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True Property Management LLC Residential Lease Agreement

This Lease Agreement ("Agreement") is made and entered into 7/17/2026

by and between:

Landlord: **True Property Management LLC**, He said she said

c/o_____
(hereinafter referred to as the "Landlord"),

and

Tenant(s): Patrice Howell
(hereinafter referred to as the "Tenant"),

with the following additional authorized occupant(s) (if any):

Patrice Howell

The Landlord hereby leases to the Tenant the residential premises located at:

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**
City: Baltimore, State: Maryland, ZIP Code:

Baltimore City Rental License Number: _____

This Agreement is entered into in accordance with the laws of the State of Maryland and applicable local ordinances of Baltimore City, and shall govern the rights and obligations of the parties as set forth herein.

1. Lease Term

The term of this Lease shall commence on 7/20/2026 and end on 7/31/2027 unless terminated earlier according to this Agreement or applicable law.

Upon expiration of the initial term, the Lease shall automatically continue on a month-to-month basis under the same terms and conditions unless either party provides at least 60 days' written notice of intent to terminate or modify the Lease.

2. Rent

The Tenant agrees to pay monthly rent in the amount of **$** 3500, payable to the Landlord or Landlord's designated agent. Rent shall be due on or before the **1st** day of each calendar month, without demand, notice, or invoice.

If rent is not received within ten (10) days after the due date, the Tenant shall incur a late charge in the amount of $ 175, which shall not exceed five percent (5%) of the monthly rent, in accordance with Maryland law.

All rent payments and applicable late fees must be made in full and on time. Failure to pay rent or late charges as required may result in legal action, including eviction proceedings, at the Landlord's discretion.

Partial rent payments will not prevent the Landlord from pursuing legal remedies unless specifically agreed to in writing.

Returned Payment / Bad Check Clause

If any rent payment or other fee is made by check, electronic transfer, or other negotiable instrument and is returned for insufficient funds, closed account, or any other reason, the Tenant shall be responsible for a returned payment fee of $35.00, or the maximum amount permitted by Maryland law, whichever is greater.

The Tenant must remit the returned amount plus the applicable fee within five (5) calendar days of receiving written notice from the Landlord.

If two or more payments are returned or dishonored during the term of this lease, the Landlord may, at their sole discretion, require that all future rent and fees be paid by certified check, money order, or other guaranteed funds.

Failure to promptly replace a returned payment shall be considered non-payment of rent and may subject the Tenant to late fees, legal action, and/or termination of the lease under the applicable default provisions.

3. Security Deposit

The Tenant shall pay a security deposit in the amount of $ 3500, to be held by the Landlord in accordance with Maryland Real Property Code §8–203. The security deposit shall be used to cover any damages beyond normal wear and tear, unpaid rent, breach of lease terms, or other lawful charges upon termination of tenancy.

The security deposit will be held in a federally insured financial institution and will be returned to the Tenant within forty-five (45) days after the termination of the tenancy and surrender of the premises, together with a written itemized statement of any deductions, if applicable.

If the tenancy exceeds twelve (12) months, the Landlord shall pay interest on the security deposit as required by Maryland law, calculated at a rate of 1.5% per annum or the U.S. Treasury yield curve rate, whichever is higher, beginning on the first anniversary of the date the deposit was received.

Failure to return the security deposit in accordance with Maryland law may entitle the Tenant to damages, including up to three times the withheld amount, plus reasonable attorney's fees.

4. Utilities

The **Tenant shall be responsible for the payment of all utilities and services** supplied to the premises, including but not limited to:

- **Electricity**
- **Gas**
- **Trash removal**
- **Cable television**
- **Internet service**

Water and sewer services shall be paid directly by the Landlord. However, the **Tenant agrees to reimburse the Landlord for the full amount of the water and sewer charges** attributable to the leased premises. This reimbursement shall be made in the form of **monthly payments**, which shall be included **as a separate line item in the Tenant's monthly rent invoice**.

The Landlord shall provide the Tenant with access to copies of the actual water and sewer bills upon request. If the property is a multi-unit building without separate metering, the Tenant's share shall be calculated **on a pro rata basis** based on the number of occupants or square footage, as determined reasonably by the Landlord.

Non-payment of utility reimbursements shall be treated as unpaid rent and may result in late fees, lease termination, or other legal remedies.

INITIALS _____P.H._____

5. Tenant Rights and Responsibilities

In accordance with Baltimore City Code, Article 13, Subtitle 8A, the Tenant acknowledges receipt of the "Tenant Rights and Responsibilities" booklet published by the Baltimore City Department of Housing and Community Development (DHCD).

This booklet provides essential information on tenant rights and obligations, including:

The Tenant Opportunity to Purchase Act

Housing code requirements

Rent escrow procedures

Eviction processes

Legal assistance resources

6. Licensing Disclosure

Landlord affirms the premises is a licensed rental property per Baltimore City Housing Code. License number listed above.

7. Use and Occupancy

Premises for private residence only. All approved leaseholders and occupants listed above. No subletting without Landlord's written consent.

8. Repairs and Maintenance

The Tenant shall maintain the premises in a clean, sanitary, and safe condition, and shall use all appliances, fixtures, and equipment in a reasonable manner. The Tenant agrees to promptly notify the Landlord of any conditions that require repair, including but not limited to plumbing leaks, electrical malfunctions, structural damage, pest infestations, or other hazards.

The Tenant shall be responsible for damages caused by negligence, misuse, or failure to report issues in a timely manner. Ordinary wear and tear is excepted.

The Landlord shall be responsible for maintaining the premises in a habitable condition, in compliance with all applicable federal, state, and local housing, health, and safety codes, including the Baltimore City Housing Code. This includes but is not limited to ensuring adequate plumbing, heating, electricity, structural integrity, and pest control.

If a condition exists that poses a threat to health or safety and the Landlord fails to act within a reasonable time after notice, the Tenant may have specific rights under Maryland law, including the right to withhold rent after following required legal procedures.

9. Alterations

The Tenant shall not make any alterations, improvements, installations, or additions to the leased premises—whether structural or cosmetic—without the prior written consent of the Landlord. This includes, but is not limited to, painting, wallpapering, installing shelving, mounting fixtures, changing locks, or modifying plumbing or electrical systems.

Any alterations made without the Landlord’s written approval shall be deemed unauthorized. The Landlord reserves the right to restore the premises to its original

condition, and all costs associated with such restoration—including labor and materials—shall be the responsibility of the Tenant.

Should the Landlord permit alterations, the Tenant may be required to restore the premises to its original condition at the end of the tenancy, unless otherwise agreed in writing.

Failure to comply with this clause shall be considered a breach of the lease and may result in additional charges or termination of the lease agreement.

10. Entry by Landlord

The Landlord or Landlord's authorized agents may enter the leased premises for the purposes of inspection, maintenance, repairs, or to show the property to prospective tenants, buyers, or contractors. Except in cases of emergency, the Landlord shall provide the Tenant with at least twenty-four (24) hours' advance written or verbal notice prior to entering the premises.

In the event of an emergency situation—including but not limited to fire, flooding, structural damage, or other immediate threats to health, safety, or property—the Landlord may enter the premises without prior notice to address the issue.

All entries shall occur during reasonable hours, generally between 8:00 a.m. and 8:00 p.m., unless otherwise agreed upon by both parties or unless necessary due to emergency conditions.

Tenant shall not unreasonably withhold access when proper notice is provided or in emergencies, and failure to allow lawful entry may be deemed a violation of the lease terms.

11. Lead-Based Paint Disclosure

In accordance with federal and Maryland state law, this disclosure is required for all residential properties built before January 1, 1978, due to the potential presence of lead-based paint hazards. Exposure to lead from paint, paint chips, and dust can pose serious health risks, especially to young children and pregnant women.

Landlord Requirements:

The landlord must disclose any known information concerning lead-based paint and/or lead-based paint hazards in the rental property.

The landlord must provide the tenant with the EPA-approved informational pamphlet, "Protect Your Family from Lead in Your Home," which explains the risks of lead exposure and provides guidance on prevention.

The Maryland Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form must be completed and signed by both landlord and tenant before the lease is finalized.

If the property is registered with the Maryland Department of the Environment (MDE) under Maryland's Reduction of Lead Risk in Housing Law, proof of registration and passing inspection certificates (e.g., Lead Paint Risk Reduction Inspection Certificate) must be provided to the tenant.

Tenant Acknowledgment:

The tenant affirms receipt of the EPA pamphlet and the required lead-based paint disclosure forms.

The tenant understands their right to receive additional reports and information about lead-based paint or lead hazards in the unit.

This disclosure must be signed and dated by both parties and attached to the lease agreement. Failure to comply with federal or Maryland lead disclosure laws can result in substantial civil penalties.

12. Smoke and CO2 Detectors

The Landlord certifies that the leased premises are equipped with smoke detectors and carbon monoxide detectors as required by Maryland law and the Baltimore City Building and Fire Codes, including battery-operated or hardwired units as applicable.

The Tenant agrees to maintain all smoke detectors and carbon monoxide detectors in good working order throughout the tenancy. This includes regularly testing the devices, replacing batteries as needed, and immediately notifying the Landlord of any malfunctions or damage.

Tampering with, disabling, or removing smoke or carbon monoxide detectors is strictly prohibited and may constitute a lease violation and a safety hazard subject to legal penalties.

Upon move-in, the Tenant shall acknowledge receipt of functioning smoke and carbon monoxide detectors. At move-out, the Tenant is responsible for ensuring all detectors remain in place and operational.

13. Mold Disclosure

The Tenant shall take reasonable steps to prevent the accumulation of moisture and the growth of mold within the premises. This includes:

- Properly ventilating bathrooms, kitchens, laundry areas, and other moisture-prone spaces;
- Using exhaust fans or opening windows during and after activities that generate moisture (e.g., showering, cooking);
- Promptly reporting any water leaks, plumbing issues, or visible mold growth to the Landlord.

The Tenant agrees not to block airflow to vents or use humidifiers excessively in a way that may promote mold growth.

Upon receiving written notice from the Tenant, the Landlord will promptly investigate and, if warranted, remediate any mold conditions in accordance with Maryland law and applicable health and safety codes. The Landlord shall not be liable for any damages caused by mold that results from the Tenant's failure to maintain adequate ventilation or to report moisture problems in a timely manner.

If mold is confirmed and poses a health or safety risk, the Landlord shall take all necessary steps to resolve the issue, including professional remediation where required.

14. Pet Policy

All pets must be properly licensed, vaccinated, and comply with local ordinances. The Tenant is responsible for cleaning up after the pet(s), preventing damage to the property, and ensuring that pets do not create disturbances or pose a threat to others. The Landlord reserves the right to charge a **non-refundable pet fee** and/or a **monthly pet rent** if applicable. Any damage caused by pets will be the sole financial responsibility of the Tenant.

15. Smoking Policy

Smoking prohibited inside and within 20 feet of entrances, windows, vents.

16. Move-In/Move-Out Inspection

Tenant and Landlord will complete written move-in/move-out condition reports.

17. Termination and Renewal

Either Landlord or Tenant may terminate this lease by providing a written notice at least sixty (60) days prior to the intended termination date. Notice must be delivered in writing and may be sent by hand delivery, certified mail, or another verifiable method agreed upon by both parties.

The sixty-day notice requirement applies whether the lease is expiring at the end of its original term or continuing on a month-to-month basis thereafter. Failure to provide timely written notice may result in the lease automatically renewing on a month-to-month basis or the assessment of additional rent as permitted by law.

Early termination without proper notice or prior agreement may result in the Tenant being held responsible for unpaid rent, damages, or fees as allowed under Maryland law.

18. Military Clause

In accordance with the Servicemembers Civil Relief Act (50 U.S.C. § 3955), the Tenant may terminate this lease without penalty if they enter active military service, receive permanent change of station (PCS) orders, or are deployed for a period of 90 days or more.

To invoke this right, the Tenant must:

Provide the Landlord with written notice of termination, and

Furnish a copy of official military orders or a letter from a commanding officer confirming the change in duty status.

Termination becomes effective 30 days after the next rental due date following the date on which notice is delivered.

All rent owed up to the effective date of termination shall be paid in full. The security deposit shall be returned to the Tenant in accordance with Maryland law, provided no damage beyond normal wear and tear has occurred.

This clause applies to active duty members of the U.S. Army, Navy, Air Force, Marine Corps, Coast Guard, National Guard, Commissioned Corps of the Public Health Service, and Commissioned Corps of the National Oceanic and Atmospheric Administration (NOAA), as defined by the SCRA.

19. Governing Law

This Lease Agreement shall be governed by and construed in accordance with the laws of the State of Maryland, including but not limited to Title 8 of the Real Property Article of the Maryland Annotated Code, and all applicable ordinances, rules, and regulations of Baltimore City.

Both the Landlord and Tenant agree to comply with all relevant state and local housing, safety, and rental property codes. In the event of any conflict between the terms of this lease and applicable law, such law shall govern.

Any disputes arising under this lease shall be resolved within the jurisdiction of Maryland courts, with venue proper in Baltimore City, unless otherwise required by law.

20. Additional Provisions

☐ Bed Bug Policy ☐ Asbestos Disclosure ☐ Other Addenda: _____

21. Illegality and Severability

If any provision of this Lease Agreement is found to be illegal, invalid, or unenforceable under applicable law, such provision shall be deemed severed from this Agreement, and the remaining provisions shall remain in full force and effect.

The invalidity of any one clause shall not affect the validity of the remainder of the lease. The parties agree to substitute any unenforceable provision with a valid, enforceable term that most closely reflects the original intent and economic effect of the invalid provision.

This clause ensures that the Lease Agreement remains legally binding and effective even if part of it is found to be unenforceable in a court of law.

22. Entire Agreement

This Lease Agreement, including any attached addendums, disclosures, and exhibits, constitutes the entire agreement between the Landlord and Tenant with respect to the subject property. It supersedes all prior and contemporaneous agreements, representations, warranties, or understandings, whether written or oral.

No amendment, modification, or addition to this Agreement shall be binding unless made in writing and signed by both parties. Any verbal or informal agreements not included herein shall be deemed null and void.

Both parties acknowledge that they have read and understood the terms of this Lease and that they have had the opportunity to seek legal advice before execution.

23. Addendums Incorporated by Reference

All addendums, attachments, riders, and disclosures referenced in or attached to this Lease Agreement are hereby incorporated into and made a part of this Lease as if fully set forth herein. All such addendums shall carry the same legal force and effect as the Lease Agreement itself. In the event of a conflict between an addendum and the main body of the Lease, the terms of the addendum shall control with respect to its subject matter.

IN WITNESS WHEREOF, the parties hereto have executed this Residential Lease Agreement on the dates set forth below. By signing below, both Landlord and Tenant acknowledge that they have read, understood, and agreed to all terms, conditions, and addendums of this Lease Agreement, including all disclosures and incorporated documents.

LANDLORD

Signature: _____

Print Name: _____

Date: 7/17/2026

TENANT(S)

Signature: Patrice Howell

Print Name: Patrice Howell

Date: 7/17/2026

Signature: _____

Print Name: _____

Date: _____

AIR CONDITIONING ADDENDUM TO LEASE AGREEMENT

This Air Conditioning Addendum is made part of the Lease Agreement dated 7/17/2026 between Landlord and Tenant(s) for the property located at:

Landlord: **True Property Management LLC** ("Landlord")

Tenant(s): Patrice Howell ("Tenant")

Premises Address: 3905 W Forest Park Ave, Baltimore, MD 21207

NO CENTRAL AIR CONDITIONING

Tenant acknowledges and understands that the Premises does not have central air conditioning and that central air conditioning is not included as part of the rental of the Premises.

Tenant may, at Tenant's own expense, purchase and utilize window air conditioning units and/or portable air conditioning units to cool the Premises. Tenant shall be solely responsible for the purchase, installation, operation, maintenance, repair, and replacement of any air conditioning equipment provided by Tenant.

Any air conditioning unit installed by Tenant must be installed in a safe manner and may not cause damage to the Premises. Tenant shall be responsible for any damages resulting from the installation, use, or removal of such equipment.

Landlord makes no representation or warranty regarding air conditioning and shall have no obligation to provide, install, maintain, repair, or replace any air conditioning equipment.

Except as modified herein, all terms and conditions of the Lease Agreement remain in full force and effect.

LANDLORD/AGENT: _____ Date: 7/17/2026

TENANT: _____ Date: _____

TENANT: Patrice Howell Date: 7/17/2026

ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

Annual Rent Increase – 5% Automatic Adjustment
Baltimore City, Maryland

This Addendum is incorporated into and made part of the Residential Lease Agreement (the "Lease") entered into on 7/17/2026 by and between:

Landlord: **True Property Management LLC** ("Landlord")
Tenant(s): Patrice Howell ("Tenant")
Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

Effective Date of Addendum: 7/20/2026

Whereas, the parties wish to modify the Lease to include a provision for automatic annual rent increases, the following terms shall apply and supersede any conflicting provisions in the Lease:

1. Automatic Annual Rent Increase

At the conclusion of each one-year lease term, including any automatic or mutually agreed-upon renewal or extension of the Lease, the monthly rent shall automatically increase by five percent (5%) of the then-current rent, unless otherwise agreed in writing.

This increase shall apply to all lease renewals, including conversions to month-to-month tenancy following lease expiration, unless the lease is terminated by either party in accordance with applicable lease provisions and Maryland law.

2. Notice of Rent Adjustment

Landlord shall provide written notice to Tenant(s) of the updated rent amount at least sixty (60) days prior to the effective date of the rent increase. Such notice shall include the new monthly rental amount and the effective date of the increase.

3. Calculation Example (Informational Only)

If the current rent is $1,200.00 per month, a 5% increase would raise the rent to $1,260.00 per month for the subsequent lease term.

4. No Waiver

The Landlord's failure to enforce this provision in any given term shall not constitute a waiver of the right to enforce it in future terms or renewals.

5. Lease Terms Remain Unchanged

All other terms and conditions of the Lease Agreement not modified by this Addendum shall remain in full force and effect.

6. Acknowledgment

By signing below, all parties acknowledge and agree to the terms of this Addendum. This document shall be attached to and become a legally binding part of the original Lease Agreement.

Landlord Signature: _____

Date: 7/17/2026

Tenant Signature: Patrice Howell

Date: 7/17/2026

Tenant Signature (if applicable): _____

Date: _____

Addendum – Electronic Communication Agreement

Addendum – Electronic Communication Agreement

This Electronic Communication Addendum is entered into between the Landlord and Tenant as part of the Lease Agreement dated 7/17/2026, concerning the property located at

3905 W Forest Park Ave, Baltimore, MD 21207

1. Purpose
The parties agree that electronic communications, including but not limited to email, text messaging, and electronic document delivery, are acceptable methods of providing notices, updates, and other communications related to the Lease Agreement.
2. Consent to Electronic Communication
Both parties consent to send and receive notices and documents electronically, including notices of entry, lease renewals, maintenance updates, payment reminders, and termination notices, except where paper delivery is legally required.

3. Designated Email Addresses and Phone Numbers
Landlord Contact Information:
- Email Address: **truepmbaltimore@gmail.com**
- Mobile Number (optional): **443-282-3644**

Tenant Contact Information:
- Email Address: **phowell55@gmail.com**

- Mobile Number (optional): **14437623211**

Tenant agrees to immediately notify Landlord of any changes to their contact information.

4. Validity
Electronic communications sent to the designated email addresses or phone numbers shall be deemed received unless a delivery failure notice is received.
5. Withdrawal of Consent
Either party may revoke consent to electronic communication by providing written notice. Upon revocation, all communication will revert to paper format.
6. Governing Law
This Addendum is governed by the laws of the State of Maryland and Baltimore City ordinances.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature(s): Patrice Howell Date: 7/17/2026

Addendum – Utility Payment Agreement

This Utility Payment Addendum ("Addendum") is attached to and forms part of the Lease Agreement dated 7/17/2026, between:
Landlord: **True Property Management LLC** ("Landlord")

Tenant(s): Patrice Howell ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. Utilities Responsibility

Tenant and Landlord agree to the following allocation of responsibility for payment of utilities associated with the premises:

Water ☐ Landlord **x** Tenant
Sewer ☐ Landlord **x** Tenant
Electricity ☐ Landlord **x** Tenant
Gas ☐ Landlord **x** Tenant
Trash Removal ☐ Landlord **x** Tenant

Tenant must establish utility accounts in Tenant's name where responsible and maintain service throughout the Lease term.

2. Water/Sewer Billing

If the premises are separately metered for water and sewer, Tenant shall be billed based on actual meter readings. If not separately metered, Landlord shall allocate water/sewer charges based on a reasonable formula [per person, per unit, or flat rate]. Tenant agrees to pay any allocated charges within 15 days of receipt of invoice.

3. Failure to Pay Utilities

Tenant's failure to pay utility bills when due constitutes a material breach of the Lease Agreement and may be grounds for termination. Unpaid utility charges may be treated as unpaid rent in accordance with Maryland Real Property Code § 8-401.

4. Access for Meter Reading

Tenant shall allow reasonable access to the premises for utility meter readings, inspections, and necessary maintenance by the Landlord or utility providers.

5. Governing Law

This Addendum shall be governed by the laws of the State of Maryland and the ordinances of Baltimore City.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature(s): Patrice Howell Date: 7/17/2026

Addendum – Maintenance, Repairs, and Inspections Agreement

This Maintenance, Repairs, and Inspections Addendum ("Addendum") is made part of the Lease Agreement dated 7/17/2026, between:

Landlord: **True Property Management LLC** ("Landlord")

Tenant(s): Patrice Howell ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. Tenant's Responsibilities

Tenant agrees to:
- Keep the premises clean, safe, and sanitary.
- Properly dispose of all garbage and refuse.
- Immediately notify Landlord of plumbing leaks, heating/cooling issues, electrical hazards, roof leaks, pest infestations, and mold.
- Replace light bulbs, furnace filters, and smoke/CO detector batteries as needed.
- Maintain appliances in clean and operable condition.
- Avoid intentional or negligent damage to property.
- Prevent clogged drains by proper disposal practices.

Failure to report maintenance issues may result in Tenant liability for additional damages.

2. Landlord's Responsibilities

Landlord agrees to:
- Maintain the premises in a fit and habitable condition under Baltimore City Housing Code.
- Ensure structural components are safe and functional.
- Respond to non-emergency maintenance within a reasonable time.
- Address emergency repairs immediately upon notice.

3. Repair Costs

- Tenant responsible for repairs due to negligence, misuse, or intentional damage.
- Landlord responsible for normal wear and tear and code compliance upgrades.
- Tenant must reimburse Landlord for costs from emergency damages caused by Tenant. 4. Inspections

Landlord may conduct inspections with at least 24 hours' notice, except in emergencies. Inspections may be for preventative maintenance, lease compliance, or move-out assessments. Tenant agrees to provide access during reasonable hours.

5. Emergencies

In emergencies, Tenant must contact Landlord immediately at:
Emergency Contact Number: **443-282-3644** If unable to reach Landlord promptly, Tenant may take reasonable action to mitigate damage and must notify Landlord as soon as possible.

6. Governing Law

This Addendum is governed by the laws of the State of Maryland and the ordinances of Baltimore City.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature(s): Patrice Howell _____ Date: 7/17/2026

Addendum – Rules and Regulations

This Rules and Regulations Addendum ("Addendum") is attached to and forms part of the Lease Agreement dated 7/17/2026, between:

Landlord: **True Property Management LLC** ("Landlord")

Tenant(s): Patrice Howell ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. Quiet Enjoyment

Tenant agrees not to disturb the peaceful enjoyment of the premises by other tenants, neighbors, or the community. Loud music, disruptive behavior, excessive noise, or illegal activity is prohibited.

2. Common Areas

Tenant shall maintain order and cleanliness in any shared common areas (hallways, yards, driveways). Personal property must not obstruct walkways or exits.

3. Trash and Recycling

Tenant must dispose of trash and recycling properly in designated containers. Tenant agrees not to leave trash inside or outside the unit beyond scheduled pickup days.

4. Parking

Tenant may park only in assigned spaces or designated areas. Unauthorized or improperly parked vehicles may be towed at the owner's expense.

5. Pets

Tenant must comply with the terms of the Lease Pet Addendum. Pets must not create disturbances, damage property, or violate community ordinances.

6. Smoking

Tenant must comply with the Smoke-Free Policy outlined in the Lease Addendum. Smoking (including vaping and cannabis) is prohibited where noted.

7. Alterations

Tenant shall not paint, install wallpaper, alter flooring, or modify the structure or fixtures without prior written approval from the Landlord.

8. Appliances and Fixtures

Tenant agrees to properly use and maintain all appliances, plumbing, electrical fixtures, heating/cooling units, and smoke/carbon monoxide detectors.

9. Insurance

Tenant is encouraged to obtain renters insurance for personal property protection. Landlord is not responsible for loss or damage to Tenant's belongings.

10. Compliance with Laws

Tenant shall comply with all applicable laws, ordinances, housing codes, and lease terms. Illegal activity on the premises is grounds for immediate termination.

11. Changes to Rules

Landlord reserves the right to modify or add reasonable rules and regulations with 30 days' written notice to Tenant.

Governing Law

This Addendum is governed by the laws of the State of Maryland and Baltimore City.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature(s) Patrice Howell Date: 7/17/2026

Addendum – Late Charges and Court Costs

This Late Charges and Court Costs Addendum ("Addendum") is attached to and forms part of the Lease Agreement dated 7/17/2026, between:

Landlord: **True Property Management LLC** ("Landlord")

Tenant(s): Patrice Howell ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. Late Rent Charges

If Tenant fails to pay the full amount of rent by the due date stated in the Lease, Tenant agrees to pay a late charge as follows:
- A late charge of up to 5% of the monthly rent may be assessed if rent is not received by the 10th day after the due date, in compliance with Maryland Real Property § 8–208(d)(3).
- The late fee will be due immediately and considered additional rent.

2. Returned Payments

Tenant agrees that any check, online payment, or other form of payment returned for insufficient funds will result in:
- A returned payment fee of $35.00 per occurrence.
- Immediate replacement of the payment via certified funds (money order, cashier's check).

3. Court Filing Fees and Legal Costs

If the Landlord must initiate legal action to enforce the Lease, including but not limited to filing for:
- Failure to pay rent (Maryland Form DC-CV-082), or
- Breach of Lease (Maryland Form DC-CV-085),

Tenant agrees to pay:
- All court filing fees, process service fees, and
- Reasonable attorney's fees or collections costs incurred by Landlord, as permitted by Maryland law.

Court costs and fees will be considered additional rent under the Lease.

4. Application of Payments

All payments received shall be applied in the following order unless otherwise prohibited by law:
1. Court filing fees and legal costs
2. Late charges
3. Utility charges or damages owed

4. Past due rent
5. Current rent due

5. Governing Law

This Addendum is governed by the laws of the State of Maryland and ordinances of Baltimore City.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature(s): Patrice Howell Date: 7/17/2026

Addendum – Security Deposit Agreement

This Security Deposit Addendum ("Addendum") is attached to and forms part of the Lease Agreement dated 7/17/2026, between:

Landlord: **True Property Management LLC** ("Landlord")

Tenant(s): Patrice Howell ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. Security Deposit Amount

Tenant has paid a security deposit in the amount of $ 3500, which does not exceed two months' rent, in compliance with Maryland Real Property Code § 8–203.

2. Purpose of Deposit

The security deposit may be used by the Landlord to cover:
- Unpaid rent;
- Damage in excess of normal wear and tear;
- Late fees, court costs, or other charges owed under the Lease;
- Costs of cleaning necessary to return the unit to rentable condition.

3. Holding of Deposit

The security deposit will be held in a federally insured financial institution located within the State of Maryland and will not be commingled with Landlord's personal funds.
Landlord will provide the name and address of the depository upon Tenant's written request.

4. Interest on Deposit

The security deposit will accrue interest at an annual rate of the greater of 1.5% per year or the U.S. Treasury yield as required by Maryland law.
Interest will be paid to Tenant upon return of the deposit, less any lawful deductions.

5. Return of Deposit

The security deposit (plus accrued interest, if applicable), less any lawful deductions, shall be returned to the Tenant within 45 days after the termination of tenancy and delivery of possession of the premises back to the Landlord.
Landlord must provide an itemized statement of deductions, if any.
Failure by Landlord to comply may subject Landlord to penalties under Maryland law.

6. Move-Out Inspection

Tenant has the right to be present at a move-out inspection.

- Tenant must send Landlord written notice of intent to be present.
- Inspection shall occur within 5 days before or after the termination of tenancy.
- Landlord must notify Tenant of the inspection time at least 5 days prior.

7. Governing Law

This Addendum is governed by the laws of the State of Maryland and the ordinances of Baltimore City.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature(s): Patrice Howell Date: 7/17/2026

Addendum – Notice of Moving Requirement

This Notice of Moving Addendum ("Addendum") is attached to and forms part of the Lease Agreement dated 7/17/2026, between:

Landlord: **True Property Management LLC** ("Landlord")
Tenant(s): Patrice Howell ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. 60-Day Written Notice Requirement

Tenant agrees to provide Landlord with at least sixty (60) days' **written notice** of their intent to:
- Vacate the premises at the end of the lease term, or
- Terminate a month-to-month tenancy.

The written notice must be:
- Dated and signed by all Tenants named in the Lease,
- Delivered to the Landlord in person or via certified mail, or
- Emailed to the address designated by the Landlord (if electronic communication is authorized).

Failure to provide timely written notice may result in additional rent charges or the forfeiture of the security deposit, in accordance with Maryland Real Property Code and the terms of this Lease.

2. Governing Law

This Addendum is governed by the laws of the State of Maryland and the ordinances of Baltimore City.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature(s): Patrice Howell Date: 7/17/2026

Addendum – Breach of Lease

This Breach of Lease Addendum ("Addendum") is attached to and forms part of the Lease Agreement dated 7/17/2026, between:

Landlord: **True Property Management LLC** ("Landlord")

Tenant(s): Patrice Howell ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. Definition of Breach

A breach of lease occurs when the Tenant violates any provision of the Lease Agreement or applicable addendums, including but not limited to:
- Non-payment of rent or recurring late payment;
- Unauthorized occupants or subletting;
- Property damage or failure to maintain the premises;
- Violation of local laws, codes, or ordinances;
- Disturbing neighbors or engaging in illegal activity;
- Failure to comply with written Rules and Regulations.

2. Remedies for Breach

Upon any breach of lease by the Tenant, the Landlord may pursue any of the following remedies:
- Issue a written notice to cure the violation within a specific time frame;
- Seek legal action for possession of the property (eviction) under Maryland Form DC-CV-085;
- Terminate the lease and recover actual damages, including lost rent and repair costs;
- Retain part or all of the security deposit as permitted by Maryland law.

3. Governing Law

This Addendum is governed by the laws of the State of Maryland and the ordinances of Baltimore City.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature(s): Patrice Howell Date: 7/17/2026

Addendum – Accidental Lockout Policy

This Accidental Lockout Addendum ("Addendum") is attached to and forms part of the Lease Agreement dated 7/17/2026, between:

Landlord: **True Property Management LLC** ("Landlord")
Tenant(s): Patrice Howell ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. Lockout Assistance

If Tenant is locked out of the rental premises, the Landlord may assist with reentry during regular business hours (Monday–Friday, 9:00 AM to 5:00 PM) at no charge for the first occurrence.

2. After-Hours Service

Lockouts occurring outside of normal business hours may incur a fee of **$75.00**. Availability of after-hours lockout service is not guaranteed. If Landlord is unavailable, Tenant may be required to contact a licensed locksmith at their own expense.

3. Key Replacement

Lost, stolen, or damaged keys may be replaced by the Landlord for a fee of $**75.00** per key. If lock rekeying is required due to loss or security concerns, Tenant agrees to pay the full cost of rekeying the unit.

4. Tenant Responsibility

Tenant acknowledges that repeated lockouts may result in additional administrative charges. Tenant agrees to use care in securing keys and maintaining access to the premises.

5. Governing Law

This Addendum is governed by the laws of the State of Maryland and the ordinances of Baltimore City.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature(s): Patrice Howell Date: 7/17/2026

Addendum – Bed Bug Policy

This Bed Bug Addendum ("Addendum") is attached to and forms part of the Lease Agreement dated __7/17/2026_____, between:

Landlord: **True Property Management LLC** ("Landlord")

Tenant(s): Patrice Howell ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. Disclosure

Landlord affirms that, to the best of their knowledge, the premises has been inspected and is free of bed bug infestation prior to Tenant's occupancy.

2. Tenant Obligations

Tenant agrees to:
- Inspect the premises upon move-in and report any suspected bed bugs within 48 hours;
- Keep the premises clean and free from clutter;
- Promptly report any bed bug sightings or bites;
- Cooperate fully with pest control procedures, including preparation, treatment, and follow-up visits.

3. Liability

If bed bugs are discovered and determined to have originated from the Tenant's personal property or actions, Tenant may be held financially responsible for the cost of treatment, extermination, and damages.

4. Governing Law

This Addendum is governed by the laws of the State of Maryland and the ordinances of Baltimore City.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature(s): Patrice Howell Date: 7/17/2026

Addendum – Mold Disclosure and Prevention

This Mold Addendum ("Addendum") is attached to and forms part of the Lease Agreement dated 7/17/2026 between:

Landlord: **True Property Management LLC** ("Landlord")

Tenant(s): Patrice Howell ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. Disclosure

Landlord is not aware of any existing hazardous mold conditions in the premises at the time of lease signing. The premises has been inspected and is considered safe and habitable.

2. Tenant Responsibilities

Tenant agrees to:

- Maintain proper ventilation in bathrooms, kitchens, and laundry areas;
- Use exhaust fans or open windows to minimize moisture buildup;
- Promptly report any leaks, water intrusion, or visible mold;
- Maintain reasonable levels of cleanliness to discourage mold growth.

3. Notification and Access

Tenant must promptly notify Landlord of any suspected mold. Landlord will respond within a reasonable time and may enter the premises for inspection and remediation, with proper notice.

4. Liability

Tenant may be held responsible for remediation costs if mold is caused by the Tenant's negligence, including failure to report water damage or maintain cleanliness.

5. Governing Law

This Addendum is governed by the laws of the State of Maryland and the ordinances of Baltimore City.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature(s): Patrice Howell Date: 7/17/2026

Lead-Based Paint Disclosure Addendum

(For Rental Dwellings Built Before 1978)

Property Address: 3905 W Forest Park Ave, Baltimore, MD 21207
City: Baltimore **State:** Maryland **ZIP Code:** _____

This disclosure is provided in accordance with the **Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X)** and the **Maryland Reduction of Lead Risk in Housing Law**.

Landlord's Disclosure

☑ Property was built **before 1978**
☐ Landlord has **no knowledge** of lead-based paint and/or lead-based paint hazards in the housing.
☐ Landlord has **knowledge** of lead-based paint and/or lead-based paint hazards in the housing and has disclosed all known information.

☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.
☐ No records or reports are available.

☑ Landlord has provided the EPA pamphlet **"Protect Your Family from Lead in Your Home."**
☑ Landlord has provided the **Maryland Lead-Based Paint Disclosure Form.**
☑ Landlord has provided a copy of the applicable **Lead Risk Reduction Inspection Certificate** (if required by Maryland law).

Tenant's Acknowledgment

☑ Tenant has received the **EPA pamphlet**: *"Protect Your Family from Lead in Your Home."*
☑ Tenant has received the **Maryland Disclosure of Lead-Based Paint Hazards**.
☐ Tenant has received all available records and reports about lead-based paint and/or hazards.
☐ Tenant has received the **Lead Risk Reduction Certificate** (if applicable).

Certification of Accuracy

The parties have reviewed the information above and hereby certify, to the best of their knowledge, that the information provided is true and accurate.

Landlord Signature: _____ **Date:** 7/17/2026

Print Name: Candace Brogden

Tenant Signature: Patrice Howell **Date:** 7/17/2026

Print Name: Patrice Howell

Tenant Signature: _____ **Date:** _____

Print Name: _____

Pet Addendum to Residential Lease Agreement

This Pet Addendum ("Addendum") is attached to and made part of the **Residential Lease Agreement** dated _7/17/2026_____ for the property located at:

Rental Property Address: 3905 W Forest Park Ave, Baltimore, MD 21207
City: Baltimore **State:** Maryland **ZIP Code:** _____

Tenant Name(s): Patrice Howell
Landlord Name: True Property Management LLC

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1. Authorization and Description of Pet(s)

Landlord grants permission for the following pet(s) to reside at the leased premises:

Pet Type	Breed	Name	Age	Weight	Color	License/Vaccination Status

☐ Additional pages attached for multiple pets.

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2. Pet Restrictions and Conditions

- Only the pet(s) listed above are authorized.
- Tenant agrees to keep pet(s) properly licensed, vaccinated, and in compliance with all applicable laws and ordinances.
- No breeding of pets is allowed on the premises.

- Pets must not cause damage, disturbance, or nuisance to neighbors or property.

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3. Tenant Responsibilities

Tenant agrees to:

- Clean up and properly dispose of all pet waste.
- Prevent pet-related damage to the property (including doors, floors, landscaping, and appliances).
- Keep the pet under control at all times (leashed when outdoors, crated during maintenance visits, etc.).
- Notify the Landlord in writing of any changes regarding the pet's status.

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4. Fees and Deposits

☐ Non-Refundable Pet Fee: **$250.00**
☐ Monthly Pet Rent: **$75.00 per pet**
☐ Refundable Pet Security Deposit: $_____

Any damage caused by the pet will be deducted from the security deposit or billed separately if damage exceeds the deposit amount.

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5. Liability

Tenant shall be **fully responsible for any personal injury or property damage caused by the pet**, whether to the premises, other residents, or third parties. Tenant agrees to indemnify and hold harmless the Landlord for any claims resulting from the pet.

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6. Revocation of Permission

Landlord reserves the right to **revoke permission** for the pet's presence if:

- The pet becomes aggressive or dangerous,
- Tenant violates lease terms or this addendum, or
- There are repeated complaints from neighbors or management.

Tenant will be given written notice and must remove the pet within 7 days of receiving such notice, unless immediate removal is required for safety.

7. Agreement

By signing below, the parties agree to abide by the terms of this Pet Addendum.

Tenant Signature: Patrice Howell **Date:** 7/17/2026

Print Name: Patrice Howell

Landlord Signature: _____ **Date:** 7/17/2026

Print Name: Candace Brogden

MILITARY CLAUSE ADDENDUM
To the Residential Lease Agreement
Baltimore City, Maryland

This Military Clause Addendum ("Addendum") is entered into and made part of the Residential Lease Agreement ("Lease") dated: **6/3/2025**, by and between:

Landlord: **True Property Management LLC** ("Landlord")
Tenant(s): Patrice Howell ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. Purpose

This Addendum is intended to comply with the federal **Servicemembers Civil Relief Act (SCRA), 50 U.S.C. §§ 3901–4043**, and applies to Tenants who are active duty military members, Reservists called to active federal duty, or members of the National Guard under qualifying orders.

2. Early Lease Termination Rights

The Tenant may terminate the Lease **without penalty** if any of the following conditions occur:

- The Tenant enters active duty military service after executing the Lease;
- The Tenant receives orders for a **permanent change of station (PCS)**;
- The Tenant is **deployed for 90 days or more**;
- The Tenant is **discharged, released**, or otherwise separates from military service.

3. Notice Requirements

To terminate the Lease under this Addendum, the Tenant must provide:

- **Written notice of intent to terminate**; and

- A copy of the official **military orders** or a signed letter from the Tenant's commanding officer confirming qualifying military status or relocation.

Notice must be delivered to the Landlord in writing and shall be effective **30 days after the next rental due date** following receipt of the notice.

4. Rent and Refunds

- Rent will be prorated to the effective date of lease termination.
- Any prepaid rent will be refunded on a prorated basis.
- The security deposit will be returned in accordance with **Md. Real Property § 8–203** and applicable **Baltimore City Code Article 13**.

5. Release of Liability

Tenant shall not be charged penalties, termination fees, or additional rent due to lawful early termination under this Addendum.

Acknowledgment

By signing below, the parties agree to the terms and conditions of this Military Clause Addendum and acknowledge its incorporation into the Lease Agreement.

Landlord Signature: _____ Date: 7/17/2026

Tenant Signature: Patrice Howell Date: 7/17/2026

Tenant Signature (if applicable): _____ Date: _____

Addendum – Tenant Bill of Rights for the State of Maryland

This tenant bill of rights Addendum ("Addendum") is attached to and forms part of the Lease Agreement dated 7/17/2026 between:

Landlord: **True Property Management LLC** ("Landlord")

Tenant(s): **Patrice Howell** ("Tenant")

Premises Address: **3905 W Forest Park Ave, Baltimore, MD 21207**

1. Tenant Bill of Rights State of Maryland

Tenant acknowledges that they have received and have read the Tenant Bill of Rights for the State of Maryland, as set forth in the attached document.

2. Website

Tenant understands and agrees that it is their sole responsibility to check the state website annually for any updates or changes to the Tenant Bill of Rights State of Maryland, as long as the Tenant resides in the Premises.
https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Documents/Tenant-Bill-of-Rights-V1.pdf

Tenant Signature(s): Patrice Howell Date: 7/17/2026

Tenant Signature(s): _____ Date: 7/17/2026

Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

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)

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 (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)

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.

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.

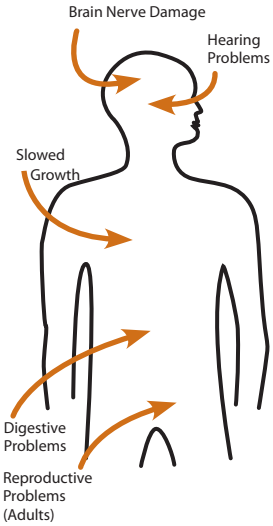
Women of childbearing age should know that lead is dangerous to a developing fetus.

- 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.

[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/cm^2), 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 ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 100 $\mu g/ft^2$ 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 (µg/ft^2) for floors, including carpeted floors
- 100 µg/ft^2 for interior windows sills
- 400 µg/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, or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*

RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

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

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD.**

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

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

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

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

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

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

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

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

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

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

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

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

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

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

Region 7 (Iowa, Kansas, Missouri, Nebraska)

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

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

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

Region 9 (Arizona, California, Hawaii, Nevada)

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

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

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

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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

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IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).