Maryland

Residential Lease Agreement

This Lease Agreement (the "Agreement") is made and entered on August 19th, 2026 (the "Effective Date") by and between On Pointe Property Management (the "Landlord") and the following tenants:

Robert Goldman

Subject to the terms and conditions stated below the parties agree as follows:

1. Property. Landlord, in consideration of the lease payments provided in this Agreement, leases to Tenant the residential dwelling consisting of the top two floors (Unit 2) at 921 S Charles Street, Baltimore, Maryland 21230, consisting of one (1) bedrooms and one (1) bathroom (the "Property"). No other portion of the building is included unless expressly provided for in this Agreement, except for any common or specifically designated areas described herein.

2. Term. This Agreement will begin on October 2nd, 2026 (the "Start Date") and will terminate on September 29th, 2027 (the "Termination Date"). Thereafter, the tenancy may continue month-to-month on the same terms and conditions, except for lawful changes agreed to or noticed as permitted by law. Tenant shall provide at least sixty (60) days written notice of a desired termination date during any month-to-month tenancy, or such other notice as required by applicable law. Landlord shall provide notice of termination as required by applicable law.

Tenant will vacate the Property upon expiration or lawful termination of this Agreement unless Landlord and Tenant agree otherwise in writing. Acceptance of rent after expiration may create a month-to-month tenancy only to the extent provided by applicable law.

HOLDOVER: If Tenant remains in possession of the Property after expiration or termination of this Lease without Landlord's written consent, Tenant shall be responsible for a rental rate equal to 150% of the monthly Rent, to the extent permitted by applicable law, in addition to any other remedies available to Landlord.

3. Management. The Tenant is hereby notified that On Pointe Property Management is the property manager of the Property. Should the Tenant have any issues or concerns, the Tenant may contact On Pointe Property Management by one of the methods below:

Address: 404 Ben Oaks Dr East, Severna Park, MD 21146

Telephone: 6103575869

Email: Joseph.j.lion@gmail.com

4. Rent. Tenant will pay to Landlord rent in the amount of $1,550.00 (the "Rent"), payable in advance on the first (1st) day of each month. Rent shall be paid in accordance with the approved payment methods below. There will be no rent increase during the initial fixed term except as permitted by law and agreed in writing. Landlord may change the Rent during any month-to-month renewal period by providing the notice required by applicable law.

PAYMENT METHOD: All rent payments shall be made electronically unless otherwise agreed to in writing by Landlord. Accepted payment methods include ACH transfer, Zelle, or wire transfer. Zelle is Landlord's preferred method of payment.

Tenant shall be responsible for any fees associated with the chosen payment method. If payment is made via wire transfer, an additional $15.00 administrative fee shall be due with each such payment.

Cash payments shall not be accepted unless expressly approved in writing by Landlord. Failure to comply with the approved payment methods may result in the payment being rejected and considered unpaid until properly remitted. Rent payments for any partial month will be prorated at 1/30th of the monthly Rent per day.

- Zelle
- Personal check
- Cash
- Direct deposit

5. Security Deposit. At signing, Tenant shall pay Landlord a Security Deposit of $1,550.00. The Security Deposit shall be held, applied, and returned in accordance with applicable Maryland law, including any required interest,

receipts, notices, inspection rights, itemization of deductions, and return deadlines. The Security Deposit may be applied only to amounts permitted by law, including unpaid rent and damages beyond ordinary wear and tear. The Security Deposit may not be used as last month's rent without Landlord's prior written consent. Tenant remains liable for lawful charges exceeding the Security Deposit.

Tenant Initials RG

6. Non-Sufficient Funds / Failed Payments. Tenant shall pay a $50.00 fee for any returned, rejected, or failed payment, including insufficient funds, chargebacks, invalid account information, or other payment failure, regardless of payment method, to the extent permitted by applicable law. Any such payment shall remain unpaid until successfully remitted.

7. Late Payments. If Rent is not paid when due, Tenant shall pay a one-time late fee equal to five percent (5%) of the unpaid Rent due for the applicable rental period, to the extent permitted by Maryland law.

Tenant initial. RG

8. Failure to Pay. Tenant is hereby notified that a negative credit report reflecting on Tenant's credit history may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of their credit obligations, such as their financial obligations under the terms of this Agreement.

9. Occupants. The only persons who may live on the Property during the term of this Agreement are:

Robert Goldman

Tenant may have guests on the Property for not over 14 consecutive days or 30 days in a calendar year, and no more than two guests per bedroom at any one time. Persons staying more than 14 consecutive days or more than 30 days in any calendar year will NOT be considered original occupants of the Property. Tenant must obtain the prior written approval of Landlord if an invitee of Tenant will be present at the Property for more than 14 consecutive days or 30 days in a calendar year.

10. Possession. Tenant will be entitled to possession of the Property on the first day of the term of this Agreement, and will yield possession to Landlord on the last day of the term of this Agreement, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant will remove its goods and effects and peaceably yield up the Property to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

11. Use of Property/Absences. Tenant will occupy and use the Property as a full-time residential dwelling unit. Tenant will notify Landlord of any anticipated extended absence from the Property not later than the first day of the extended absence.

No retail, commercial or professional use of the Property is allowed unless the Tenant receives prior written consent of the Landlord and such use conforms to applicable zoning laws. In such case, Landlord may require Tenant to obtain liability insurance for the benefit of Landlord. Landlord reserves the right to refuse to consent to such use in its sole and absolute discretion.

The failure to abide by the provisions of this section will constitute a material breach of this Agreement and is a just cause for eviction.

12. Appliances. The following appliances will be provided by Landlord:

- Stove
- Refrigerator
- Dishwasher
- Washer
- Dryer

Tenant will return all such items at the end of the term in substantially the same condition as at the beginning of the Lease Term, reasonable wear and tear excepted. Landlord shall be responsible for repair or replacement due to normal wear and tear or failure from age. Tenant shall be responsible for damage caused by misuse,

negligence, or improper operation, including damage to the garbage disposal caused by foreign objects or misuse.

13. Storage. Tenant will be allowed use of the following additional storage:

Outside under deck

Tenant will store only personal property Tenant owns, and will not store property claimed by another or in which another has any right, title or interest. Tenant will not store any improperly packaged food or perishable goods, flammable materials, explosives, hazardous waste or other inherently dangerous material, or illegal substances. Landlord will not be liable for loss of, or damage to, such stored items.

14. Parking. This Agreement does not include or provide for parking spaces for motor vehicles or motorcycles anywhere in or about the Property.

15. Deck. Use of the back deck by Tenant and guests is limited to a maximum of six (6) persons at any one time. Tenant and guests shall use the deck in a safe and reasonable manner. Tenant shall be responsible for damage caused by misuse, negligence, or violation of this occupancy limitation, to the extent permitted by law.

16. Pets.

No pets, dogs, cats, birds or other animals are allowed on or about the Property, without Landlords prior written consent, excepting guide, service, or signal dogs. Strays must not be kept or fed in or around the Property. If a pet has been on or allowed on the Property, even temporarily (with or without the Landlords permission) Tenant may be charged for cleaning, de-fleaing, deodorizing, shampooing, or replacing any portion of the Property.

17. Keys and Locks. Landlord shall provide Tenant with keys and/or access devices necessary to access the Property. Tenant shall not duplicate access devices, change locks, or install additional locking devices without Landlord's prior written consent. Tenant shall be responsible for the cost of replacing lost or damaged keys or access devices and for rekeying locks if reasonably necessary for security purposes. At termination, all keys and access devices shall be returned to Landlord. Lawful replacement or rekeying charges may be deducted from the Security Deposit, and Tenant remains liable for any lawful costs exceeding the Security Deposit.

18. Smoking. Smoking is prohibited in any area in or on the Property, both private and common, whether enclosed or outdoors. This policy applies to all owners, tenants, guests, employees, and servicepersons. The Tenant will be liable for any damages caused to the Property due to Tenant or Tenants visitors or guests smoking in or on the Property. Any violation of this policy will be seen as a breach of this Agreement and Landlord will be entitled to all remedies allowable by law including eviction.

19. Maintenance and Repairs. Tenant shall maintain the Property in a clean and sanitary condition. Landlord shall be responsible for repairs required by law and repairs due to normal wear and tear. Tenant shall be responsible for damage caused by misuse, negligence, or failure to properly maintain the Property. Except in an emergency, maintenance and repair requests shall be made in writing. A repair request constitutes permission for Landlord or Landlord's authorized contractor to enter the Property to perform the requested work in accordance with applicable law and this Agreement. Tenant shall not unreasonably restrict lawful access.

Tenant shall be responsible for the cost and replacement of HVAC air filters at least once every six (6) months, or more frequently if reasonably required. Failure to perform such maintenance may result in repair costs being charged to Tenant if such failure causes damage to the HVAC system.

Landlord shall install fresh batteries in all battery-operated smoke detectors at the commencement of the Lease Term. Thereafter, Tenant shall be responsible for replacing batteries as needed and shall not disable or tamper with smoke or carbon-monoxide alarms. Landlord may conduct periodic inspections of safety devices as permitted by law.

20. Utilities and Services. Tenant shall pay directly for all utilities, services, and charges provided to the Property for which Tenant is responsible, including required deposits, and shall maintain required utility service throughout the Lease Term. Because water service is shared between Unit 2 and the downstairs unit, Tenant shall pay a flat water charge of $60.00 per month with Rent. Failure to maintain required utility service or pay the agreed water charge shall constitute a default, subject to applicable law.

EARLY TERMINATION: Tenant may request early termination by providing at least sixty (60) days written notice and paying an early termination fee equal to one (1) month's Rent, which does not include Rent due during the notice period. Tenant shall remain responsible for all Rent and obligations under this Lease until the earlier of (a) expiration of the Lease Term, or (b) commencement of a new lease with a replacement tenant secured by Landlord. Landlord will make reasonable efforts to re-rent the Property. The Security Deposit may not be applied toward Rent or termination fees.

LEASE BUYOUT OPTION: Tenant may request a fixed early termination date by paying a buyout fee equal to two (2) months' Rent. Any buyout must be accepted by Landlord in writing and must state the agreed termination date. Upon payment of the agreed buyout fee, satisfaction of Rent through the agreed termination date, and surrender of the Property, Tenant shall be released from future Rent obligations after that date, except for obligations that survive termination, including lawful charges for damage or other amounts due.

21. Default. Tenant will be in default if Tenant materially fails to comply with this Agreement or applicable law. Landlord may exercise only those notices, remedies, and procedures permitted by applicable Maryland and Baltimore City law. Nothing in this Agreement authorizes self-help eviction, unlawful lockout, interruption of essential services, or any remedy prohibited by law. Any material misrepresentation or omission in Tenant's rental application shall constitute a default to the extent permitted by law.

22. Sale of Property. A sale or transfer of the Property shall not by itself terminate this Agreement. Landlord shall provide Tenant with any notice of a change in ownership, management, or payment instructions required by applicable law. The Lease shall continue according to its terms unless lawfully terminated.

23. Holding Over. If Tenant remains in possession after expiration or termination with Landlord's written consent, the tenancy shall continue month-to-month under the terms of this Agreement, subject to lawful changes and required notices. If Tenant remains without Landlord's written consent, the Holdover provision above shall apply to the extent permitted by law.

24. Military Termination. In the event, the Tenant is, or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the Property is located, or is relieved from active duty, retires or separates from the military, or is ordered into military housing, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant will also provide to the Landlord a copy of the official orders or a letter signed by the Tenant's commanding officer, reflecting the change, which warrants termination under this provision. The Tenant will pay prorated rent for any days (he/she) occupy the dwelling past the first day of the month. Any security deposit will be promptly returned to the Tenant, provided there are no damages to the Property.

25. Condition of Property. Tenant stipulates, represents and warrants that Tenant has examined the Property, and that it is at the time of this Agreement in good order, repair, and in a safe, clean and tenantable condition.

26. Alterations and Improvements. Tenant will make no alterations to the buildings or improvements to the Property or construct any building or make any other improvements on the Property without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Property by Tenant will, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Property at the expiration or earlier termination of this Agreement.

27. Hazardous Materials. Tenant will not keep on the Property any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Property or that might be considered hazardous or extra hazardous by any responsible insurance company.

28. Lead Disclosure. Many homes and apartments built before 1978 have paint that contains lead (called lead-based paint). Lead from paint chips and dust can pose serious health hazards if not taken care of properly. Federal law requires that tenants and lessees receive certain information before renting pre-1978 housing. By signing this Agreement, Tenant represents and agrees that Landlord has provided Tenant with such information, including, but not limited to, the EPA booklet entitled *Protect Your Family from Lead in Your Home.*

29. Damage to Property. If the Property is damaged or destroyed as to render it uninhabitable, then either Landlord or Tenant will have the right to terminate this Agreement as of the date on which such damage occurs, through written notice to the other party to be given within 20 days of occurrence of such damage. However, if such damage should occur as the result of the conduct or negligence of Tenants or Tenants' guests or invitees, Landlord will have the right to termination and Tenants will be responsible for all losses, including, but not limited to, damage and repair costs as well as loss of rental income.

30. Landlord Access to Property. Landlord and Landlord's authorized agents or contractors may enter the Property at reasonable times for inspection, repairs, improvements, agreed services, or to show the Property to prospective purchasers, lenders, or tenants, subject to applicable law. Except in an emergency or where otherwise permitted by law, at least twenty-four (24) hours notice shall be deemed reasonable. After notice of termination or non-renewal, Tenant agrees to reasonably cooperate with showings, including maintaining the Property in reasonably clean condition and allowing lawful access with notice.

31. Indemnity Regarding Use of Property. To the extent permitted by law, Tenant agrees to indemnify and hold Landlord harmless from claims, losses, or liabilities arising from Tenant's or Tenant's guests' negligent or wrongful use of the Property, except to the extent caused by Landlord's negligence or other conduct for which liability may not lawfully be waived. Tenant shall maintain renter's insurance throughout the Lease Term with at least $100,000 in personal liability coverage and shall provide proof of coverage upon request.

32. Accommodation. Landlord will comply with applicable federal, state, and local fair-housing laws concerning reasonable accommodations and reasonable modifications for individuals with disabilities. Requests should be made to Landlord and will be evaluated and handled in accordance with applicable law.

33. Compliance with Regulations. Tenant will promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant will not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

34. Mechanics Liens. Neither Tenant nor anyone claiming through the Tenant will have the right to file mechanics liens or any other kind of lien on the Property and the filing of this Agreement constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the Property free of all liens resulting from construction done by or for the Tenant.

35. Subordination of Lease. This Agreement is subordinate to any mortgage that now exists, or may be given later by Landlord, with respect to the Property.

36. Assignment and Subletting. Tenant shall not assign this Lease, sublet any portion of the Property, or add a replacement tenant or occupant without Landlord's prior written consent. Any consent to one assignment, sublease, replacement tenant, or additional occupant shall not constitute consent to any future arrangement. Any approved replacement tenant or occupant may be required to complete Landlord's screening and documentation requirements.

37. Notice. Notice under this Agreement will not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these provisions will be deemed received on the third day after posting.

38. Attorney's Fees. In any legal action or proceeding arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs to the extent permitted by applicable law.

39. Governing Law. This Agreement will be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

40. Waiver and Severability. The failure of either party to enforce any provisions of this Agreement will not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement. If any provision of this Agreement or the application thereof will, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the

application of the provision to other persons, entities or circumstances will be affected thereby, but instead will be enforced to the maximum extent permitted by law.

41. Time of Essence. Time is of the essence with respect to the execution of this Lease Agreement.

42. Estoppel Certificate. Tenant will execute and return a tenant estoppel certificate delivered to Tenant by Landlord or Landlord's agent within three (3) days after its receipt. Failure to comply with this requirement will be deemed Tenant's acknowledgment that the estoppel certificate is true and correct, and may be relied upon by a lender or purchaser.

43. Entire Agreement. This document constitutes the entire Agreement between the Tenant and Landlord. This Agreement cannot be modified except in writing and must be signed by all parties. Neither Landlord nor Tenant have made any promises or representations, other than those set forth in this Agreement and those implied by law. The failure of Tenant or its guests or invitees to comply with any term of this Agreement is grounds for termination of the tenancy, with appropriate notice to Tenants and procedures as required by law.

44. Application. Tenant represents and warrants that all material statements in Tenant's rental application are accurate. Any material misrepresentation or omission may constitute a default under this Agreement and may result in remedies permitted by applicable law.

45. Binding Effect. The provisions of this Agreement will be binding upon and inure to the benefit of parties and their respective legal representatives, successors and assigns.

SURRENDER OF PROPERTY: Upon expiration or earlier termination of this Agreement, Tenant shall surrender the Property in the same condition as at move-in, reasonable wear and tear excepted; return all keys and access devices; and remove all personal property and trash. **Prior to surrendering possession of the Property, Tenant shall have the Property professionally cleaned at Tenant's expense so that the Property is clean and ready for occupancy by the next tenant. Professional cleaning shall include, as applicable, floors, appliances, kitchen surfaces, bathrooms, fixtures, and other interior surfaces. All carpets shall be professionally steam cleaned. Tenant shall provide Landlord with receipts or other reasonable proof of the required professional cleaning and carpet cleaning upon request.** If Tenant fails to complete the required cleaning before surrendering possession, Landlord may arrange for the necessary cleaning, and Tenant shall be responsible for the reasonable and lawful actual costs incurred. Any amounts may be deducted from the Security Deposit only to the extent permitted by Maryland law, and Tenant remains liable for other lawful amounts exceeding the Security Deposit.

Initials

Tenant Landlord

Security Deposit: $1550.00

Rent will be $1,550.00/month

Inspection on Moving Out

Tenant has the right to request and be present for a move-out inspection as provided by Maryland law. Tenant should provide written notice of the intended move-out date and a forwarding address. Landlord will provide any notices concerning the inspection and Security Deposit as required by applicable law.

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Agreement in the manner prescribed by law as of the Effective Date.

Landlord:

By: Joseph lion 08-21-2026 11:33:37 AM UTC - 3-3 Date: 08/19/2026

On Pointe Property Management

404 Ben Oaks Dr. East, Severna Park, MD 21146

Tenants:

By: Robert Goldman 08-20-2026 11:55:57 PM EDT - 2-6 Date: 08/19/2026

REQUIRED ATTACHMENTS

The following state/federal materials are provided with this Lease and are not modified by Landlord: Maryland Tenants' Bill of Rights and Lead-Based Paint Disclosure.

MARYLAND TENANTS' BILL OF RIGHTS — REQUIRED ATTACHMENT

The following is the current Maryland Department of Housing and Community Development Tenants' Bill of Rights, attached without modification as required for residential leases.

Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it annually. The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed at the end of this document. The Maryland Department of Housing and Community Development's Office of Tenant and Landlord Affairs drafted this document, not your landlord.

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 through Maryland Court Help Centers and The Peoples' Law Library of Maryland
- 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 unless specifically noted otherwise.

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

Application fees:

- Landlords who rent five or more units can only keep a maximum of $25 for an application fee, unless their actual application related costs (such as credit checks) are more than $25.
- If a landlord charges more than $25 but their costs were less than the amount charged, they must refund the portion of the application fee that was not used for application-related costs.
- The refund must be made within 15 days of one of the following:

- The tenant moved into the unit, or
- The landlord or the applicant gives written notice that the applicant will not rent the unit.

Application expenses:

- Applicants may ask the Landlord for a list of the application expenses.
- The list must include monetary amounts and descriptions of each expense.

Tenant screening report:

- Some landlords may choose to accept a tenant screening report that was:
  - Prepared by a consumer reporting agency within the 30 days before application is submitted,
  - Prepared by a consumer reporting agency, and
  - Obtained and paid for by the tenant.
- If a landlord accepts such a report, they may not charge you an application fee.

Pet policy:

- Landlords must include a written copy or a summary of their pet policy in their rental application form.
- The pet policy must include:
  - Any breed or weight restrictions.
  - Any limit on the number of pets allowed.
  - Any required fees, including:
    - Up front non-refundable pet fees,
    - Refundable pet deposits, and
    - Monthly pet fees.
  - Any vaccination requirements.
  - Any liability insurance requirements.
  - Any additional requirements

Assistance Animals:

- Assistance animals are not pets and are always allowed, regardless of your landlord's pet policy. An assistance animal is an animal that:
    - works, provides assistance, or performs tasks for the benefit of a person with a disability, or
    - provides emotional support that reduces one or more identified effects of a person's disability,
- If you have an assistance animal, your landlord can't charge an additional application fee or additional security deposit for your assistance animal. Your landlord can charge you repair fees if your assistance animal causes damage to your unit or common areas.
- Landlords may ask for information that allows them to evaluate a request for an assistance animal if:
    - Your disability is not obvious, and/or
    - Your need for an assistance animal is not obvious.

(Real Property Article of the Maryland Code, Sections 8-210, 8-213, and 8-218, 42 U.S.C. 3604)

2. LEASES & TENANCIES

Written lease requirements:

- A landlord who rents five or more units in Maryland is required to use a written lease.
- A landlord who rents four or fewer units in the state is not 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.
- If your landlord gives you a written lease, it must include:
    - A statement of the condition of the property
    - An explanation of who is required to pay for heat, gas, electricity, water utilities and make repairs of the premises
    - 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 agent authorized to receive notices and service of process on the landlord's behalf (unless posted in a noticeable place on the property).
- Local jurisdictions may require additional information in leases.

A lease may not include:

- Anything that requires you to allow the landlord to "confess judgment" (agree in advance to let the landlord win a claim) 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 separately by you.

Ending tenancy:

- For the landlord to end your tenancy:
    - For a written lease with a stated term, the landlord must give you at least 60 days written notice before terminating the tenancy.
    - For month-to-month periodic tenancies, the landlord must give you at least 60 days written notice before terminating the tenancy.
    - For year-to-year periodic tenancies, the landlord must give at least 90 days written notice before the tenancy ends.
- For you to end your tenancy:
    - For leases with a stated term, month-to-month tenancies, and all other tenancies except year-to-year tenancy, you must give at least 30 days written notice before terminating the tenancy, unless the lease requires more time.
    - For year-to-year tenancies you must give at least 90 days written notice before terminating the tenancy. (This requirement does not apply in Baltimore City where tenants are only required to provide 30 days notice to end all tenancies.)

Ending your lease early due to abuse:

- If you have experienced abuse, you can end your lease early by giving notice to your landlord. The notice must include
    - A copy of a final protective order or peace order issued by the courts, or
    - A copy of a report from a qualified third party like a doctor, psychologist, social worker, or an advocate from a domestic violence organization.
- After providing notice, you have up to 30 days to move out.
    - You are only responsible for the rent from the notice date until you move out, which may be less than 30 days.

- If you move out in fewer than 30 days, you must give your landlord a signed, notarized, and written notification that you have moved out. The notification must be hand delivered or sent by first class mail.
- If you do not give your landlord this notice, you will be responsible for the rent for the full 30 days.

If the lease ends and no one gives notice:

- 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 8-5A-01, 8-5A-02, 8-5A-03, 8-208, 8-210, and 8-402; Baltimore City Public Local Law Section 9-16)

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. You cannot be charged a late fee on partial rent payments paid on time.
- Your landlord must give you a receipt for your rent payment if you pay rent in cash or if you ask for a receipt.
- Rent Increases:
  - 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 how much 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.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, 8-208, and 8-209)

4. UTILITIES

Your unit must offer heat, light, electricity, hot and cold water, and proper sewage disposal. However, your landlord is not responsible if these utilities are not available because you have not paid bills that are your responsibility.

If your lease requires you to pay utilities directly to your landlord, your landlord must

- Give you copies of the monthly utility bills or,
- At the beginning of each lease term, give you in writing the total utility costs billed to the landlord for the previous year. Annual costs for water, sewer, gas, and electricity bills for the previous year must be provided separately.

Some landlords in larger buildings use a Ratio Utility Building System (RUBS) where tenants are charged a portion of the building's total utility costs. If your landlord uses RUBS, they must:

- Tell you before you sign your lease that they use RUBS,
- Provide copies of the last two utilities bills, and
- Describe how they calculate your share of the total utility costs.

(Real Property Article of the Maryland Code, Sections 8-208, 8-211, 8-212)

5. SECURITY DEPOSITS

Maximum deposit:

- In most cases, a landlord may not require you to pay a security deposit higher than one month's rent.
- You may offer a larger security deposit if your rental application would be denied based on credit or rental history.
- Your security deposit may be up to two months' rent If:
    - You signed your lease before October 1, 2024 or
    - If you qualify for utility assistance from the Department of Human Services and lease agreement requires you to pay utilities directly to the landlord.

What is a security deposit:

- A "security deposit" is any payment you give to the landlord, including pet deposits, to protect the landlord against
    - Unpaid rent
    - Property damage to the unit, common areas, major appliances, and furnishings
    - Damage due to lease violations

Payment rules:

- 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.
- The landlord must give you a written receipt, which must be included with the written lease.
- The landlord must inform you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

Move-out inspection at end of tenancy:

- In the move-out inspection, the landlord inspects the unit for damage that may reduce your security damage.
- If you plan to move out and want the right to be present during the inspection, you must send your landlord a certified letter at least 15 days before leaving. The letter should:
    - Say that you plan to move,
    - Share your move-out date, and
    - Include your new address
- At the end of your tenancy, your landlord must give you a written list of any charges deducted from the security deposit and documents supporting the charges.
- They must return the rest of your deposit with interest within 45 days.

Allowed deductions:

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 deposit is not returned on time:

- If the landlord does not return your deposit or give you a written list of charges within 45 days after your lease ends, they may lose the right to keep any of the deposit.
- You may sue the landlord for up to three times the amount the landlord did not return.

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

6. CONDITION OF RENTAL UNITS

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

Reporting a problem:

- Notify your landlord in writing right away if you find a problem.
- You can also reach out to your local code enforcement agency and request an inspection.
- A citation or violation notice is considered written notice to the landlord.

Mold-specific requirements:

- Landlords must test for a mold within 15 days of receiving written notice of possible mold in your unit.
- If mold is found, the landlord must remove it and fix the cause within 45 days if possible.
- If the mold can't be fixed within 45 days, it must be fixed within a reasonable time frame after the mold is found.
- Landlords must keep you informed during the mold testing and repair process.

Repair and Access:

- Landlords must provide at least 24 hours of advance notice before entering your apartment, except in an emergency.
- You must provide your landlord with access to your property to make repairs.

If problems are not fixed:

If your landlord doesn't fix the problem within a reasonable time after you provide notice, and the problem threatens life, health, or safety you have options:

- File a lawsuit in District Court for damages and a decrease in rent.
- Refuse to pay rent and use the issues as a defense if the landlord sues you for rent.
- File a rent escrow case, which allows you pay rent to the court instead of the landlord until the problems are fixed.

Lead paint:

If lead paint is present in the unit, you may, in certain circumstances, have the right to:

- Receive money from your landlord for a temporary relocation
- Take legal action if your landlord does not assist with safe relocation

Living in your unit:

- You have the right to quiet enjoyment of your rental unit for the duration of your tenancy.

- You have 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, 8-212, 8-215, and 8-220)

7. EVICTIONS

Your landlord may start the eviction process by filing a case in the District Court if you:

- Violate your lease
- Don't pay rent on time
- Don't move out when your lease ends

Court process required:

- 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 like 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 are not allowed.

Your rights in court:

- You have the right to attend any court hearing in an eviction case brought against you by a landlord.
- You may qualify for a free attorney through Maryland's Access to Counsel in Evictions program if your income is 50% of the Area Median Income or less. Call 211 or visit legalhelpmd.org to find out if you qualify.
- You can access legal counsel as soon as you receive notice that your landlord is seeking to end the lease or to start the eviction process.

Notice before eviction:

- 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.
- In a "Failure to Pay Rent" eviction case, rent only includes the base rent. It may not include utility charges, maintenance charges or other penalties.
- A longer notice period may be required if you receive a housing subsidy funded by the state or federal government.
- Other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease may also require more notice.

Eviction requirements and stopping the eviction:

- If the court rules against you, you have seven days to move out or the landlord can ask the court to issue a warrant of restitution to evict you by removing all of your property from the unit.
- In most cases, you can stop the eviction by paying all past-due rent and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."
- Redemption may not be an option if:
    - you have had three (four in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case, and
    - your landlord asks the court not to allow you to redeem.
- Your landlord must give you written notice before the initial scheduled eviction. Six days is required under state law. Your local jurisdictions can the number of days required but it must be between four and 14 days of notice before the initial scheduled eviction.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, 8-407, and 8-902)

8. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when your landlord doesn't fix a major issue that stops your use and enjoyment of your rental unit and you move out instead.

When it applies:

You may not be responsible for the rent if you can prove all of the following:

- Your landlord's actions or neglect cause the major issue that disrupted your use and enjoyment of your unit.
- You told your landlord about the issue.
- You gave the landlord a reasonable amount of time to fix it before you moved out.
- You moved out within a reasonable time after your landlord failed to fix a major issue.

Before moving out, you should consult with an attorney. If you can prove construction eviction,

- Your lease will be considered ended (terminated).
- You will not be responsible for paying rent after you move out.
- You may be able to sue your landlord for your losses-- including moving costs, rent differences, attorney fees, and other related expenses.

What landlords must do to avoid constructive eviction:

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

9. TENANT RIGHT OF FIRST REFUSAL

The "right of first refusal" (a legal term) means you get the first chance to buy the property you rent before the landlord sells it to someone else.

When it applies:

- You are a named tenant on the lease.
- You have lived in a rental property with 1, 2, or 3 units for at least six months.
- Your landlord plans to sell the property or receives an offer to buy it from a third party.

However, this rule does not apply in certain situations, such as when the landlord transfers the property without selling it, including transfers:

- To a family member
- To a business owned by the landlord
- Under court order

Notice process:

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)

10. 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
- Military Status.

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

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

- Making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property.
- Filing or participating in a lawsuit involving the landlord.
- Participating in a tenants' organization.
- Requesting police or emergency services at the property.
- Providing information to the landlord relating to lead paint issues.

Retaliation may include actions such as:

- Filing or threatening to file a lawsuit against you.
- Threatening to notify law enforcement about your immigration status.
- 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.

It is a crime for anyone, including landlords, to attempt to take money, property, labor, services, or anything of value by threatening to notify law enforcement about your immigration status.

Notice requirements before your landlord can enter your unit:

Unless your lease says 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.

- Your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs
- They can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency.
- You can give your landlord written permission to enter your home with less than 24 hours notice.

Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(42 U.S.C. Sections 3601, et seq.; 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; Criminal Law Article of the Maryland Code, Section 3-701)

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

11. RESOURCES

Office of Tenant and Landlord Affairs
Maryland Department of Housing and Community Development

Website: Office of Tenant and Landlord Affairs (dhcd.maryland.gov/Tenant-Landlord-Affairs)
Phone: 855-511-3423
Email: otla.dhcd@maryland.gov

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 Commission on Civil Rights (MCCR)
Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

Contact Information: Call 211 or go to Legal Help Maryland (LegalHelpMD.org)

ACE provides free legal representation to income eligible renters at risk of eviction, has lost or is at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:
Website: District Court Help Centers (courts.state.md.us/helpcenter/inperson/dc)
If you are unable to go in person, call 410-260-1392 for assistance.

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.

The People's Law Library of Maryland
Website: The People's Law Library of Maryland (peoples-law.org)

The People's Law Library is a legal information and self-help website maintained by a court-related agency of the Maryland Judiciary. It's also supported by Maryland's nonprofit legal service providers, pro bono attorneys, and law schools.

Services provided:

- The website provides general information about the law to people representing themselves in court.
- They offer a directory of legal service organizations who may be able to assist you in resolving your civil legal problems.

Lease Agreement

Disclosure of Information on Lead-Based Paint

or Lead-Based Paint Hazards

Lead Warning Statement

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

Landlord's Disclosure

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

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

_____

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

(b) Records and reports available to the landlord (Check (i) or (ii) below):

(i) ___x__ 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 (list documents): __report from inspection provided

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

Tenant's Acknowledgment (initial)

(c) RG_____ Tenant has received copies of all information listed above.

(d) RG_____ Tenant has received the pamphlet *Protect Your Family From Lead In Your Home*.

Agent's Acknowledgment (initial)

***** The term Agent is defined as any party who enters into a contract with the Landlord, including anyone who enters into a contract with a representative of the Landlord for the purpose of leasing housing.

(e) N/A — No separate leasing agent is involved in this transaction.

Certification of Accuracy

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

Tenant:

By: Robert Goldman _____ Date: 08/19/2026
08-20-2026 11:55:57 PM EDT - 2-9

_____

Acknowledged by Landlord/Agent:

By: Joseph lion _____ Date: 08/19/2026
08-21-2026 11:33:37 AM UTC - 3-10

On Pointe Property Management