HOME

Indoor Air Quality (IAQ)

Document digitally signed using RentCafe eSignature services. Document ID: 4124774

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

*U.S. Environmental Protection Agency
Office of Air and Radiation
Indoor Environments Division
1200 Pennsylvania Avenue, N. W.
Mailcode: 6609J
Washington, DC 20460
www.epa.gov/iaq*

A BRIEF GUIDE TO MOLD, MOISTURE, AND YOUR HOME

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MOLD BASICS

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



Why is mold growing in my home?



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

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

Can mold cause health problems?

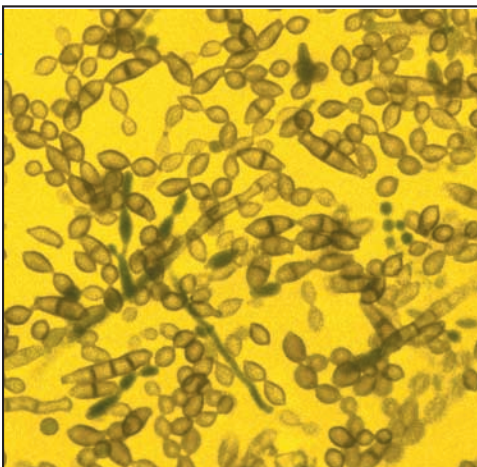
Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

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

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

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

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



Magnified mold spores.

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

MOLD

CLEANUP



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

If you already have a mold problem –
ACT QUICKLY.

Mold damages what it grows on. The longer it grows, the more damage it can cause.

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

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

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

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

MOLD **CLEANUP** GUIDELINES

BATHROOM TIP

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



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

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

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



Mold growing on a piece of ceiling tile.



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

WHAT TO WEAR WHEN CLEANING MOLDY AREAS



Mold growing on a suitcase stored in a humid basement.

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

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

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



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

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

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

MOISTURE AND MOLD **PREVENTION** AND CONTROL TIPS

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



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

- When water leaks or spills occur indoors - **ACT QUICKLY.**
If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.
- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.



Condensation on the inside of a window-pane.

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

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

Actions that will help to reduce humidity:

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

Actions that will help prevent condensation:

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

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



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



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

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

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

HIDDEN MOLD

Mold growing on the back side of wallpaper.



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

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

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

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

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



ADDITIONAL RESOURCES

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

www.epa.gov/mold



Mold growing on fallen leaves.

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

NOTES

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

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



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Sumra Chaudhry	14		Completed	IP Address: 140.226.13.225 Timestamp: 05/27/2026 04:33:52 PM EST User Agent: Safari on MacOS
Sumra Chaudhry	16		Completed	IP Address: 140.226.13.225 Timestamp: 05/27/2026 04:33:54 PM EST User Agent: Safari on MacOS
Sumra Chaudhry	18		Completed	IP Address: 140.226.13.225 Timestamp: 05/27/2026 04:33:56 PM EST User Agent: Safari on MacOS
Sumra Chaudhry	19		Completed	IP Address: 140.226.13.225 Timestamp: 05/27/2026 04:33:58 PM EST User Agent: Safari on MacOS
Sumra Chaudhry	19		Completed	IP Address: 140.226.13.225 Timestamp: 05/27/2026 04:33:59 PM EST User Agent: Safari on MacOS
Sumra Chaudhry	19		Completed	IP Address: 140.226.13.225 Timestamp: 05/27/2026 04:34:01 PM EST User Agent: Safari on MacOS
Sumra Chaudhry	21		Completed	IP Address: 140.226.13.225 Timestamp: 05/27/2026 04:34:03 PM EST User Agent: Safari on MacOS
Jennah Walcott	1		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:15 AM EST User Agent: Chrome on Windows
Jennah Walcott	1		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:18 AM EST User Agent: Chrome on Windows
Jennah Walcott	2		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:21 AM EST User Agent: Chrome on Windows
Jennah Walcott	5		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:28 AM EST User Agent: Chrome on Windows
Jennah Walcott	8		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:36 AM EST User Agent: Chrome on Windows
Jennah Walcott	9		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:43 AM EST User Agent: Chrome on Windows
Jennah Walcott	9		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:45 AM EST User Agent: Chrome on Windows
Jennah Walcott	10		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:49 AM EST User Agent: Chrome on Windows
Jennah Walcott	10		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:51 AM EST User Agent: Chrome on Windows
Jennah Walcott	11		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:53 AM EST User Agent: Chrome on Windows
Jennah Walcott	11		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:55 AM EST User Agent: Chrome on Windows

Jannah Walcott	11		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:56 AM EST User Agent: Chrome on Windows
Jannah Walcott	11		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:57 AM EST User Agent: Chrome on Windows
Jannah Walcott	12		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:12:59 AM EST User Agent: Chrome on Windows
Jannah Walcott	13		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:13:03 AM EST User Agent: Chrome on Windows
Jannah Walcott	14		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:13:07 AM EST User Agent: Chrome on Windows
Jannah Walcott	16		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:13:11 AM EST User Agent: Chrome on Windows
Jannah Walcott	18		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:13:14 AM EST User Agent: Chrome on Windows
Jannah Walcott	19		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:13:18 AM EST User Agent: Chrome on Windows
Jannah Walcott	19		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:13:19 AM EST User Agent: Chrome on Windows
Jannah Walcott	19		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:13:20 AM EST User Agent: Chrome on Windows
Jannah Walcott	21		Completed	IP Address: 122.54.147.127 Timestamp: 05/29/2026 10:13:24 AM EST User Agent: Chrome on Windows
Chris Godwin	8		Completed	IP Address: 69.255.200.183 Timestamp: 06/01/2026 10:42:25 AM EST User Agent: Chrome on Windows
Chris Godwin	14		Completed	IP Address: 69.255.200.183 Timestamp: 06/01/2026 10:42:42 AM EST User Agent: Chrome on Windows
Chris Godwin	19		Completed	IP Address: 69.255.200.183 Timestamp: 06/01/2026 10:42:45 AM EST User Agent: Chrome on Windows
Chris Godwin	19		Completed	IP Address: 69.255.200.183 Timestamp: 06/01/2026 10:42:46 AM EST User Agent: Chrome on Windows
Chris Godwin	21		Completed	IP Address: 69.255.200.183 Timestamp: 06/01/2026 10:42:49 AM EST User Agent: Chrome on Windows