

RESIDENTIAL MONTH-TO-MONTH LEASE AGREEMENT

PROPERTY ADDRESS: 1203 Ashburton Street, Baltimore, MD 21216

LEASE DURATION LENGTH: The Lease will start on September 13, 2026 and will continue as a month-to-month tenancy. To terminate tenancy the Landlord or Tenant must give the other party a written sixty (60) day notice of Lease non-renewal. The Tenant may only terminate their Lease on the last day of any month and the Landlord must receive a written notification of non-renewal at least sixty (60) days prior to the last day of that month. If the Tenant plans to leave on or after the first of any month, they are responsible for that month's full rent. If the Tenant does not provide the Landlord with a written sixty (60) day notice, they shall forfeit their full deposit amount.

This Lease Agreement ("Lease") is entered by and between, **Angelo Davis (Landlord)** and **Theresa Wharton-Johnson (Tenant)** on September 13, 2026. Landlord and Tenant may collectively be referred to as the "Parties. This Lease creates joint and several liabilities in the case of multiple Tenants.

LEASE PAYMENTS: Tenants agree to pay Landlord as rent for the Premises the amount of \$1,500.00 (\$1,450.00 Base Rent + \$50.00 Monthly Pet Fee) each month in advance on the first day of each month. If the term of this lease does not start on the first day of the month or end on the last day of the month, the rent will be prorated accordingly.

If the term of this lease does not start on the first day of the month, you agree to pay a pro rata amount of \$900.00 on/or before October 1, 2026 for the month of September 2026.

Tenant agrees to pay their monthly rent, their monthly water bill and any other tenant associated expenses, to KeyHole Services Property Management Company, via epayment using the Appfolio payment system.

Once you activate your tenant portal, you can access your full tenant ledger by following these steps:

Go into your app.

Click the menu on the left-hand side.

Select Payments.

Scroll down until you see Account Ledger.

This is your full itemized ledger.

Landlord (or agent) will send tenant activation information via text and email. Tenant agrees to create an account in a timely manner. TWJ (tenant(s) initial here)

LATE CHARGES: If any amount under this Lease is received by the agent after the 10th day of the month due, the tenant will incur a late charge of \$75.00 and that four (4) such late payments of rent within a twelve (12) month period will be grounds for termination of the lease at the option of the Landlord.

If your rent is going to be paid after the 10th **it is your responsibility** to contact your property manager and make them ^{initial} aware of the late payment and to advise as to what date the payment, and late fee, will be made. TWJ (tenant(s) initial here)

If Tenant fails to pay their rent by the due date, Landlord shall have the right to start the process of eviction in the Rent Court Division of the District Court of Maryland.

INSUFFICIENT FUNDS: Tenant agrees to pay the charge of \$32.00 for each check given by Tenant to Landlord that is returned to Landlord for lack of sufficient funds.

SECURITY DEPOSIT: At the signing of this Lease, Tenant shall deposit with Landlord, in trust, a security deposit of \$1,500.00 as security for the performance by Tenant of the terms under this Lease and for any damages caused by Tenant, Tenant's family, agents and visitors to the Premises during the term of the Lease. Landlord may use part or all of the security deposit to repair any damage to the Premises caused by Tenant, Tenant's family, agents and visitors to the Premises. However, Landlord is not just limited to the security deposit amount and Tenant remains liable for any balance. Tenant shall not apply or deduct any portion of any security deposit at any time in lieu of payment of rent. If Tenant breaches any terms or conditions of this Lease, Tenant shall forfeit any deposit, as permitted by law.

DEFAULTS: If Tenant fails to perform or fulfill any obligation under the Lease, Tenant shall be in default of this Lease. Subject to any statute, ordinance or law to the contrary, Tenant shall have seven (7) days from the date of notice of default by Landlord to cure the default. In the event Tenant does not cure a default, Landlord may at Landlord's option (a) cure such default and the cost of such action may be added to Tenant's financial obligations under this lease; or (b) declare Tenant in default of the Lease. In the event of default, Landlord may also, as permitted by law, re-enter the Premises and retake possession of the Premises. Landlord may, at its option, hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force and any rent paid by any successive Tenant if the Premises are re-let. In the event Landlord is unable to re-let the Premises during any remaining term of this Lease, after default by Tenant, Landlord may at its option hold Tenant liable for the balance of the unpaid rent under this Lease if this Lease had continued in force. The failure of Tenants or their guests or invitees to comply with any term of this Agreement is grounds for termination of the tenancy, with appropriate notice to Tenants and procedures as required by law.

QUIET ENJOYMENT: Tenant shall be entitled to quiet enjoyment of the Premises, and Landlord will not interfere with that right, as long as Tenant pays the rent in a timely manner and performs all other obligations under this Lease.

POSSESSION AND SURRENDER OF PREMISES: Tenant shall be entitled to possession of the Premises on the first day of the Lease. At the expiration of the Lease, Tenant shall peaceably surrender the Premises to Landlord or Landlord's agent in good conditions, as it was at the commencement of the Lease, reasonable wear and tear excepted.

USE OF PREMISES: Tenant shall only use the Premises as a residence. The Premises shall not be used to carry on any type of business or trade, without prior written consent of the Landlord. Tenant will comply with all laws, rules, ordinances, statutes and orders regarding the use of the Premises.

OCCUPANTS: Tenant agrees that no more than **2** people:

Dorothy May Wharton Deborah Olivia Wharton

and **Theresa Wharton-Johnson**^{Initial} (lease holders) may reside on the Premises, without prior written consent of Landlord. TWJ ____ ____ ____ (tenant(s) initial here)

CONDITION OF PREMISES: Tenant or Tenant's agent has inspected the Premises, the fixtures, the grounds, building and improvements and acknowledges that the Premises are in good and acceptable condition and are habitable. If at any time during the term of this Lease, in Tenant's opinion, the condition change; Tenant shall promptly provide reasonable written notice to Landlord.

ASSIGNMENT AND SUBLEASE: Tenant shall not assign or sublease any interest in this lease without prior written consent of the Landlord, which consent shall not be unreasonably withheld. Any assignment or sublease without Landlord's written prior consent shall, at Landlord's option, terminate this Lease.

DANGEROUS MATERIALS: Tenant shall not keep or have on or around the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company.

UTILITIES AND SERVICES: Tenant will be responsible for all utilities and services required on the Premises. The Tenant shall acquire gas and electric service and shall obtain each in the name of the Tenant.

The tenant will receive a copy of the water bill monthly. The water bill will detail their usage for each billing period. The tenant is required to pay the water bill amount directly to KeyHole Services in the same manner that the monthly rent is paid. If during any given month the water bill remains unpaid, a portion of the next rent paid will be withheld to pay the outstanding water bill balance. If the tenant does not satisfy the full rent payment amount by the 10th of the month, the tenant will incur a late fee, and the eviction process could begin. It is the responsibility of Tenant to reimburse the Landlord for payment of the metered water bill and sewer service charge in full immediately upon presentation of these bills when issued by the City of Baltimore, **AS ADDITIONAL RENT.** If Tenant fails to reimburse payment of the bill as stated, the amount of the bill shall be additional rent due from Tenant to Landlord. In such case, Landlord shall have the right to file summary ejection for nonpayment of rent in the Rent Court Division of the District Court of Maryland and **Tenant shall be subject to eviction for nonpayment of water and sewer service charge, in the same manner as nonpayment for any other rent.**

TWJ ____ ____ ____ (tenant(s) initial here)

BGE is the responsibility of the tenant and services must be maintained in the tenant's name throughout the duration of the lease.

PETS: Tenant shall not keep any more than one dog on the Premises without the prior consent of Landlord. The maintenance of any pets, on the property shall require an additional **\$50.00 per month** which will be considered additional rent.

^{Initial}
TWJ ____ (tenant(s) initial here)

ALTERATIONS AND IMPROVEMENTS: Tenant agrees not to make any improvements or alterations to the Premises without prior written consent of Landlord. If any alterations, improvements or changes are made to or built on or around the Premises, with the exception of fixtures and personal property that can be removed without damage to the Premises, they shall become the property of Landlord and shall remain at the expiration of the Lease, unless otherwise agreed in writing.

DAMAGE TO PREMISES: If the Premises or part of the Premises are damaged or destroyed by fire or other casualty not due to Tenant's negligence, the rent will be abated during the time that the Premises are uninhabitable. If Landlord decides not to repair or rebuild the Premises, then this Lease shall terminate and the rent shall be prorated up to the time of the damage. Any unearned rent paid in advance shall be refunded to Tenant.

MAINTENANCE AND CARE: It is the responsibility of the Tenant to maintain the Premises and appliances in good, clean and sanitary condition and repair during the term of this Lease and any renewal thereof. Tenant shall be responsible for making all repairs to the Premises, fixtures, appliances and equipment therein that may have been damaged by Tenant's misuse, waste, or neglect, or that of the Tenant's family, agent or visitor. Tenant agrees that no painting will be done on or about the Premises without the prior written consent of Landlord. Tenant shall promptly notify Landlord of damage, defect or destruction of the Premises or in the event of the failure of any of the appliances or equipment. Landlord will use its best efforts to repair or replace any such damaged or defective area, appliance or equipment.

If the tenant misses a scheduled maintenance appointment, without giving 24-hour notice of cancellation, they will be responsible for a \$75 missed appointment service charge.

^{Initial}
TWJ ____ (tenant(s) initial here)

Tenant is responsible for changing the filter in the Heating/Cooling system every 90 days.

Tenant agrees to keep the smoke detectors and carbon monoxide detectors mounted at all times. If the units require a battery, it is the responsibility of the tenant to change them and remount the units immediately. If the units are down or missing, the tenant will be responsible for a \$60.00 replacement fee and for any citations that could result from a city or state inspection.

^{Initial}
TWJ ____ (tenant(s) initial here)

It is the responsibility of the tenant to maintain all lawn care and snow removal. If the dwelling is a multi-unit, the costs will be split equally amongst the units. If citations are ever issued for improper lawn care maintenance or improper snow removal, the amounts, and all associated fees, become the responsibility of the tenants.

RIGHT OF INSPECTION: Tenant agrees to make the premises available to Landlord or Landlord's agents for the purposes of inspection, making repairs or improvements, or to supply agreed services or show the premises to prospective buyers or tenants, or in the case of emergency. Except in case of emergency, Landlord shall give Tenant reasonable notice of intent to enter. For these purposes, twenty-four (24) hour notices shall be deemed reasonable. Tenant shall not, without Landlord's prior written consent, add, alter or re-key any locks to the premises. At all times Landlord shall be provided with a key or keys capable of unlocking all such locks and gaining entry. Tenant further agrees to notify Landlord in writing if Tenant installs any burglar alarm system, including instructions on how to disarm it in case of emergency entry.

CRIME FREE/DRUG FREE HOUSING:

(A) **DRUGS:** If Tenant, Tenant's family, employees, agents, guests and/or invitees, engage in, permit or facilitate any drug-related and/or criminal activity, Tenant will be deemed to have substantially and materially breached this Lease with such breach being grounds to terminate your occupancy of the Premises. The term "drug-related and/or 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) 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. These stipulations include marijuana (THC).

(B) **CRIME FREE PREMISES:** Tenant, Tenant's family, employees, agents, guests and/or invitees shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the rental agreement that otherwise jeopardizes the health, safety or welfare of the other residents, the landlord, his agents or tenants.

Violation of any of the above provisions shall be a material violation of the lease. It is understood and agreed that a single violation shall be good cause for termination of the Lease. Unless otherwise provided by law and shall not require criminal conviction because Tenant and Landlord agree that a violation constitutes a substantial violation, Tenant waives any and all legal rights of any kind whatsoever to claim or insist that Landlord must first serve Tenant with a demand for compliance or possession in order to initiate and eviction action against Tenant for recovery of the premises.

HOLDOVER: In the event Tenant remains in possession of the Premises for any period after the expiration of the Lease Term (**HOLDOVER PERIOD**), a new month-to-month tenancy shall be created subject to the same terms and conditions of this Lease at a monthly rental rate of **\$1,500.00** per month, unless otherwise agreed by the parties in writing. Such month-to-month tenancy shall be terminable on sixty (60) day's notice by either party or on longer notice if required by law.

RENT INCREASES: Rent increases 5% every other year.

LEASE TERMINATION: If the Landlord elects to terminate the residential lease agreement, they must notify the Tenant, in writing, sixty (60) days in advance of doing so. If the Tenant elects to terminate the residential lease agreement, they must notify the Landlord, in writing, sixty (60) days in advance of doing so. These terms are per the MD state law.

ABANDONMENT: If Tenant abandons the Premises or any personal property during the term of this Lease, Landlord may at its option enter the Premises by any legal means without liability to Tenant and may at Landlord's option terminate the Lease. Abandonment is defined as absence of the Tenants from the premises for at least 20 consecutive days without notice to Landlord. If tenant abandons the Premises while the rent is outstanding for more than 15 days and there is no reasonable evidence, other than the presence of the Tenant's personal property, that the Tenant is occupying the unit, Landlord may at Landlord's option terminate this agreement and regain possession in the manner prescribed by law. Landlord will dispose of all abandoned personal property on the Premises in any manner allowed by law.

EXTENDED ABSENCES: In the event Tenant will be away from the Premises for more than 20 consecutive days, Tenant agrees to notify Landlord in writing of such absence. During such absence, Landlord may enter the Premises at times reasonable necessary to maintain the property and inspect for damages and needed repairs.

SECURITY: Tenant understands that landlord does not provide any security alarm system or other security for Tenant or the Premises. In the event any alarm system is provided, Tenant understands that such alarm system is not warranted to be complete in all respects or to be sufficient to protect Tenant or Premises. Tenant releases Landlord from any loss, damage, claim or injury resulting from the failure of any alarm system, security or from the lack of any alarm system or security.

SEVERABILITY: If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any court of competent jurisdiction deems any provision of this Lease invalid or unenforceable and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

INSURANCE: Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. Tenant understands that Landlord will not provide any insurance coverage for Tenant's property. Landlord will not be responsible for any loss of Tenant's property, whether by theft, fire, flood, riots, strikes, acts of God, or otherwise. Landlord encourages Tenant to obtain renter's insurance or other similar coverage to protect against risk of loss.

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

GOVERNING LAW: This Lease shall be governed by and construed in accordance with the laws of the State of Maryland.

ENTIRE AGREEMENT: This Lease constitutes the entire agreement between the parties and supersedes any prior understanding or representation of any kind proceeding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified in writing and must be signed by both Landlord and Tenant.

EXTERMINATION SERVICES: If a property is found to require extermination services, within the first 30 days of tenancy, the owner will provide a one-time service. If the problem persists, the tenant is responsible for all additional treatments, as needed. If an exterminator is needed, beyond the first 30 days of tenancy, the responsibility to treat becomes the responsibility of the tenant.

NOTICE: Any notice required or otherwise given pursuant to this Lease shall be in writing and mailed certified return receipt requested, postage prepaid, or delivered by overnight delivery service, if to Tenant, at the Premise and if to Landlord, to KeyHole Services LLC., P.O. Box 18638, Baltimore, MD 21216 – Office # 410-225-7330. Either party may change such addresses from time to time by providing notice as set forth above.

WAIVER: The failure of either party to enforce any provisions of this Lease shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease. The acceptance of rent by Landlord does not waive Landlord's right to enforce any provisions of this Lease.

DISPLAY OF SIGNS: Landlord or Landlord's agent may display "For Sale" or "For Rent" or "Vacancy" or similar signs on or about the Premises and enter to show the Premises to prospective tenants during the last sixty (60) days of this Lease. Tenant agrees that no signs shall be placed on the Premises without the prior written consent of Landlord.

KEYS: Tenant will be given a set of keys to the Premises. Tenant will be charged **\$35.00** if all keys are not returned to Landlord following termination of the Lease. If RESIDENT is ever locked out of PROPERTY there will be a **\$50.00** lockout fee. If tenant needs to have keys replaced there is a **\$20.00** fee for each key replaced. Tenant is not permitted to change keys without the permission of the landlord.

INDEMNIFICATION: To the extent permitted by law, Tenant will indemnify and hold Landlord and Landlord's property, including the Premises, free and harmless from any liability for losses, claims, injury to or death of any person, including Tenant, or for damage to property arising from Tenant using and occupying the Premises or from the acts or omissions of any person or persons, including Tenant, in or about the Premises with Tenant's express or implied consent except Landlord's act or negligence.

LEGAL FEES: In the event that the Owner/Agent has to take the Tenant to court for any legal action arising out of this Lease, Tenant shall pay the Owner/Agent court costs and all associated fees, to include attorney's fees, in addition to all other relief. Tenant will pay all Owners fees if we have to go to court.

MILITARY STATUS: Please list all family members who are active-duty military persons below. If there are not any active-duty military persons in the home, please indicate below.

☒ There are **NOT** any active-duty military persons living in the home.
 TWJ (tenant(s) initial here)

EARLY TERMINATION: In the event you wish to terminate this Lease, or any renewal or extension of this Lease, prior to its expiration date, we agree to permit the early termination upon:

- (A) You giving to us two (2) calendar months prior written notice of your intent to terminate; and
- (B) You agreeing, in writing, to pay to us an amount equal to two (2) additional months' rent beyond the end of the month in which you elect to terminate this Lease (the "Lease Termination Fee"). This offer is contingent upon you being current in the monthly rental at the time you vacate and the Lease Termination Fee being paid prior to the termination date.

COMMUNICATION: Please select the method through which you prefer to receive correspondence from KeyHole Services:

☒ Electronic (E-mail, Text or Electronic Tenant Portal) ☐ Postal Mail

RENTAL LICENSE:

☒ Please check here to confirm that you have received a copy of the Baltimore City Rental License for the property at **1203 Ashburton Street, Baltimore, MD 21216**. TWJ (tenant(s) initial here)

LEAD CERTIFICATE:

☒ Please check here to confirm that you have received a copy of the lead certificate for the property at **1203 Ashburton Street, Baltimore, MD 21216**. TWJ (tenant(s) initial here)

PROTECT YOUR FAMILY FROM LEAD PAMPHLET:

☒ Please check here to confirm that a copy of the Protect Your Family from Lead pamphlet has been provided to you for the property at **1203 Ashburton Street, Baltimore, MD 21216**. TWJ (tenant(s) initial here)

MDE LEAD POISONING PREVENTION PROGRAM – NOTICE OF TENANTS' RIGHTS:

☒ Please check here to confirm that a copy of the Protect Your Family from Lead pamphlet has been provided to you for the property at **1203 Ashburton Street, Baltimore, MD 21216**. TWJ (tenant(s) initial here)

MARYLAND TENANTS’ BILL OF RIGHTS:

☒ Please check here to confirm that a copy of the Maryland Tenants Bill of Rights has been provided to you for the property at **1203 Ashburton Street, Baltimore, MD 21216.**

TWJ (tenant(s) initial here)

ADDITIONAL TERMS & CONDITIONS (Specify “none” if there are no additional provisions):

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and year written above.

LANDLORD:

DocuSigned by:

Darlene Jordan

9/14/2026

Signature

Date

Darlene Jordan

(Landlord) or KeyHole Services LLC. Agent 410-225-7330

Name

TENANT:

1.) Theresa Wharton-Johnson

Signed by:

Theresa Wharton-Johnson

9/14/2026

TWJ

Signature

Date

Cell Phone Number

Theresa Wharton-Johnson

ddaypublishing@gmail.com

Printed Name

Email Address

AUTOMATIC LEASE RENEWAL NOTICE

In the event Tenant remains in possession of the Premises for any period after the expiration of the Lease Term, a new month-to-month tenancy shall be created subject to the same terms and conditions of this Lease at a monthly rental rate of **\$1,500.00** per month, unless otherwise agreed by the parties in writing. Such month-to-month tenancy shall be terminable on sixty (60) days' written notice, by either party, or on longer notice if required by law.

Rent increases 5% every other year. A new residential lease agreement is issued for every rent increase.

Lease Term: September 13, 2026 – August 31, 2027

Month-to-Month Term: September 1, 2027 – August 31, 2028

DocuSigned by:

9/14/2026
30101111439148
Landlord Agent Signature & Date Signed

Signed by:

9/14/2026
30101111439148
Tenant Signature & Date Signed

MARYLAND SECURITY DEPOSIT RECEIPT

I, **Darlene Jordan**, the ☐ landlord ☒ agent for the property located at **1203 Ashburton Street, Baltimore, MD 21216** in the ☒ city ☐ county of Baltimore, Maryland accept **One thousand and five hundred** Dollars and **zero** Cents on behalf of **Angelo Davis**, the Owner, for the Security Deposit as stated in the lease agreement dated the **13th** day of **September, 2026**.

All security deposits are transferred to and held by the property owner.

DocuSigned by:

9/14/2026
30366666D696813C81FE
Landlord Agent Signature & Date Signed

Signed by:

9/14/2026
30366666D696813C81FE
Tenant Signature & Date Signed

Prorated Date Range: 9/13/2026 - 9/30/2026

Days in September: **30**

Amount / Day (September): **\$50.00**

Billable Days (September): **18**

Prorated Amount (September): **\$900.00**

Initial
TWJ

PET ADDENDUM

This Addendum is attached to and is part of the Rental Agreement for **Theresa Wharton-Johnson** residing at **1203 Ashburton Street, Baltimore, MD 21216**.

Tenant is X /is not _____ permitted pets as follows:

This Addendum becomes effective on **September 13, 2026**.

There is an additional \$50.00 pet fee charged monthly for the pet.

Tenants desires to keep the following described pet(s) in the Premises:

Type of pet(s)	Breed	Name	Age	Weight
Dog	Pisky	Bella johnson	7 1/2 years	48

The Lease Agreement specifically prohibits pet(s) without the Owners permission; therefore, Tenant agrees to the following terms and conditions in exchange for permission to keep the above referenced pet(s):

- 1) Tenant agrees that they are solely responsible for the maintenance of the above described pet(s) and agree to keep their pet(s) under control at all times.
- 2) Tenant agrees to keep their pet(s) restrained, but not tethered, when it is outside their dwelling.
- 3) Tenant agrees to adhere to local ordinances, including leash and licensing requirements.
- 4) Tenant agrees not to leave their pet(s) unattended for unreasonable periods.
- 5) Tenant agrees to clean up after their pet(s) and to dispose of their pet(s) waste properly and quickly.
- 6) Tenant agrees not to leave food or water for their pet(s) or any other animal outside their dwelling where it may attract other animals.
- 7) Tenant agrees to pay for pet cleaning, of the property, at the end of the lease.
- 8) Tenant agrees to keep their pet(s) from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the owners or Manager.
- 9) Tenant agrees to provide their pet(s) with an identification tag that the pet(s) will wear while on the premises.
- 10) Tenant agrees to provide documentation of current pet shot and vaccination record.
- 11) Tenant agrees not to breed or allow the pet(s) to reproduce.
- 12) Tenant agrees to a fee of \$50 per month. This will be paid as additional rent. Exceptions include service animals, documentation required.
- 13) Tenant agrees to pay for extermination services due to an infestation of fleas, ticks, etc. caused by and/or related to the keeping of the pet(s) whether this is during occupancy or after move out.

- 14) Tenant agrees that this Agreement applies only to the specific pet(s) described above and that no other pet(s) may be substituted.
- 15) Tenant agrees that the owner reserves the right to revoke permission to keep the pet(s) should the tenant break this agreement or the pet(s) become a nuisance to other residents. Tenant will be given three days to remove the pet(s) from the premises.
- 16) Any animals on the Premises not registered under the rental Agreement will be deemed to be a breach of the Lease Agreement.
- 17) Any animals on the property not registered under the rental Agreement will be presumed to be strays and will be disposed of according to the law, at the option of the owner.
- 18) Tenant agrees to assume all responsibility and liability associated with any damage caused by the pet(s) or harm done to others by the pet(s).
- 19) Tenant agrees to add the pet to their renters insurance policy for liability purposes.

Signed by:
Tenant: Theresa Wharton-Johnson Date: 9/14/2026
3C36368DDB69476...
Tenant: _____ Date: _____

DocuSigned by:
Landlord/Agent: [Signature] Date: 9/14/2026
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