American Management II, LLC

2612 Maryland Ave • 2nd Floor • Baltimore, MD 21218
(410) 366-2100

1. Rental Agreement Main Body

1.1 THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVISE

Date of Residential Rental Agreement**:** 06/02/2026

Property Address (the "Property")
12 E Biddle Street - 3
Baltimore, MD 21202

Tenant Names (collectively the "Tenant"): Melanie D. Cooper

Landlord's Name: Skybox Properties, LLC

Landlord's Agent: **American Management II, LLC**

2612 Maryland Ave, 2nd Fl

Baltimore, MD 21218

Phone: 410-366-2100 Fax: 410-662-8944

1.2 RENT. TERM

In consideration of the rental of the Property by Landlord to Tenant, Tenant hereby covenants and agrees to the following terms, conditions and provisions of this Residential Rental Agreement (the "Agreement").

1. Rent. Term. Landlord rents to Tenant and Tenant hires from Landlord the Property for the term of 11 months beginning on 08/14/2026 and ending on 07/31/2027 for the total sum of **$** $13,838.87 payable in equal monthly payments of **$** $1,195.00 each in advance on the first day of each month, in full, without demand, deduction, set-off, recoupment or any counterclaim whatsoever. In the event that the first day of the term is not the first day of a calendar month, Tenant shall pay on the first day of the term a pro rata amount for the period until the end of that month. At the end of the term, this Agreement shall continue from month to month unless terminated in writing by Landlord no less than ninety (90) days prior to the end of the original term or by Tenant no less than thirty (30)-days prior to the end of the original term**.**

X MDC
Melanie D. Cooper

1.3 POSSESSION

2. Possession. If there is a delay in delivery of possession of the Property by Landlord, rent shall be abated on a daily basis until possession is granted. If possession is not granted within seven (7) days after the beginning day of the initial term, Tenant may void this Agreement and shall receive a refund of any rent and Security Deposit (hereinafter defined) actually paid. Landlord shall not be liable for any damages for delay in possession.

X MDC
Melanie D. Cooper

1.4 SECURITY DEPOSIT

3. Security Deposit.

In accordance with the Annotated Code of Maryland, Real Property Article 8-203.1, as amended, Tenant has deposited with the Landlord or Landlord's Agent the sum of **$** $1,195.00 **Dollars** receipt of which is hereby acknowledged, which sum does not exceed one (1) month's rent. Tenant may not utilize the Security Deposit as rent and must not apply the same as the last month's rent.

The Security Deposit will be deposited and maintained in an escrow account in a federally insured financial institution which does business in the State of Maryland, devoted exclusively to security deposits, within thirty (30) days after it has been received. The Security Deposit may be held in insured certificates of deposit at branches of a federally insured financial institution within the State of Maryland or in securities issued by the federal government or the State of Maryland.

Within forty-five (45) days after the end of the tenancy, Landlord shall return the Security Deposit to Tenant together with simple interest which has accrued at the daily U.S. Treasury yield curve rate for one (1) year, as of the first business day of each year, or One and one-half (1.5%), whichever is greater, less any damages rightfully withheld. For any year in which Landlord has held the Security Deposit for less than the full year, the landlord shall pay an amount of interest calculated by:

1. Multiplying the amount of the Security Deposit by the daily U.S. Treasury yield curve rate for one (1) year that was in effect as of the first business day of that calendar year, or one and one-half (1.5%), whichever is greater; and

2. Multiplying the result obtained under item 1 of this subparagraph by a fraction, the numerator of which is the number of months that the Security Deposit was held that year and the denominator of which is twelve (12).

Interest shall accrue at monthly intervals from the day the tenant gives the landlord the security deposit. Interest is not compounded. No interest is due or payable:

1. Unless the landlord has held the security deposit for at least six (6) months; or

2. For any period less than a full month

Interest shall be payable only on security deposits of Fifty ($50) or more.

If Landlord, without a reasonable basis, fails to return any part of the Security Deposit, plus accrued interest, within forty-five (45) days after the termination of the tenancy, Tenant has an action of up to threefold of the withheld amount, plus reasonable attorney's fees.

The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of lease or for damage by Tenant or Tenant's family, agents, employees, guests, or invitees in excess of ordinary wear and tear to the Property, common areas, major appliances, and furnishings owned by Landlord.

Tenant has the right to be present when Landlord or Landlord's Agent inspects the Property in order to determine if any damage was done to the Property, if Tenant notifies Landlord or Landlord's Agent by certified mail of Tenant's intention to move, the date of moving and Tenant's new address. The notice to be furnished by Tenant to Landlord shall be mailed at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, Landlord shall notify Tenant by certified mail of the time and date when the Property is to be inspected. The date of inspection shall occur within five days before or five days after the date of moving as designated in Tenant's notice. The language contained in this paragraph and the Security Deposit Receipt shall serve as written notice to Tenant as to Tenant's rights under the security deposit laws. Failure by Landlord to comply with this requirement forfeits the right of Landlord to withhold any part of the Security Deposit for damages.

The Security Deposit is not liquidated damages and may not be forfeited to Landlord for breach of this Agreement, except in the amount that Landlord is actually damaged by the breach.

In calculating damages for lost future rents, any amount of rents received by Landlord for the Property during the remainder, if any, of Tenant's term, shall reduce the damages by a like amount.

If any portion of the Security Deposit is withheld, Landlord shall present by first-class mail directed to the last known address of Tenant, within forty-five (45) days after the termination of the tenancy, a written list of damages for unpaid rent, damage due to breach of lease or for damage by Tenant or Tenant's family, agents, employees, guests, or invitees in excess of ordinary wear and tear to the Property, common areas, major appliances, and furnishings owned by Landlord, together with an itemized statement of the cost incurred. If Landlord fails to comply with this requirement, Landlord

forfeits the right to withhold any part of the Security Deposit for damages. If Tenant has been evicted or ejected for breach of a condition or covenant of this Agreement prior to the termination of the tenancy or who has abandoned the Property prior to the termination of the tenancy, then Landlord does not have to notify Tenant of its intention to withhold all or any portion of the Security Deposit. Tenant, however, may demand return of the Security Deposit by giving written notice by first-class mail to Landlord within forty-five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify Tenant's new address. Landlord, within 45 days, of receipt of such notice, shall present, by first-class mail to Tenant, a written list of the damages together with an itemized statement of costs incurred and shall return to Tenant the Security Deposit together with the statutory interest, less any damages rightfully withheld. If Landlord fails to send the list of damages, the right to withhold any part of the Security Deposit for damages is forfeited. If Landlord fails to return the Security Deposit as required (less any damages rightfully withheld), Tenant has an action of up to threefold of the withheld amount, plus reasonable attorney fees.

Tenant's obligations under this Agreement may not end when Tenant ceases to occupy the Property. Repairs required may be so substantial or of such a nature, that work will not be completed within the forty-five (45) day period following the termination of the tenancy. As such, Landlord's recovery of damages will not be limited to the amount of the Security Deposit. In such event, Landlord reserves the right to pursue Tenant for reimbursement for costs incurred to repair damages to the Property.

In the event of a sale of the Property or the transfer or assignment by the Landlord of this Agreement, Landlord has the obligation to transfer the Security Deposit to the transferee. After the transfer is made and after written notice of same is given to Tenant with the name and address of the new Landlord, Landlord is released from all liability for the return of the Security Deposit and Tenant must look solely to the new Landlord for the return of his or her Security Deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the Security Deposit to a new Landlord.

In the event of any rightful or permitted assignment of this Agreement by Tenant to any assignee or sublessee, the Security Deposit is deemed to be held by Landlord as a deposit made by the assignee or sublessee and the Landlord will have no further liability with respect to return of such Security Deposit to the assignor.

The failure of Landlord to comply with the Security Deposit Law may result in Landlord being liable to Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees.

Landlord or Landlord's estate, but not Landlord's Agent or court appointed receiver, will remain liable to the Tenant for the maintenance of the Security Deposit as required by law.

An itemized statement of costs provided shall include supporting documentation that identifies the materials or services provided.

X MDC
Melanie D. Cooper

1.5 PAYMENT. LATE FEES. RENT COLLECTION

4. Payment. Late Rental Collection Charge. Interest.

Landlord is prohibited from applying a penalty fee for late payment of rent until:

(a) Tenant's payment of rent is more than ten (10) days past due with the rent; or

(b) Tenant has received Tenant's regularly scheduled government benefit disbursement if Tenant has previously provided Landlord with written notice that shows the day of the month the government benefit is normally issued or mailed is later than the day on which the rent is due.

(c) Government benefit means:

(i) Temporary cash assistance or other assistance described in Title 5 of the State Human Services Article;

(ii) Supplemental Security Income;

(iii) Social Security Disability Income;

(iv) Unemployment Insurance Benefits;

(v) Veteran's Administration Benefits;

(vi) Social Security Benefits; or

(vii) Assistance from any other similar federal, state, or city government benefits program.

5. Bad Check Service Charge. In the event Tenant's check is dishonored and returned unpaid for any reason to Landlord, Tenant shall pay as additional rent the sum of Fifty-Five Dollars ($55) for each dishonored check. Such amount is due and payable immediately.

X MDC
Melanie D. Cooper

1.6 LANDLORD'S LEGAL RIGHTS AND TENANT OBLIGATIONS

6. Tenant shall pay his or her rent on time each and every month regardless of any other debts or responsibilities Tenant may have. Tenant shall be fully liable for any back rent owed. If the rent called for in paragraph 1 hereof has not been paid by the tenth (10th) of the month, or if Tenant shall breach any other term, covenant or condition of this Agreement, Landlord

(a) may distrain therefore all in accordance with the applicable provisions of law,

(b) re-enter the Property and terminate this Agreement in accordance with the applicable provisions of law, or

(c) bring summary proceedings to evict Tenant or

(d) pursue any other remedy available to Landlord at law or in equity.

Neither such termination or expiration of this Agreement nor recovery of possession of the Property, shall deprive Landlord of any other action against Tenant for rent or for damages which may be due or sustained prior to, or subsequent to, the termination of said Agreement. Nor shall such termination or expiration extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to such termination or re-entry or subsequent thereto. Tenant shall pay as additional rent any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms, conditions or provisions of this Agreement; and, all damages, costs, and expenses which the Landlord may suffer or incur by reason of any default of Tenant or failure on Tenant's part to comply with the terms, conditions or provisions of this Agreement. Tenant also acknowledges that breaching any term, condition or provision of this Agreement may result in an action being filed against Tenant, a court judgment being entered against him or her and/or a lien and/or garnishment being filed against his or her current and future assets and/or wages.

1.7 RENT COURT AND COSTS

6A. Rent Court Agent. Should Landlord employ an agent to institute proceedings for rent and/or repossession of the Property for non-payment of any installment of rent; and should such rent be due and owing as of the filing of the proceedings, Tenant; provided that judgment for possession is granted in Landlord's favor, shall pay to Landlord the reasonable costs incurred by Landlord in utilizing the services of said Agent, including, without limitation, any surcharge pursuant to the Annotated Code of Maryland, Courts and Judicial Proceedings Article, Section 7-202, as amended. Further such amount recoverable may not exceed the amount of Tenant's security deposit.

6B. Administrative and Attorney Fees. Court Costs. In the event Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees violate any term, condition or provision of this Agreement (other than paragraph 4 of this Agreement), or the rules and regulations thereof, Tenant shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof, including without limitation any court costs and costs of any required notices for filing any court action for nonpayment of rent, an administrative fee (the "Administrative Fee") in the amount of ten percent (10%) of Tenant's then current monthly rental to help defray Landlord's costs incurred in connection with the remedy of such violation of this Agreement. Should Landlord employ an attorney because of any such violation, Tenant shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by Landlord. Tenant shall be liable for such attorney fees whether or not Landlord institutes legal proceedings. Should Landlord institute any legal proceeding or bring any legal action to enforce any term, condition or provision of this Agreement, Landlord in such action shall be reimbursed by Tenant for all reasonable attorneys' fees,

court costs and service of process costs incurred by Landlord in the action; provided Landlord is the prevailing party in the action. Tenant shall reimburse any and all collection agent's fees incurred pursuant to obtaining and enforcing any court judgment and lien. If Landlord pursues action in District Court for judgment and lien, or, if Tenant pursues action in District Court for Rent Escrow prior to giving Landlord or Landlord's Agent proper notice of defects, in writing and delivered by certified mail to proper parties, and sufficient time to remedy the defects pursuant to applicable Maryland law, Tenant shall be charged One Hundred Dollars ($100) per hour for any court time and time associated with preparation for court by Landlord or Landlord's Agent plus any miscellaneous charges including, but not limited to, parking, copies, etc., Landlord shall charge a $5 fee for expenses actually incurred in providing the notice required pursuant to the Annotated Code of Maryland, Real Property Article, §8-407.

X MDC
Melanie D. Cooper

1.8 RELETTING AND SUBLEASE. APPLICATION

7. Reletting. If the Property becomes vacant because of the exercise by Landlord of its remedies hereunder, or should Tenant abandon the Property, Landlord may take possession of the same, and may relet the Property to others, as the agent of Tenant, upon such terms and conditions as Landlord shall reasonably determine. Tenant shall immediately pay to Landlord the costs incurred by Landlord in such reletting and thereafter pay monthly in advance the difference between the rent payable under this Agreement and the amount of the rent received upon any such reletting. In addition, if Tenant does not fulfill the full term of this Agreement, a pro-rated leasing commission will be charged to Tenant which shall be immediately due and payable. This fee will be calculated by multiplying the new monthly rental amount by the number of months remaining on the original Agreement, and the product thereof is then divided by twelve. Nothing contained in this Agreement shall be deemed to impose upon Landlord any obligation to show or lease the Property in preference to any other rental units owned by Landlord. Additionally, if Tenant does not fulfill the full term of this Agreement (does not apply to tenants with leases for more than one year and who reside in the property for one year or more), a pro-rated lead certificate reimbursement fee will be charged to Tenant and become immediately due and payable. This fee will be calculated by multiplying the number of months remaining on this Agreement at the date that Tenant vacates the property by the cost of the lead certificate and the product thereof is then divided by twelve**.**

7A. **Lease Change Fee.** If any Tenant wishes to be removed as a party to this Agreement ("Departing Tenant") or any person wishes to be added as a party to this Agreement ("New Tenant") and one or more Tenant(s) shall remain as party(s) to this Agreement, such request shall be made to Landlord's Agent in writing and there shall be no existing balance due under the terms of this Agreement (unless such requirement that there be no existing balance due is waived by Landlord, in its sole and absolute discretion). If Landlord, in its sole and absolute discretion, agrees in writing to remove Departing Tenant as a party to this Agreement and/or add a New Tenant as a party to this Agreement, Departing Tenant and/or New Tenant, as the case may be, shall pay a fee of $150.00 as compensation for the administrative costs for such change to this Agreement, such payment shall be considered Additional Rent and shall be payable at the time of the change to the Agreement. Departing Tenant shall be released as a party to this Agreement and shall no longer be financially responsible for any amounts due under this Agreement except if Departing Tenant holds over or otherwise fails to depart from the Property whereby all applicable provisions of this Agreement shall then apply. In the event of the addition of a New Tenant, such New Tenant shall execute a copy of this Agreement and, upon such execution, shall be a party to this Agreement and shall be bound by any and all terms, conditions and covenants of this Agreement.

In the event of the removal of a Departing Tenant or addition of a New Tenant, all terms, conditions and covenants of this Agreement shall remain in full, force and effect and remain binding as to the remaining Tenant(s) (and any New Tenant), including, but not limited to, the payment of Rent, utilities and all other costs, fees and expenses due under this Agreement. The remaining Tenant(s) (and any New Tenant) shall remain responsible for payment of Rent, utilities and all other costs, fees and expenses due under this Agreement.

7B. Early Termination of Rental Agreement. If Tenant wishes to terminate this Agreement prior to the expiration of its term, Landlord's agent shall prepare for Tenant and Landlord's execution an Agreement of Early Termination of Residential Rental Agreement. Other than as specifically modified by the terms and conditions of the Agreement of Early Termination of Residential Rental Agreement, all terms and conditions of the Residential Rental Agreement shall remain in full force and effect until Landlord secures a new tenant for the property and the subsequent commencement of the term of the new tenant's rental agreement. Tenant shall pay a fee of $150.00 to Landlord's Agent for the reimbursement of the cost of the preparation of the Agreement of Early Termination of Residential Rental Agreement, such payment shall be considered Additional Rent and shall be payable at the time of the execution of the Agreement of Early Termination of Residential

Rental Agreement.

8. No Assignment or Sublease. Tenant shall not assign this Agreement in whole or in part nor shall any portion of the Property be sublet without the prior written consent of the Landlord, which consent may be withheld in the sole and absolute discretion of Landlord. This prohibition includes assignment or subletting by operation of law or otherwise. Any assignment or subletting without Landlord's prior written consent shall be null and void and of no effect. **In the event that Tenant assigns this Agreement in whole or in part or sublets any portion of the Property without the prior written consent of Landlord, Landlord may, in Landlord's sole and absolute discretion, exercise all of its legal rights under Maryland law, including, without limitation, its right to bring an action to have and again repossess said property for breach of lease pursuant to Maryland Real Property Article, Section 8-402.1, as amended. The prohibition under Paragraph 8 includes, but is not limited to, overnight rentals or any other occupancy for any period of time arranged on Airbnb or other similar online rental sites and platforms. Tenant acknowledges and agrees that such assignment or subletting shall be considered a substantial breach of this Agreement warranting eviction.** Landlord may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability hereunder.

9. Credit Application. Landlord having received and reviewed a credit application filled out by Tenant, and Landlord having relied upon the representations and statements made therein as being true and correct, has agreed to enter into this Agreement with Tenant. Tenant and Landlord agree the credit application Tenant filled out when making application to rent the Property is hereby incorporated by reference and made a part of this Agreement. If any of Tenant's representations on said application are found to be misleading, incorrect, untrue or omitted, Landlord has the right to terminate this Agreement immediately, demand that Tenant immediately vacate the Property, and Landlord shall be entitled to retain the Security Deposit and any prepaid rent as liquidated damages and not as a penalty. In the event Landlord exercises its option to terminate this Agreement, Tenant will remove himself or herself and his or her possessions from the Property within 24 hours of notification by Landlord of the termination of this Agreement. Tenant shall indemnify and hold Landlord harmless for any damages to the Property of Landlord including, but not limited to, any and all costs necessary to make the Property suitable for renting to another tenant.

X MDC
Melanie D. Cooper

1.9 INDEMNIFICATION

10. Indemnification. : Tenant hereby releases Landlord and Landlord's Agent from any and all claims and liability to Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees, and shall indemnify and hold Landlord and Landlord's Agent harmless from and against all losses, damages, claims, suits, costs (including reasonable attorney fees and court costs) or other liability whatsoever resulting from:

(a) Tenant's failure to fulfill any term, condition or provision of this Agreement;

(b) Any damage or injury happening in or about residence or Property to Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees or such person's property that is not as a result of Landlord's or Landlord's Agent's negligence or misconduct;

(c) Tenant's failure to comply with any requirements imposed by any governmental authority; or

(d) Any judgment, lien, or any encumbrance filed against the residence or the Property as a result of Tenant's action.

(e) Tenant acknowledges and agrees that Landlord's Agent is acting solely as an agent for Landlord in the management of the Property and that any and all disputes, claims, demands made by Tenant relating to rent, utilities, court costs, late fees, other charges, lease terms, habitability, or any other obligations pursuant to this Agreement ("Lease Claim") are between Landlord and Tenant. Tenant further acknowledges and agrees that any claim, demand, or lawsuit brought by Tenant in connection therewith shall be against Landlord and not Landlord's Agent. Accordingly, Tenant agrees that if Tenant brings any legal action or other claim against Landlord's Agent arising out of or related to any Lease Claim, Tenant shall be solely responsible for all costs, expenses and reasonable attorney's fees incurred by Management in defending such action, regardless of the outcome.

X MDC
Melanie D. Cooper

1.10 USE AND OCCUPANCY OF PROPERTY. INDEMNIFICATION

11. Use and Occupancy of Property; Tenant Responsibilities and Duties as to Property; Indemnification. The Property shall be used for residential purposes only and shall be occupied only by the persons named in Tenant's application to rent the Property. Use of the Property is restricted to only those areas which are fit for living and habitable.

Tenant shall use the Property in a careful manner and not use or permit the use of any portion of the Property for any purpose other than a private, single family residence. Tenant understands that it is prohibited to make common areas (basements, roofs, etc.) into sleeping or storage areas. Tenant shall also maintain the lawns and landscaping in good order; promptly remove snow, ice and leaves from walkways and driveways (Multi-Family units exempt from maintaining lawns, landscaping, snow and ice removal except if unit has private entrance or private yard); keep the Property in a clean and sanitary condition; place all garbage and trash in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before the scheduled pickup; and comply with all laws, codes, ordinances, rules and regulations, including, without limitation, health and housing codes and criminal law applicable to the Property and all covenants and restrictions applicable to the use of the property of Tenant and residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees, whether known to Tenant or not. Tenant shall conduct themselves in a manner that will not disturb the peaceful enjoyment of other tenants, residents and neighbors, and Tenant further shall not use or permit the use of the Property for any improper, illegal, immoral purpose or engage in conduct which shall be considered a nuisance or annoyance to other tenants, residents and neighbors, nor use, permit or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, improper manner or engage in conduct which shall be considered a nuisance or annoyance to other tenants, residents, neighbors, Landlord and/or Landlord's agents or contractors, as the case may be. Such behaviors include, without limitation, domestic violence, physical abuse of any person, placing any person in fear of physical assault, verbal abuse of any person, illegal drug use, unacceptably loud or continuous/persistent noise, harassment of other tenants, Landlord and/or Landlord's agents and/or contractors, causing damage to the Premises and/or any common area (including tampering, unlawfully manipulating or damaging any thermostat, electric panel or other similar apparatus in, on or about the Premises and/or any common area). Tenant acknowledges and agrees that any breach of this Paragraph shall be considered a substantial breach of this Agreement warranting eviction. Tenant also shall comply with all homeowner and condominium association rules and covenants that may be in place for the Property.

Tenant shall not allow or permit controlled dangerous substances of any type or paraphernalia used in connection with controlled dangerous substances in, within, on or about the Property or any common areas. Tenant shall have the obligation and affirmative duty of prohibiting other residents of the Property and Tenant's guests, invitees, family, agents, servants, or employees from possessing or bringing onto the Property or common areas any controlled dangerous substance or paraphernalia. The use, possession or distribution of controlled dangerous substances or paraphernalia in, within, on or about the Property or common areas by Tenant or Tenant's guests, invitees, family, agents, servants, or employees shall constitute a substantial breach of this Agreement by Tenant which shall entitle Landlord to terminate this Agreement and recover possession of the Property. It shall not be a defense to any action for possession resulting from Tenant's breach of this paragraph 11 that the Tenant did not consent to or have knowledge of the presence of the controlled dangerous substance or paraphernalia in, within, on or about the Property or common areas by Tenant's guests, invitees, family, agents, servants, or employees. This paragraph 11 does not limit any rights Landlord might have to seek termination of this Agreement without a showing of controlled dangerous substances or paraphernalia actually being in, within, on or about the Property if vehicular and foot traffic to and from the Property is of such magnitude so as to interfere with the enjoyment of the neighbors or, if applicable, common areas.

Tenant hereby releases Landlord and Landlord's Agent from any and all claims and liability to Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees, and shall indemnify and hold Landlord and Landlord's Agent harmless from and against all losses, damages, claims, suits, costs (including reasonable attorney fees and court costs) or other liability whatsoever resulting from: (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by Tenant of any of the agreements or covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees. Tenant shall be responsible for the payment of any fines or citations issued to the Tenant, the Property or Landlord arising out of (a) any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by Tenant of any of the agreements or

covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees. If Tenant fails to pay any fines or citations issued to Tenant, the Property or Landlord arising out of (a) any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by Tenant of any of the agreements or covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees, Landlord may pay such fine or citation and such amount shall be added to and deemed a part of the rental sum, and shall be payable, on demand, by Tenant to Landlord.

X MDC
Melanie D. Cooper

1.11 ABANDONMENT

12. Abandonment. If Tenant leaves the Property unoccupied for fifteen (15) days without paying rent in advance for that month, or while owing any back rent from previous months and Landlord or Landlord's agent reasonably believes you have abandoned the Property, Landlord or Landlord's Agent shall have the right to take immediate possession of the Property and to bar Tenant from returning. Tenant shall contact Landlord or Landlord's agent and arrange for the removal of any personal property remaining at the Property by no later than seven (7) days after either: (1) personal delivery to Tenant or (2) mailing first class to the Property and any actually known forwarding address of Tenant) of an abandoned property notice (or the personal property will be deemed abandoned and thereafter sold or otherwise disposed of. If Tenant notifies Landlord or Landlord's agent, in writing, prior to the expiration of the aforesaid seven (7) day notice period of Tenant's intention to remove the personal property, the date for disposal or sale will be extended for seven (7) additional days from the date of Tenant's notice. If the personal property is not removed; Landlord or Landlord's agent, may sell any or all of the personal property at a public or private sale; or may destroy or otherwise dispose of the personal property if Landlord or Landlord's agent reasonably determines that the value of the personal property is so low that the cost of storage and conducting a public sale probably exceeds the amount that would be realized from the sale; or Landlord or Landlord's agent may sell certain items and destroy or otherwise dispose of the remaining personal property. Landlord and/or Landlord's agent shall not be responsible for any loss to Tenant resulting from any removal or storage of any items of personal property unless the loss is caused by the gross negligence of Landlord or Landlord's Agent's. Tenant shall pay to Landlord any costs of removal of the personal property plus an administrative fee of $150.00 prior to Landlord releasing the personal property to Tenant. If the Property is vacated prior to the end of this Agreement term, then Tenant shall be responsible for the remainder of the rent due for the entire Agreement term until the Property is rented, the Security Deposit is forfeited, Tenant is responsible for paying one month's leasing commission for securing a new Agreement, and Tenant is responsible for any other damages pursuant to the terms and conditions of this Agreement. In the event of Tenant's abandonment of the Property, Tenant shall provide Landlord or Landlord's agent with a forwarding address. Failure to provide such forwarding address may result in Tenant not receiving important notices and correspondence, including, without limitation, the hereinabove mentioned abandoned property notice.

X MDC
Melanie D. Cooper

1.12 SURRENDER OF PROPERTY

13. Surrender of Property. Tenant shall, upon termination or expiration of this Agreement or the abandonment of the Property, surrender the Property and all fixtures and equipment of Landlord in good, clean and functioning condition, ordinary wear and tear excepted. The move-out inspection shall be made to determine whether there are any damages to the Property and whether Tenant may be liable for damages exceeding the amount of the Security Deposit.

Prior to this inspection, Tenant shall (a) ensure that the Property is thoroughly cleaned, including, without limitation, the stove, refrigerator, windows, bathtubs, and toilets, remove all personal property of Tenant as well as trash from the Property; clean gutters and downspouts, cut grass and remove leaves as necessary; (b) have carpets cleaned and deodorized by a professional company acceptable to Landlord and provide a paid receipt; and (c) eliminated any other household pests from the interior of the Property, including, without limitation, fleas, ticks, roaches, ants and rodents.

Within twenty-four (24) hours after vacating the Property, Tenant shall return to Landlord or Landlord's Agent all keys,

garage door openers and documents, including all provided appliance manuals. Failure to comply will be cause to charge Tenant for changing the locks and or the cost of replacing the appliance manuals.

If Tenant does not accomplish such cleaning, trash removal, exterminating and return of Landlord's property above, Landlord may have such items completed at Tenant's expense, and Tenant shall reimburse Landlord for such expense. The costs and expenses referred to above shall be considered damages due to breach of this Agreement in excess of ordinary wear and tear.

X MDC
Melanie D. Cooper

1.13 FAILURE TO VACATE AT TERMINATION

14. Failure to Vacate at Termination. If Tenant does not vacate the Property on or before the last day of the Term, Landlord may:

(a) Forthwith eject Tenant and take possession of the Property and of any personal property left on the Property by Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees.,

(b) Hold Tenant liable for another year at the same rental, and/or

(c) Exercise any other remedy granted to a Landlord under Maryland law, including, to the extent permitted by law, the power to collect double rent for the holdover period.

X MDC
Melanie D. Cooper

1.14 NOTICES

15. Notices.

(a) Notice to Landlord. Any notice in this Agreement to Landlord shall be in writing and shall be delivered to Landlord by any of the following:

(a) by personal delivery with signed acknowledgement of receipt;

(b) by electronic mail;

(c) by First Class mail; or

(d) by certified mail.

(b) Notice to Tenant. Except for any notice requirements as designated by statute, any notice required by this Agreement to Tenant shall be in writing and shall be delivered by any of the following:

(a) by personal delivery with signed acknowledgement of receipt;

(b) by electronic mail;

(c) by text message;

(d) through the tenant portal;

(e) by First Class mail; or

(f) by certified mail.

If there are two or more undersigned as tenants, then any notice given by Landlord to one tenant shall constitute notice to all tenants.

X MDC
Melanie D. Cooper

1.15 NOTICE 15A

15A. Tenant Election to Receive 10 Day Notice of Landlord's Intent to File a Complaint for Summary Ejectment By Electronic Mail or Text Message.

Before Landlord may file a complaint for recovery of possession of the property under the Annotated Code of Maryland, Real Property Article 8-401, as amended, Landlord shall provide to Tenant a written notice of Landlord's intent to file a claim in the District Court against the Tenant to recover possession of the Property if Tenant does not cure within ten (10) days after the written notice if provided to Tenant.

Tenant hereby elects for said ten (10) day Notice of Landlord's Intent to File a Complaint for Summary Ejectment to be delivered by either an email message or a text message. Such email message or text message shall be sent to the email address or phone number as provided in Tenant's rental application. Any change of Tenant's email address or phone number must be given to Landlord or Landlord's Agent in writing.

X MDC
Melanie D. Cooper

1.16 NOTICE 15B

15B. Tenant Election to Receive Notice of Rent Increase By Electronic Mail or Text Message.

Pursuant to the Annotated Code of Maryland, Real Property Article §8-209, as amended, prior to increasing Tenant's rent, Landlord shall notify Tenant, in writing, at least ninety (90) days in advance of said rent increase. This requirement does not apply when Landlord has provided written notice of the intent to terminate the tenancy in accordance with §8-402(c)(2) of the Real Property Article, as amended.

Tenant, by initialing hereinbelow, hereby elects to be notified of any increase in Tenant's rent by:

(a) by electronic mail or

(b) by text message.

Such email message or text message shall be sent to the email address or phone number as provided in Tenant's rental application. Any change of Tenant's email address or phone number must be given to Landlord or Landlord's Agent in writing. The electronic delivery method shall provide Landlord with proof of transmission of the notice.

X MDC
Melanie D. Cooper

1.17 NOTICE 15C

15C. Tenant Election to Receive Notice of Entry by Email Message, Text Message or Through Electronic Tenant Portal.

Tenant, by initialing hereinbelow, hereby elects to have the notice of entry required under the Annotated Code of Maryland, Real Property Article §8-221, as amended, to be delivered by:

a) an e-mail message;

b) a text message; or

c) through an electronic tenant portal that is accessible to Tenant at the time the notice is delivered and the specified entry time.

15D. Provision of Rental License. Tenant, by initialing hereinbelow, acknowledges and agrees that Tenant has received a copy of the rental license for the property (the "License") a copy of which is attached hereto and made a part hereof. Additionally, Landlord has placed a copy of the License and property inspection report on the Tenant portal for Tenant access at any time.

X MDC
Melanie D. Cooper

1.18 VALIDITY OF AGREEMENT PROVISIONS & WAIVER

16. Validity of Agreement Provisions. Any provision set forth in this Agreement which is contrary to the Maryland Law or any subsequently passed Laws or amendments, shall be treated by Landlord and Tenant as void and as if it were not set forth herein. All other provisions of this Agreement shall remain in full force and effect.

17. Waiver. All rights given to Landlord by this Agreement shall be cumulative in addition to any laws that exist or might come into being. Any exercise of any rights by Landlord or failure to exercise any rights shall not act as waiver of those or any other rights. No statement or promise by Landlord, Landlord's Agent, or any other agents or employees of Landlord, as to tenancy, repairs, amount of rent to be paid, or other terms, conditions or provisions of this Agreement shall be binding unless it is put in writing and made a specific part of this Agreement.

X MDC
Melanie D. Cooper

1.19 RIGHT OF ACCESS. NOTICE OF ENTRY PART A

Right of Access. Notice of Entry. Pursuant to the Annotated Code of Maryland, Real Property Article §8-220, Landlord or Landlord's agent may enter the Property for the purpose of:

1. completing repairs, maintenance, modifications, renovations or improvements to the Property;
2. inspecting the Property;
3. showing the Property to prospective or actual purchasers, mortgagees, tenants or contractors and to post "For Sale" or "For Rent" signs thereon;
4. ensuring the protection and safety of the Property and Occupants;
5. completing work ordered by a governmental entity; or
6. if appropriate, responding to any other written request of Tenant

Prior to entering the Property, Landlord or Landlord Agent shall provide notice pursuant to the Annotated Code of Maryland, Real Property Article §8-220(B)(1). Tenant may agree in writing to allow a Landlord or Landlord's Agent to enter the Property less than 24 hours from receipt of the notice and at times other than those permitted under the Annotated Code of Maryland, Real Property Article §8-220(B)(1).

Tenant, by initialing hereinbelow, hereby elects to permit Landlord or Landlord's Agent to enter between the hours of 7:00 A.M. and 7:00 P.M. Monday through Sunday.

X MDC
Melanie D. Cooper

1.20 RIGHT OF ACCESS. NOTICE OF ENTRY PART B

Tenant, by initialing hereinbelow, hereby elects to allow Landlord or Landlord's Agent to enter the Property with less than 24 hours from receipt of the notice for the purpose of the completion of repairs, maintenance, modifications, renovations or improvements to the Property or otherwise respond to any other written request of Tenant.

Landlord or Landlord's Agent may enter the Property without providing notice under this Paragraph in the event of an emergency to ensure the imminent protection or preservation of the Property, the imminent protection and safety of any occupants, or the health, safety and welfare of other tenants and staff.

X MDC
Melanie D. Cooper

1.21 LOCK POLICY. LOCKOUTS

Lock Policy. Lockouts. No additional locks will be installed on any door without the prior written consent of Landlord. Landlord will be given duplicated keys for all locks so installed at the Tenant's expense, before they are installed. Should Tenant lock himself or herself out and be unable to gain access through his or her own resources, Tenant may call upon a professional locksmith or Landlord's Agent to gain access to the Property. In either case, Tenant is responsible for payment of the charges and/or damages involved. Landlord's Agent charges a market rate fee per hour for providing this service between the hours of 8 a.m. and 4 p.m., Monday through Friday, except holidays. This fee is due and payable when the service is provided.

X MDC
Melanie D. Cooper

1.22 REPAIRS AND MAINTENANCE

20. Repairs and Maintenance. Landlord shall maintain, repair, and/or replace the plumbing, heating, cooling, electrical systems and the exterior walls and roof of the Property except for any window air conditioning unit. Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant. Tenant can monitor the status of any repairs, replacements, maintenance and/or related service on the Tenant portal. The elevator, if present, is there for convenience only. Landlord is not required to maintain, repair or replace the elevator if the elevator stops functioning. Tenant shall be responsible for the costs of such repair, replacement, maintenance and related services if the need for such repair, replacement, maintenance and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees. Tenant agrees to immediately notify Landlord or Landlord's Agent of any condition which is the obligation of Landlord to repair or replace.

Except as provided above, Tenant shall be responsible for all other repairs, replacements, maintenance and replacement services to the Property. Landlord does not supply, repair, replace or install: furniture, storm doors, storm windows, screen doors, window screens, window shades or mail box, fuses, smoke detectors (except if required by law), batteries, light bulbs, trash cans, janitorial services, garbage collection, air filters, or any other services not specifically listed as supplied in this Agreement. Any damage or injury to the Property, including, without limitation, the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light and other fixtures, appliances or apparatus, or other improvement to the Property (to include burst water pipes due to freezing caused by neglect or carelessness of Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees, in excess of ordinary wear and tear, shall be promptly repaired by Tenant so as to restore the Property to the same condition as existed prior to the commencement of the term.

As of the date of this Agreement, Landlord warrants that the sewage drains in the Property are in good working order and that they will accept the normal household waste for which they were designed. They will not accept items such as paper diapers, baby wipes or "flushable" wipes, sanitary napkins, and tampons, balls of hair, grease, table scraps, clothing, rags, sand, dirt, or newspapers or other similar items. Tenant shall pay all expenses associated with clearing all drains of any and all stoppages except those that the plumber who is called to clear the stoppage will attest to in writing were caused by defective plumbing, tree roots, or act of God.

Upon the failure of Tenant to make or perform any such repair, replacement, maintenance and/or related service, Landlord, in Landlord's sole and absolute discretion, may make or perform such repair, replacement, maintenance and/or related service, and the cost of such repair, replacement, maintenance and/or related service shall be added to and deemed a part of the rental sum, and shall be payable, on demand, by Tenant to Landlord. Landlord shall have the same remedies for the collection of such costs as Landlord has for non-payment of rent. Any such repair, replacement, maintenance and/or related service made by Landlord will be billed at market rates plus the cost of any materials. When a maintenance request is made, the request will serve as notice to Tenant that a maintenance technician will be entering the property within a commercially reasonable timeframe. If Tenant and Landlord make arrangements to meet a vendor to make or perform any repair, replacement, maintenance and/or related service, and Tenant fails to meet vendor as scheduled, Tenant shall be responsible for any charges incurred for Tenant's failure to meet vendor as scheduled.

X MDC
Melanie D. Cooper

1.23 WATER. MOISTURE. MOLD.

21. Water. Moisture. Mold. Tenant shall immediately notify Landlord or Landlord's Agent in the event of the presence in the Property of flooding, water damage, water moisture, water leaks, water spillage (including in or around the roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning units, and faucets). In the event of such flooding, water damage, water moisture, water leaks, water spillage, Tenant shall take immediate measures to contain the water and to prevent further water damage including, without limitation, turning off any faucets and to cease the use of any toilet, sink, faucet, bathtub or appliance causing such flooding, water damage, water moisture, water leaks, or water spillage. Tenant also shall immediately notify Landlord or Landlord's Agent in the event mold of any type is observed within the Property.

Upon notification of Landlord or Landlord's Agent, Landlord shall promptly remediate and repair any damage to the Property caused by any flooding, water damage, water moisture, water leaks or water spillage and remove in accordance with industry standards any mold within the Property which occur through no fault of Tenant. In the event that the water damage or mold occurs within the Property as a result of the negligence or misuse by Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and/or removal of mold. Tenant hereby releases Landlord and Landlord's Agent from any and all claims and liability to Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees, and shall indemnify and hold Landlord and Landlord's Agent harmless from and against all losses, damages, claims, suits, costs (including reasonable attorney fees and court costs) or other liability whatsoever resulting from Tenant's failure to comply with the provisions of this paragraph 21 of this Agreement or any other provisions of law.

X MDC
Melanie D. Cooper

1.24 INSECTS AND PESTS

22. Insects and Pests. Tenant shall keep the Property free from insects and pests and shall immediately notify Landlord or Landlord's Agent of the existence of any insects or pests. Landlord shall give written notice to Tenant no less than 48 hours prior to the application of an insecticide or pesticide in the Property. If Tenant requests the application of an insecticide or pesticide in the Property, then no written notice by Landlord or Landlord's Agent is required. Tenant shall prepare the Property for the application of insecticides or pesticides in accordance with any written instructions of Landlord, and if insects or pests are found to be present, Tenant shall follow any written instructions provided by Landlord or Landlord's Agent to eliminate the insects or pests following the application of insecticides or pesticides. If Tenant has any concerns about specific insecticides or pesticides, then Tenant shall notify Landlord or Landlord's Agent in writing no less than 24 hours prior to any scheduled insecticide or pesticide application. Tenant hereby releases Landlord and Landlord's Agent from any and all claims and liability to Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees, and shall indemnify and hold Landlord and Landlord's Agent harmless from and against all losses, damages, claims, suits, costs (including reasonable attorney fees and court costs) or other liability whatsoever

resulting from Tenant's failure to comply with the provisions of this paragraph 22 of this Agreement or any other provisions of law.

Notwithstanding anything contained herein to the contrary, upon notice as described in this paragraph 22, Landlord shall treat the Property for insects or pests at Landlord's expense during the first thirty (30) days of the term of this Agreement (provided that Tenant has not resided at the Property pursuant to a residential rental agreement for a period immediately prior to the term of this Agreement). Any treatments for insects or pests occurring after the first thirty (30) days of the term of this Agreement shall be at the sole cost and expense of Tenant.

Notwithstanding anything contained herein to the contrary, if the Property is a multi-family residence and Landlord determines the existence of insects or pests in more than one unit in the building, then Tenant shall not be responsible for the cost and expense of any treatment for insects or pests. Tenant however shall be responsible for the cost and expense of the treatment for insects or pests in any and all units of the multi-family residence if Landlord is able to determine that the location of the source of the insects and/or pests is located in Tenant's unit.

X MDC
Melanie D. Cooper

1.25 ALTERATIONS. INSPECTIONS.

23. Alterations. Inspections. Tenant shall make no alterations, decorations, additions or improvements in or to the Property without Landlord's prior written consent, and then only by contractors or those approved by Landlord. All alterations, additions, or improvements upon the Property, made by either party, shall become the property of Landlord and shall remain upon, and be surrendered with said Property, as a part thereof, at the end of the term hereof. Tenant acknowledges that Landlord or Landlord's Agent has the right to be present at any and all inspections in and about the Property and agrees to provide Landlord or Landlord's Agent with prior written notice of any inspection.

X MDC
Melanie D. Cooper

1.26 FIRES AND CASUALTY. CONDEMNATION.

24. Fires and Casualty. Condemnation. Tenant shall not do or permit to be done anything on the Property in contravention of any fire or other insurance policy in force thereon or which will increase the premium payable on such policy. No goods or materials of any kind or description that are combustible may be taken or placed in a storage area of the residence itself. Tenant shall not in any way obstruct any public sidewalks, nor permit anything to be done in the Property contrary to the rules and regulations of the fire department, health department, or of any other government agency.

If the Property is damaged or destroyed by fire, act of nature, act of God, public enemies or other casualty, Tenant shall immediately notify Landlord or Landlord's Agent. If the Property becomes uninhabitable by reason of fire, act of nature, act of God public enemies, or other casualty, Landlord may, at its option, terminate this Agreement or repair the damages within thirty (30) days. If Landlord does not complete repairs within this time period or if the Property is fully destroyed, this Agreement is terminated. If Landlord elects to repair damages, rent shall be abated and prorated from the date of the act of nature, act of God, public enemies or other casualty to the date of re-occupancy, providing during repairs, Tenant has vacated and removed Tenant's possessions as required by Landlord. The date of re-occupancy shall be the date of notice that the Property is ready for occupancy. Should Tenant's negligence or omission be the cause of the destruction or damage, this Agreement shall remain in full force and effect, there shall be no abatement in rent and Tenant shall be liable for the rent during the unexpired term of this Agreement, without abatement unless Landlord elects to terminate this Agreement.

If all, or a substantial part, of the Property shall be acquired for any public use by the right of eminent domain, or private purchase in lieu of such right, by a public body vested with the power of eminent domain, this Agreement and all rights of Tenant under it shall immediately terminate. Rent shall be adjusted as of the time of such acquisition, but Tenant shall have no claim against Landlord for any value of the unexpired term of this Agreement, nor shall Tenant be entitled to any part of the condemnation award or purchase in lieu of such award

X MDC
Melanie D. Cooper

1.27 TENANT INSURANCE

25. Tenant Insurance. All personal property placed in or about the Property shall be at the sole risk of Tenants or the parties owning said personal property. Landlord and Landlord's Agent shall not be liable for any loss, destruction, theft of, or damage to, such personal property and no insurance policy of Landlord shall cover any loss to Tenant or other parties owning said personal property Tenant is strongly encouraged to obtain insurance, at his or her own expense, sufficient to protect themselves and their personal property from, yet not limited to, fire, theft, burglary, breakage, and electrical connections. Tenant acknowledges that if he or she fails to procure such insurance, it is his or her responsibility and he or she alone shall bear the consequences.

X MDC
Melanie D. Cooper

1.28 CONDITION OF PROPERTY

26. Condition of Property. Tenant hereby acknowledges that the Property is in a good, fit and habitable condition, except for such defects that have been itemized in a written Move-In-Report, a copy of which will be furnished to Tenant upon commencement of this Agreement. Tenant shall provide Landlord's Agent with notice of any defects regarding the Property on said Move-In-Report. The Move-In-Report shall be returned to Landlord's Agent within seven (7) days of Tenant taking possession of the Property. If Tenant fails to return the Move-In-Report to Landlord's Agent within seven (7) days of taking possession of the Property, then such failure to return the Move-In-Report shall be legally binding proof that the Property is in a good, fit and habitable condition. Upon receipt of completed Move-In-Report, Landlord or Landlord's Agent will sign and furnish Tenant with a copy of said report for Tenant's records. Notwithstanding anything herein to the contrary, if Tenant has resided at the Property pursuant to a residential rental agreement for a period immediately prior to the term of this Agreement, then no written Move-In Report will be furnished to Tenant upon commencement of this Agreement and the Move-In Report for such prior residential rental property shall be the applicable Move-In Report for this Agreement.

X MDC
Melanie D. Cooper

1.29 OUTSTANDING BALANCE FOR RENTAL AGREEMENT RENEWALS (FOR EXISTING TENANTS)

27. Outstanding Balance At Beginning of Agreement Term (If Applicable). Tenant acknowledges and agrees that the outstanding balance at the end of the immediately preceding residential rental agreement by and between Landlord and Tenant shall be considered as additional rent due to Landlord under this Agreement.

X MDC
Melanie D. Cooper

1.30 UTILITIES

28. Utilities.

I. Utilities Not Part of Rent.

Tenant shall contact BGE and establish electric and gas service in Tenant's name at least five (5) business days prior to move-

in for all meters serving the Premises.

Tenant acknowledges that, due to the configuration of the Property, electric service to the Premises may be provided through one or more meters, which may be in the name of Landlord and/or Tenant, as the case may be. Tenant's obligation to pay for electric service shall apply regardless of the number or configuration of meters serving the Premises. If any such electric service serving the Premises is maintained in Landlord's name, Tenant shall reimburse Landlord for the actual charges for such service within fifteen (15) days of billing. Such charges shall be deemed additional rent, and Landlord shall have all rights and remedies for nonpayment as provided for rent.

For multi-family residences, Landlord's Agent may bill Tenant for shared or common utilities, including shared heat, hot water, water and sewer, or common area electric, in accordance with the Utility Bill Addendum for Multi-Family Residences and applicable Maryland law. Such charges shall be allocated as set forth in the applicable addendum and based on a disclosed allocation method.

Landlord's Agent shall receive water and sewer bills and bill Tenant accordingly. All such charges shall be due and payable within fifteen (15) days of billing.

No compensation shall be provided for utility outages. Tenant shall promptly report any outages to Landlord or Landlord's Agent.

II. Utility Bill Addendums.

(a) **Single Family Residences:** Tenant shall be responsible for all utilities serving the Property, including, without limitation, trash collection, water and sewer, heat, electric and public service, in accordance with the Utility Bill Addendum for Single Family Residences and applicable Maryland law.

(b) **Multi-Family Residences:** All Utility charges for multi-family residences, including, without limitation, trash collection, water and sewer, heat, electric and public service, shall be billed and allocated in accordance with the Utility Bill Addendum for Multi-Family Residences and applicable Maryland law.

(c) Condos: Tenant shall be responsible for the gas and electric utilities, and Tenant will not be responsible for water and sewer and public service serving the Property, in accordance with the Utility Bill Addendum for Condos Residences and applicable Maryland law.

X MDC
Melanie D. Cooper

1.31 APPLIANCES

29. Appliances. The rental payment specifically EXCLUDES all appliances of any kind. Such appliances, including, without limitation, any refrigerator, range, washer, dryer, dishwasher, and window air conditioning unit as are in the Property are provided "As Is", are for the use and convenience of Tenant and are not warranted by Landlord. Tenant shall be responsible for the cost of the repair, replacement, maintenance and related services with regard to any appliance supplied to Tenant by Landlord (less the depreciated value of said appliance) if the need for such repair, replacement, maintenance and related services results from the negligence, misuse or excessive wear and tear by Tenant, other residents of the Property, OR Tenant's guests, invitees, family agents, servants, or employees. keep all appliances and equipment, if any, in good and clean condition, reasonable wear and tear accepted. Central Air Conditioning, if present, is also provided "As Is", is for the use and convenience of Tenant and is not warranted by Landlord. Notwithstanding anything herein to the contrary, Landlord will repair or replace the refrigerator or stove, at Landlord's expense, if said appliances stop working. Landlord agrees to remove appliances at the request of Tenant.

X MDC
Melanie D. Cooper

1.32 SMOKE & CO DETECTORS

30. Smoke Detectors.

(a) Landlord has installed one or more smoke detectors in accordance with §9-102 and §9-104 of the Public Safety Article of the Annotated Code of Maryland, as amended. (b) If this Agreement pertains to a property located in Baltimore County, Landlord has installed one or more smoke detectors in accordance with §14-2-201 of the Baltimore County Code, as amended. (c) If this Agreement pertains to a property located in Baltimore City, Landlord has installed one or more smoke detectors in accordance with Part VIII, Section 907 of the Building, Fire and Related Codes of Baltimore City, as amended. (d) With respect to any smoke detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Agreement. Tenant shall not obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant shall test the detector periodically and promptly notify Landlord or Landlord's Agent of any malfunctioning or non-operating detector. Said notice of a malfunctioning or non-operating detector by Tenant shall be made by certified mail or in person to Landlord or Landlord's Agent. If such notice is made in person, Landlord or Landlord's Agent shall provide to Tenant a written receipt acknowledging the notification within five (5) calendar days. Upon such notification, Landlord shall promptly repair or replace the smoke detector. Tenant shall be solely responsible for testing the detector and shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have reported to Landlord or Landlord's Agent under the terms of this paragraph 31. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord or such costs as may be added to and deemed part of rent. Landlord shall have the same remedies for collection of such costs as Landlord has for nonpayment of rent. On written request of a tenant who is deaf or hearing impaired, Landlord shall provide a detector that, when activated, provides a signal that is sufficient to warn the deaf or hearing impaired tenant.

This Property contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm. Therefore, Tenant should obtain a dual powered smoke detector or a battery powered smoke detector._

30A. Carbon Monoxide DetectorLandlord has installed one or more carbon monoxide detectors as follows: (a) Landlord represents that carbon monoxide detectors have been installed in the Premises in compliance with applicable Maryland law, including Maryland Public Safety Article § 12-1101, as amended, if required. (b) If this Agreement pertains to a property located in Baltimore County, Landlord has installed one or more carbon monoxide detectors in accordance with §35-5-213.1 of the Baltimore County Code, as amended. (c) If this Agreement pertains to a property located in Baltimore City, Landlord has installed one or more carbon monoxide detectors in accordance with in accordance with applicable Baltimore City Building, Fire and Related Codes governing carbon monoxide alarms (including Section 315, as amended)) With respect to any carbon monoxide detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Agreement. Tenant shall not obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant shall test the detector periodically and promptly notify Landlord or Landlord's Agent of any malfunctioning or non-operating detector. Said notice of a malfunctioning or non-operating detector by Tenant shall be made by certified mail or in person to Landlord or Landlord's Agent. If such notice is made in person, Landlord or Landlord's Agent shall provide to Tenant a written receipt acknowledging the notification within five (5) calendar days. Upon such notification, Landlord shall promptly repair or replace the detector. Tenant shall be solely responsible for testing the detector and shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have reported to Landlord or Landlord's Agent under the terms of this paragraph 30A. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord or such costs as may be added to and deemed part of rent. Landlord shall have the same remedies for collection of such costs as Landlord has for nonpayment of rent.

Rental Property Address:

12 E Biddle Street - 3
Baltimore, MD 21202

This form is to verify that property management company and tenant are incompliance with local and State carbon monoxide laws. Tenant and property management company shall read this document, sign and date it.

- The Carbon Monoxide Alarms have been installed in accordance with manufacturers' specifications.
- An alarm is installed in the common area outside of each sleeping area.
- Information was provided by the property management company on alarm testing and maintenance to at least one adult occupant of the dwelling unit. The property management company will keep a signed copy of this form acknowledging receipt by the tenant.
- The property management company will provide an alarm designed to alert hearing-impaired residents if an individual who is hearing impaired occupies the dwelling unit and has requested the installation of the alarm by certified mail.

- The tenant agrees to test and maintain the carbon monoxide alarm according to management guidelines.
- *The tenant must replace the batteries in the alarm as needed, and notify management by certified mail immediately of any malfunctions or other problems with the carbon monoxide alarm. Upon receipt of such notice, the owner must repair or replace the alarm.*
- The tenant may not remove or disconnect the alarm and may not remove the batteries or otherwise render the alarm inoperable.
- Exempt: The dwelling is exempt from this law because it meets all of the following criteria:

___No Fuel Burning Equipment ___No attached garage___No woodburning fireplace/pellet stove

X MDC
Melanie D. Cooper

1.33 VEHICLE PARKING

31. Vehicle Parking. No unlicensed, dismantled, inoperable and/or wrecked vehicle, including, without limitation, any automobile, motorcycle, truck, trailer or other such vehicle, shall be parked on the Property. Any vehicle as described herein that is parked at or on the Property must have current license plates attached and said vehicles must be in operable condition. Licensed vehicles may be parked only in garage or driveways, if provided, or on the street. No vehicles shall be parked or stored on the grass or lawn of the Property. There also shall be no parking or storage of commercial vehicles on the Property at any time.

1.34 PETS

32. Pets. No pets shall be allowed on the rented Property except as may be granted by Landlord, in writing If it is discovered that there is a pet(s) on the Property without written authorization or a signed pet addendum, Landlord, in Landlord's sole and absolute discretion, may: (a) terminate this Agreement immediately or (2) charge Tenant an additional, non-refundable pet fee not to exceed $500.00 per pet with said non-refundable pet fee(s) to be immediately due as additional rent and Landlord shall have the same remedies for the collection of such charges as Landlord has for the non-payment of rent. Tenant shall cover at least 70% of any hard wood floors or flooring in the Property with an area rug or carpet. Upon termination or expiration of this Agreement or the abandonment of the Property, Tenant shall have the Property professionally treated for fleas and ticks and provide a paid receipt, if pets have been present. Tenant shall be liable for any damages caused by any animal at the Property, including, without limitation, damage to carpets, hardwood flooring, tile, sub-flooring, screens, glass, frames and landscaping or lost rent resulting from Landlord's inability or delay in re-renting the Property due to stain, odor or other damage. Tenant shall not keep any pet on the property if such pet is or becomes vicious or threatening, bites or attacks any person or other pet, or otherwise is or becomes a nuisance. Tenant assumes full liability and shall indemnify and hold Landlord harmless for the results of any actions of the pet**.**

X MDC
Melanie D. Cooper

1.35 CLEANING FEE

33. Cleaning Fee. Tenant acknowledges the Property is in a professionally cleaned condition and agrees to accept the Property in its present state of cleanliness. Tenant shall return the Property in the same condition or pay a cleaning fee if Landlord has the Property professionally cleaned. The Property shall be delivered to Landlord or Landlord's Agent free and clear of all items of personal property and debris upon move-out. Tenant shall be responsible for all costs associated with the removal of any items of personal property or debris.

X MDC
Melanie D. Cooper

1.36 NO SMOKING AND SMOKE FREE STATEMENT/ADDENDUM

34. No Smoking. Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees shall not be allowed to smoke in the Property. Tenant shall not burn candles or incense in the Property. Tenant shall be responsible for all costs associated with any damage to the Property caused by smoking any substance. Damage includes but is not limited to: deodorizing carpet, wax removal, additional paint preparation, and replacement of drapes, repair or replacement of carpet, countertops, or any other surface damaged due to burn marks and/or smoke damage, or any other damage to the Property.

.This Smoke Free Addendum ("Smoke Free Addendum") is attached to and made a part of the Residential Rental Agreement dated 06/02/2026 by and between Landlord and Tenant for the property located at
12 E Biddle Street - 3
Baltimore, MD 21202

Landlord and Tenant are parties to a written Residential Rental Agreement (the "Residential Rental Agreement"). This Addendum states the following additional terms, conditions and rules which are incorporated into the Residential Rental Agreement.

1. Purpose of Addendum. The parties desire to mitigate (i) the irritation and known health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the higher costs of fire insurance for a non-smoke-free building.

2. Smoke-Free Property. Tenant agrees and acknowledges that the property to be occupied by Tenant and members of Tenant's household has been designated as a smoke-free living environment. "Smoking" means inhaling, exhaling, burning, vaping, or carrying any lighted cigar, cigarette, pipe or any other device containing any tobacco product, or any other leaf, weed, plant or other products, including, electronic smoking devices, hookahs and marijuana, whether natural or synthetic. Tenant, members of Tenant's household and Tenant's guests and invitees shall not smoke anywhere in the property rented by Tenant (and all outdoor areas within a twenty-five (25) foot radius of the property), or the building where the Tenant's dwelling is located, including any associated balconies, decks, porches or patios; in the common areas of the building where the Tenant's dwelling is located, including, but not limited to, community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, offices, and elevators; or in any of the common areas or adjoining grounds of such building, including entryways, patios, and yards, nor shall Tenant permit any, members of Tenant's household or Tenant's guests or invitees to do so.

3. Tenant to Promote No-Smoking Policy. Tenant shall inform members of Tenant's household and Tenant's guests and invitees of the no-smoking policy. Further, Tenant shall promptly give Landlord a written statement of any incident where tobacco smoke is migrating or drifting into Tenant's unit from sources outside of the Tenant's unit.

4. Landlord/Agent Not Guarantor of Smoke-Free Environment. Tenant acknowledges that Landlord's adoption of a smoke-free living environment, and the efforts to designate the apartment building/property as smoke-free, do not make the Landlord, or any of its agents/property managers, the guarantor of Tenant's health or of the smoke-free condition of the Tenant's unit and the common areas. However, Landlord shall take commercially reasonable steps to enforce the smoke-free terms of its Residential Rental Agreements and to make the complex smoke-free. Landlord is not required to take steps in response to smoking unless Landlord knows of said smoking or has been given written notice of said smoking.

5. Other Tenants are Third-Party Beneficiaries of Tenant's Agreement (If applicable). Landlord and Tenant agree that, if the property is part of a multi-unit building/apartment building, the other Tenants at the apartment building are third-party beneficiaries of this Addendum. Therefore, Tenant's commitments in this Addendum are made to the other Tenants as well as to Landlord. A Tenant may sue another Tenant for an injunction to prohibit smoking or for damages, but does not have the right to evict another Tenant. Any suit between Tenants herein shall not create a presumption that the Landlord breached this Addendum.

6. Effect of Breach and Right to Terminate Residential Rental Agreement. A breach of this Residential Rental Agreement Addendum shall give each party all the rights contained herein, as well as the rights in the Residential Rental Agreement. A material breach of this Addendum shall be a material breach of the Residential Rental Agreement and grounds for immediate termination of the Residential Rental Agreement by Landlord. Tenant also acknowledges that a breach of this Lease Addendum shall also render Tenant liable to Landlord for the costs of repair to Tenant's apartment unit due to damage from smoke odors or residue.

7. Disclaimer by Landlord. Tenant acknowledges that Landlord's adoption of a smoke free living environment, and the efforts to designate the property as smoke-free, does not in any way change the standard of care that the Landlord, or its agents/property managers, would have to a Tenant household to render buildings and property designated as smoke free any safer, more habitable, or improved in terms of air quality standards than any other rental property. Landlord specifically disclaims any implied or express warranties that the building, common areas, or Tenant's personal property will have any higher or improved air quality standards than any other rental property. Landlord cannot and does not warranty or promise that the property or common areas will be free from secondhand smoke. Tenant acknowledges that Landlord's ability to police, monitor, or enforce the agreements of this Addendum is dependent in significant part on voluntary compliance by Tenant, members of Tenant's household and Tenant's guests and invitees. Tenants with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that Landlord does not assume any higher duty of care to enforce this Addendum than any other landlord obligation under the Residential Rental Agreement.

8. Effect on Current Tenants. Tenant acknowledges that, if the property is part of a multi-unit building/apartment building, any current tenants residing in the complex under a prior Residential Rental Agreement will not be immediately subject to the No-smoking Policy. As current tenants move out, or enter into new Residential Rental Agreements, the smoke-free policy will become effective for their unit or new Residential Rental Agreement. A breach of this Residential Rental Agreement Addendum shall give each party all the rights contained herein, as well as the rights in the Residential Rental Agreement.

The undersigned Tenant(s) acknowledges having read and understood the foregoing.

X MDC
Melanie D. Cooper

1.37 SIGNS

35. Signs. Tenant shall not place any sign, advertisement or notice on any part of the Property.

X MDC
Melanie D. Cooper

1.38 AMOUNTS DUE UNDER THIS AGREEMENT. RECEIPTS AND PROCESSING OF TENANT PAYMENTS

36. Amounts Due Under this Agreement. **Receipt and Processing of Tenant Payments.** Any and all sums of money, costs, expenses and charges required to be paid by Tenant to Landlord or Landlord's Agent or to any other person under the terms, conditions and provisions of this Agreement, including without limitation, rent, late fees, reimbursable utility expenses repair, replacement, maintenance and/or related services, pet fees, attorney fees, utilities and any other charge billable to Tenant, whether or not designated "rent" or "additional rent" will be collectible as such. Any payments from Tenant will be applied to the oldest outstanding balance regardless of amount tendered or intended use of funds by Tenant. All rent payments and payment of Security Deposit must be in the form of checks, electronic payment (online tenant portal) or money order.

X MDC
Melanie D. Cooper

1.39 RULES AND REGULATIONS

37. Rules and Regulations. Tenant, other residents of the Property, or Tenant's guests, invitees, family, agents, servants, or employees, shall observe and comply with the rules and regulations, if any, as set forth in this Agreement or in a separate document entitled "Rules and Regulation" (the "Rules and Regulations") attached as an addendum hereto this Agreement. Notwithstanding anything in this Agreement to the contrary, Landlord reserves the right, with thirty-days notice to Tenant, to add, delete or modify the Rules and Regulations, as Landlord shall, in its commercially reasonable judgment, determine to be necessary for the safety, care, and cleanliness of the Property, for the preservation of good order, or for the comfort or benefit of Tenant and other residents generally. A breach of any of the Rules and Regulations shall be a breach of this Agreement.

These Rules and Regulations are incorporated into and made a part of that Agreement by and between Landlord and Tenant dated 06/02/2026 concerning the property located **at**
12 E Biddle Street - 3
Baltimore, MD 21202
and are attached thereto as an addendum. The Rules and Regulations may be modified, and new policies adopted by Landlord, and shall become effective according to the terms of the Agreement.

- American Management II, LLC's office hours are Monday – Friday 8am to 4pm
- Utilities are not included in the rent. Tenant must establish a BGE account in his or her name. Tenant is to contact BGE and establish service at least five business days prior to move-in. BGE can be reached at 800-685-0123.
- For multi-family units, American Management II, LLC will bill Tenant a separate BGE bill for shared heat and/or hot water <if

applicable>/public service/common area electric pursuant to the terms and conditions of the Utility Bill Addendum for Multi-Family Residences. This bill is separate from Tenant's personal BGE bill. It is billed monthly and shall be paid within fifteen (15) days of the charge. It is apportioned to each unit in the building.

- For all properties, American Management II, LLC receives the City water bill. It is billed back to Tenant on or about a monthly basis and shall be paid within fifteen (15) days of the charge. It is apportioned to each unit in the building pursuant to the terms and conditions of the Utility Bill Addendum for Multi- Family Residences. or to entire property for single family properties pursuant to the terms and conditions of the Utility Bill Addendum for Single Family Residences. .
- For any and all maintenance issues, Tenant shall notify maintenance either by email (maintenance@americanmanage.com) or (410) 650-6987; Call or text maintenance number for assistance for these issues to be addressed Non-emergency maintenance requests are typically answered within 72-hours of notice Monday - Friday 8am to 4pm. Y
- Emergency maintenance issues are defined as: no heat, no water, water leaks, break-ins, and fire. If Tenant experiences any of these issues, he or she are to call the maintenance line at 410-366-9765 immediately. Tenant will be directed to an emergency maintenance line number.
- Rent is due on the 1st of each month and is late after the 10th of the month. After the 10th of the month, unpaid rent is subject to late fees and court action, pursuant to the terms of the Agreement. Rent payments can be submitted via the online tenant portal OR by submitting a check, or money order to the American Management II, LLC office. American Management II, LLC does not accept cash.
- Plumbing: American Management II, LLC will cover any plumbing problems associated with slow moving or clogged for the first 30-days of original Agreement. After the initial 30-day period, plumbing issues are tenant responsibility pursuant to the terms of the Agreement.
- Rodents/Roaches: American Management II, LLC will cover any rodent issues for first 30-days of original Agreement. After the initial 30-day period, rodent/roaches are the responsibility of Tenant pursuant to the terms of the Agreement.
- Trash violations are the responsibility of Tenant. Any trash violations that are received on a property billed equally to all tenants regardless of which tenant is responsible for the violation. No exceptions. If Tenant is in a multi-family dwelling and witness any of other residents abusing the trash facilities, please notify the management office immediately.
- Parking: Some areas may require a parking permit for on-street parking. The Baltimore City Parking Authority Office is located at 200 W. Lombard Street, Suite B. Information can be obtained by calling 443-573-2800 or emailing rpp@bcparking.com.
- It is the responsibility of Tenant to establish and maintain their unit's WiFi, Internet, and/or cable television. Cable/Internet providers are, but not limited to, Comcast (800-934-6489), Dish Network (855-318-0572), and DirectTV (855-318-0572)
- Tenants must submit, in writing, their notice to end or renew their Agreement to the leasing department at leasing@americanmanage.com no later than 30-days prior to the end of their Agreement. Failure to notify plans to renew may result in apartment/property being listed for rent. Every tenant will be required to sign a new Agreement for each lease term no later than 30-days prior to the end of their Agreement.
- Tenant can request the "Breaking a Lease" document to explain the costs of early termination of the Agreement. Tenants are responsible for payment of rent until the end of their Agreement until a new and qualified tenant is placed in their unit/property. All costs associated with the turnover is the financial responsibility of the tenant to include but not limited to: lead inspection, cleaning costs, and leasing fee

We, the undersigned, state that we have received these Rules and Regulations, that we have had a chance to read them, and that we understand them. We understand that these Rules and Regulations are a part of our Agreement, and we agree to comply fully with all of the requirements of our Agreement, including these Rules and Regulations.

X MDC
Melanie D. Cooper

1.40 SUBORDINATION. ESTOPPEL CERTIFICATE

38. Subordination. Estoppel Certificate. This Agreement is subject and subordinate to the lien of any existing or future mortgages or deeds of trust placed on the Property and to all renewals, modifications, consolidations, replacements and/or extensions thereof. Tenant shall execute whatever additional agreements may be required to so subordinate this Agreement. Landlord, in its sole and absolute discretion, reserves the right to assign any of Landlord's rights under this Agreement at any time.

Tenant will, at any time and from time to time, upon not less than fifteen (15) days' prior request by Landlord, execute, acknowledge and deliver to Landlord a statement, in writing, executed by Tenant, certifying that: (a) this Agreement is unmodified and in full force and effect and(or, if there have been modifications, that this Agreement is in full force and effect as modified and setting forth such modifications) and the dates to which the additional rent and other sums payable hereunder have been paid; (b) there is no existing default hereunder or specifying each such default of which the signer may have knowledge and (c) Tenant does not have any actual or pending claim against Landlord.

X MDC
Melanie D. Cooper

1.41 MILITARY

39. Military. In the event Tenant is a member of, or subsequently enlists into, the Army, Navy, Air Force Marine Corps, Coast Guard or the National Guard under call to active service authorized by the President of the United States or Secretary of Defense for more than thirty (30) consecutive days for the purposed of responding to a national emergency, declared by the President and supported by Federal funds and if Tenant subsequently receives permanent change of station orders for 90 days or more, including release from military service, Tenant may terminated this Agreement upon delivering written notice to Landlord or Landlord's Agent with proof his or her assignment. Written notice is effective upon personal delivery, delivery by private business carrier or by placing the written notice in the mail, with return receipt requested. Termination will be effective thirty (30) days after the first date on which the next rental payment is due and payable after the date on which the notice is delivered in the case of month-to-month tenancy. For any other tenancy, termination is effective on the last day of the month following the month in which the notice is delivered. Tenant must pay rent through the effective date of termination on a prorated basis. Tenant is also responsible for the cost of repairing damage to the Property caused by Tenant, if any, pursuant to the terms, conditions and provisions of this Agreement. Landlord or Landlord's Agent will refund the Security Deposit less deductions for unpaid rent and damages, if any, within thirty (30) days of the date of termination.

X MDC
Melanie D. Cooper

1.42 LIENS OF PROPERTY

40. Liens of Property. Tenant shall not create or permit any lien on the Property or Tenant's Interest in this Agreement.

1.43 JOINT AND SEVERAL LIABILITY

41. Joint and Several Liability. Each tenant is jointly and severally liable to Landlord for the full performance of each and every term, condition and provision contained in this Agreement and compliance with applicable law.

1.44 BINDING EFFECT

42. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, personal representatives, guardians, successors, and permitted assigns.

1.45 APPLICABLE LAW

43. Applicable Law. The laws of Maryland shall govern the validity, performance and enforcement of this Agreement. Jurisdiction and venue shall be in the State of Maryland

1.46 PARAGRAPH HEADINGS. TERMS

44. Paragraph Headings. Terms Paragraph Headings and Paragraph numbers appearing in this Agreement are inserted only as a matter of convenience and in no way define, construe, or describe the scope or intent of such paragraphs or in any way affect this Agreement. In this Agreement the singular includes the plural, the masculine includes the feminine, the term Landlord will include Owner and the term Tenant will include Resident.

1.47 FULL DISCLOSURE

45. Full Disclosure. Tenant, by signing this Agreement, hereby states that all questions about this Agreement have been answered, that Tenant fully understands all the provisions of this Agreement and the obligations and responsibilities

of each party, as spelled out herein. Tenant shall fulfill his or her obligations in every respect or suffer the full legal and financial consequences of his or her actions or lack of action in violation of this Agreement. Signature by the Tenant on this Agreement is acknowledgment that he or she has received a signed copy of this Agreement and any and all addendums, exhibits or amendments attached hereto.

1.48 LEAD PAINT-APPLICABLE LAW

46. Lead Paint-Applicable Law.

Title X, Section 10108. The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program), as amended, requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential rental property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all know lead-based paint hazards in the Property and provide Tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property.

If the Property was built prior to 1979, the Property is also subject to the Maryland Lead Paint Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article, Section 6-801 et seq. (the Maryland Program), as amended. If the Property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed during the period 1950 through 1978, the provisions of the Maryland Program will apply to the Property except that Owner will have the option to participate in the limited liability portion of the Maryland Program.

Age Classification of Property. Owner represents and warrants to Tenant(s), Agents, and Agent(s) subagents, intending that they rely upon such warranty and representation, that (initial all that apply):

The Federal Program (initial one)

_____ The Property was built during or after 1978; **the Federal Program does not apply.**

_____.The Property was built before 1978; **the Federal Program applies.**

The Maryland Program (initial one)

_____ The Property was built during or after 1978; **the Maryland Program does not apply.**

_____.The Property was built before 1978; **the Maryland Program applies.**

Age Classification Unknown (initial, if applicable)

_____Owner is uncertain as to age classification; therefore, Owner acknowledges that, for purposes of the rental contemplated by this Lease (Agreement), the Property will be treated as though it had been constructed prior to 1978, and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards.

NOTICE TO TENANT-Lead Based Paint and Lead Paint-Based Hazards: Tenant acknowledges that the Property may be subject to Federal and Maryland law as to the presence of lead based paint and/or lead based paint hazards. Tenant acknowledges the receipt of the following required brochures from owner:

1. 1. The EPA **"Protect your Family from Lead in Your Home"** brochure. (Under Federal Law – The Residential Lead Based Paint Hazard Reduction Act of 1992)
   2. The **"Notice of Tenants Rights, Lead Poisoning Prevention"** published by the Maryland Department of the Environment. (Under Maryland Law – The Maryland Lead Poisoning Prevention Program)
   3. Tenant(s) has received a copy of the Lead Inspection Certificate.

Tenant understands and acknowledges that compliance under Federal and Maryland Law is the sole responsibility of the Owner and Tenant will read and become familiar with the requirements of Federal and Maryland Law as contained in the above brochures and notices.

X MDC
Melanie D. Cooper

1.49 CONSUMER DISCLOSURES

47. Consumer Disclosures. Tenant acknowledges receipt of the following brochures and other documents.

1. **"Understanding Who the Real Estate Agent Represents"** (Maryland Real Estate License Law) (for new leases)
2. Bylaws and Rules/Regulations form Condo Association or HOA if applicable.
3. **Sanitation Guide (Baltimore City leases)**
4. **Legal Assistance Resources & Tenant's Rights Addendum (Baltimore City leases)**
5. **Ratio Utility Billing System Disclosure**
6. **Tenant Bill of Rights**

X MDC
Melanie D. Cooper

1.50 COUNTERPARTS

49. Counterparts. This Agreement may be executed in multiple original counterparts, each of which shall be an original, but all of which shall constitute one and the same contract.

1.51 MODIFICATION

50. Modification. This Agreement and any and all addenda, exhibits or amendments constitutes the entire agreement among the parties, and it may not be modified or amended except by written instrument executed by Landlord and Tenant. Notwithstanding anything herein to the contrary , Landlord reserves the right, with thirty days notice to Tenant, to add, delete or modify the Rules and Regulations, as Landlord shall, in its commercially reasonable judgment, determine to be necessary for the safety, care, and cleanliness of the Property, for the preservation of good order, or for the comfort or benefit of Tenant and other residents generally.

1.52 EXECUTION OF THIS AGREEMENT & TIME IS OF THE ESSENCE

51. Execution of This Agreement. This Agreement may be executed by way of facsimile, by electronic mail or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by combination of such means, and use of such means shall constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of the original Agreement for all purposes.

52. Time is of the Essence. Time is of the essence as to this Agreement.

Witness my Hand on this date: 06/02/2026

American Management II, LLC for Skybox Properties, LLC (Landlord Name)

X MDC
Melanie D. Cooper

1.53 RECEIPT OF SECURITY DEPOSIT

Pursuant to the Annotated Code of Maryland, Real Property Article, Section 8-203.1, Tenant is being provided with this Security Deposit Receipt and notification of the following rights with regard to the Security Deposit:

1. Tenant has the right to have the Property inspected by Landlord or its Agent in Tenant's presence for the purpose of

making a written list of damages that exist at the commencement of the tenancy if Tenant so requests by certified mail within 15 days of Tenant's occupancy.

2. Tenant has the right to be present when Landlord or its Agent inspects the Property at the end of the tenancy in order to determine if any damage was done to the Property if Tenant notifies Landlord or its Agent by certified mail at least 15 days prior to the date of Tenant's intended move, of the Tenant's intention to move, the date of moving, and the Tenant's new address.

3. Landlord or its Agent is obligated to conduct the inspection within 5 days before or after Tenant's stated date of intended moving.

4. Landlord or its Agent is obligated to notify Tenant in writing of the date of the inspection.

5. Tenant has a right to receive, by first class mail, delivered to the last known address of Tenant, a written list of the charges against the Security Deposit claimed by Landlord and the actual costs, within 45 days after the termination of the tenancy.

6. Landlord or its Agent is obligated to return any unused portion of the Security Deposit, by first class mail, addressed to Tenant's last known address within 45 days after the termination of the Tenancy.

7. Landlord's failure to comply with the security deposit laws may result in Landlord being liable to Tenant for a penalty up to 3 times the Security Deposit withheld, plus reasonable attorney fees

8. Landlord or its Agent will retain a copy of the Security Deposit Receipt for a period of 2 years after the termination of the tenancy, abandonment of the Property, or eviction of Tenant, as the case may be.

9. Landlord shall be liable to Tenant in the sum of $25 if Landlord fails to provide a written receipt for the Security Deposit.

American Management II, LLC for Skybox Properties, LLC (Landlord Name)

X MDC
Melanie D. Cooper

By initialing below, you acknowledge and agree to the terms in Section 1.

X MDC
Melanie D. Cooper

American Management II, LLC

2612 Maryland Ave • 2nd Floor • Baltimore, MD 21218
(410) 366-2100

2. Utility Billing Addendum for Multi-Family Residences

2.1 12 E BIDDLE STREET BALTIMORE, MD 21202

I. Ratio Utility Billing System

a. Tenant will be billed by Landlord for allocated utility services for the following utilities:

i. Water

ii. Public Service

b. Tenant acknowledges receipt of a copy of the last two utility bills issued to Landlord

c. The method to allocate the cost of the utility to Tenant shall be as follows:

i. For Water: Units Bsmt, 1R (13.33%/each), Units 2, 3, 4 (20%/each)

ii For Public Service: Units Bsmt, 1R (13.33%/each), Units 2, 3, 4 (20%/each)

d. Any disputes relating to the computation of Tenant's bill are between Tenant and Landlord.

e. The average monthly bill for all dwelling units in the residential rental property in the previous calendar year, by utility, are as follows:

i. For Water: $113.37/month

ii For Public Service: $41.57 /month

f. Tenant has the right to inspect records retained by Landlord that document a bill for utilities on written request.

g. Tenant has the right to information regarding any additional service charges or administrative fees to be paid by Tenant for the operation of the ratio utility billing system.

h. Paragraph I of the Utility Billing Addendum for Multi-Family Residences is pursuant to The Annotated Code of Maryland, Real Property Article 8-212.4.

i. Commencing on the first day of the Agreement, Tenant shall pay an annual Sixty Dollar ($60.00) Utility Bill Administrative Fee. Such fee shall be paid yearly thereafter on the first day of the term of any extension or renewal of this Agreement.

j. In the event that Tenant is hereby executing an extension, renewal or a new residential rental agreement for the same Property, Tenant acknowledges and agrees that they have previously been provided with all required information pursuant to The Annotated Code of Maryland, Real Property Article 8-212.4.

II. Trash. Tenant shall supply and maintain trash receptacles with lids on the property. As per Article 23, Section 8 of Baltimore City Sanitation Code Tenant must only place trash in the alley on the designated trash collection days with proper fitting lids. Tenant shall pay any fines to Baltimore City Environmental Control Board for violations of said regulations. In the event that the Property is a multi-family dwelling between two and four units, Tenant shall pay his or her pro-rata share of any violations based on number of units in the property.

III. Other Utilities and Bills. Tenant shall be responsible for contracting for and paying of One Hundred Percent (100%) of the charges for telephone, cable, internet and Wi-Fi and any and all other bills incurred during the term of this Agreement.

IV. Additional Rent. If Tenant fails to pay any utility charges within fifteen (15) days of receipt of the charge, then such failure shall constitute a default under this Agreement and, in addition, Landlord may, in Landlord's discretion, pay such charge and the amount thereof shall be added to and deemed part of the rent due, shall be payable by Tenant to Landlord on demand, and Landlord shall have the same remedies for the collection of such charges as Landlord has for the non-payment of rent. Notwithstanding anything herein to the contrary, nonpayment of any combination of three (3) or more monthly utility charges shall be deemed a substantial breach of lease and such substantial breach shall warrant the eviction of Tenant pursuant to Section 8-402.1 of the Real Property Article of the Annotated Code of Maryland. Tenant specifically authorizes Landlord to deduct amounts of unpaid charges for any and all utilities from their security deposits in the event they remain unpaid after termination or expiration of this Agreement.

V. Designee Status. Landlord hereby makes Tenant a 'Designee" under Maryland's Public Information Act to request and to receive copies of any account records for the water and the wastewater account for the Property. Under no circumstances shall Tenant be permitted to change the mailing address for the water and wastewater accounts, specifically, including without limitation, the mailing of any water and/or wastewater bills with the end and intent being that all water and wastewater bills shall be sent to the owner of the property and/or its agent/property manager.

Witness my Hand on this date: 06/02/2026

American Management II, LLC for _ Skybox Properties, LLC (Landlord Name)

By signing below, you acknowledge and agree to the terms in Section 2.

X Melanie Danielle Cooper

Lessee

IP Address: 172.58.241.14
06/02/2026 12:09pm EDT

3. Baltimore City Legal Assistance

3.1 LEGAL ASSISTANCE RESOURCES & TENANT'S RIGHTS

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

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

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

Legal Services –Advice Only

- District Court Self- Help Resource Center- 410 260 1392, 501 E. Fayette St., 3rd Fl., Baltimore, MD 21202 http://mdcourts.gov/legalhelp/districtctselfhelpctr.html Free-walk-ins welcome.

Legal Representation and Advice

- In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program - Free

443 273-5200, www.probonomd.org (same day representation at 8:30 AM Docket Tuesday- Friday)

- Public Justice Center -410 625 9409 or 410 878 8664, 501 E. Fayette St., RM 203,Baltimore, MD 21202 www.publicjustice.org (Legal Representation and Advice) Free
- Maryland Legal Aid- 410 951 7777, www.mdlab.org ,500 E. Lexington St. Baltimore, MD 21202

(Legal Representation and Advice –focused on subsidized housing) Free

- Homeless persons Representation Project- 410 685 6589, www.hprplaw.org , 201 N. Charles St, Ste 1104, Baltimore, MD 21201 (Advice, Representation, Veterans Benefits re subsidized housing)Free
- Green and Healthy Homes Initiative 410 534 6447, greenandhealthyhomes.org b(Advice and Representation regarding lead and other health hazards)
- Peoples Law Library-(Legal Information ONLY) www.peoples-law.org

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

- In Court Mediation by Dist. Ct. of MD, Alternative Dispute Resolution Office- Ask Courtroom Clerk or Judge how to sign up for this service) more at https://mdcourts.gov/distict/adr/home/rentcourt
- Baltimore Community Mediation Center 410 467-9165, www.communitymediation.org

(services available to resolve a variety of disputes not just court cases)

Financial Assistance – General and to Avoid Eviction

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

By signing below, you acknowledge and agree to the terms in Section 3.

X Melanie Danielle Cooper

Lessee

IP Address: 172.58.241.14
06/02/2026 12:09pm EDT

American Management II, LLC

2612 Maryland Ave • 2nd Floor • Baltimore, MD 21218
(410) 366-2100

4. EPA Disclosure

4.1 EPA DISCLOSURE

Disclosure of Information on Lead-Based Paint Hazards

12 E Biddle Street - 3
Baltimore, MD 21202

Lead Warning Statement

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

Lessor's Disclosure

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

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

__ _____This property is exempt because of the year built _____

_____

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

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

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

_____

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

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.

4.2 LESSEE'S ACKNOWLEGMENT

Lessee's Acknowlegment (initial)

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

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

X MDC
Melanie D. Cooper

4.3 AGENT'S ACKNOWLEDGMENT

Agent's Acknowledgment (initial)

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

ensure compliance.

By signing below, you acknowledge and agree to the terms in Section 4.

X Melanie Danielle Cooper

Lessee

IP Address: 172.58.241.14
06/02/2026 12:09pm EDT

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(410) 366-2100

5. Maryland Lead Paint Disclosure

5.1 LEAD-BASED PAINT DISCLOSURE TO TENANT

The Maryland Lead Poisoning Prevent Program (the "Program") requires the owner of residential real property participating in the Program, whether on a mandatory or voluntary basis, to deliver to tenant, before a lease is entered into and every two (2) years thereafter, a copy of the "Notice of Tenant's Rights, Lead-Poisoning Prevention" as published by the Maryland Department of the Environment (the "Notice") and the EPA brochure entitled "Protect Your Family From Lead In Your Home" (the "EPA Pamphlet"). Tenant has acknowledged Tenant's receipt of the Notice and EPA Pamphlet prior to the execution of the Lease. In the event Tenant shall continue to occupy the leases premises for two (2) years or longer, Landlord or Landlord's agent will provide Tenant with the Notice and the EPA Pamphlet within two (2) years from the date of occupancy and every two (2) years thereafter as required by the Program. The Notice and EPA Pamphlet will be delivered to Tenant either by 1) certified mail, return receipt requested; 2) by hand delivery; or 3) by such other verificable method as approved by the Maryland Department of the Environment.

Tenant hereby acknowledges receipt of the Notice and the EPA Pamphlet.

By signing below, you acknowledge and agree to the terms in Section 5.

X Melanie Danielle Cooper

Lessee

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Sanitation Guide For Units With Trash Removal With Private Pick Up

SANITATION GUIDE FOR: 12 E. Biddle Street Baltimore, MD 21202

[This guide or a similar document must be posted in common hall within the property or complex.]

1. Your trash day is **Friday**

2. On the evening before, your trash must be placed in the trash cans in the **rear** of the property. All trash must be inside a container with a tight fitting lid. Trash may not be set out in bags. Trash may not be placed at the corner or on vacant lots.

3. Between trash days all waste must be stored in a trash can with a tight fitting lid.

4. Your recycling day is **Friday nights before 6 PM.**

5. Baltimore City offers single stream recycling of clean: paper/cardboard; aluminum and steel cans; glass bottles and jars; plastic cups; containers & bottles; aluminum foil & pans; milk and juice cartons. All containers must be clean and empty. No soiled items or food. Place items in any box, bin or other container. Items for recycling cannot be placed in plastic bags for collection.

6. Dog waste must be cleaned up immediately and disposed of properly.

8. Bulk trash items, oversized trash items like furniture or appliances, may not be stored on the exterior of the property. Baltimore City offers bulk trash removal for free. Call 311 to schedule a bulk trash pick-up. You may also contact 311 using 443-263-2220 or online at http://311.baltimorecity.gov/.

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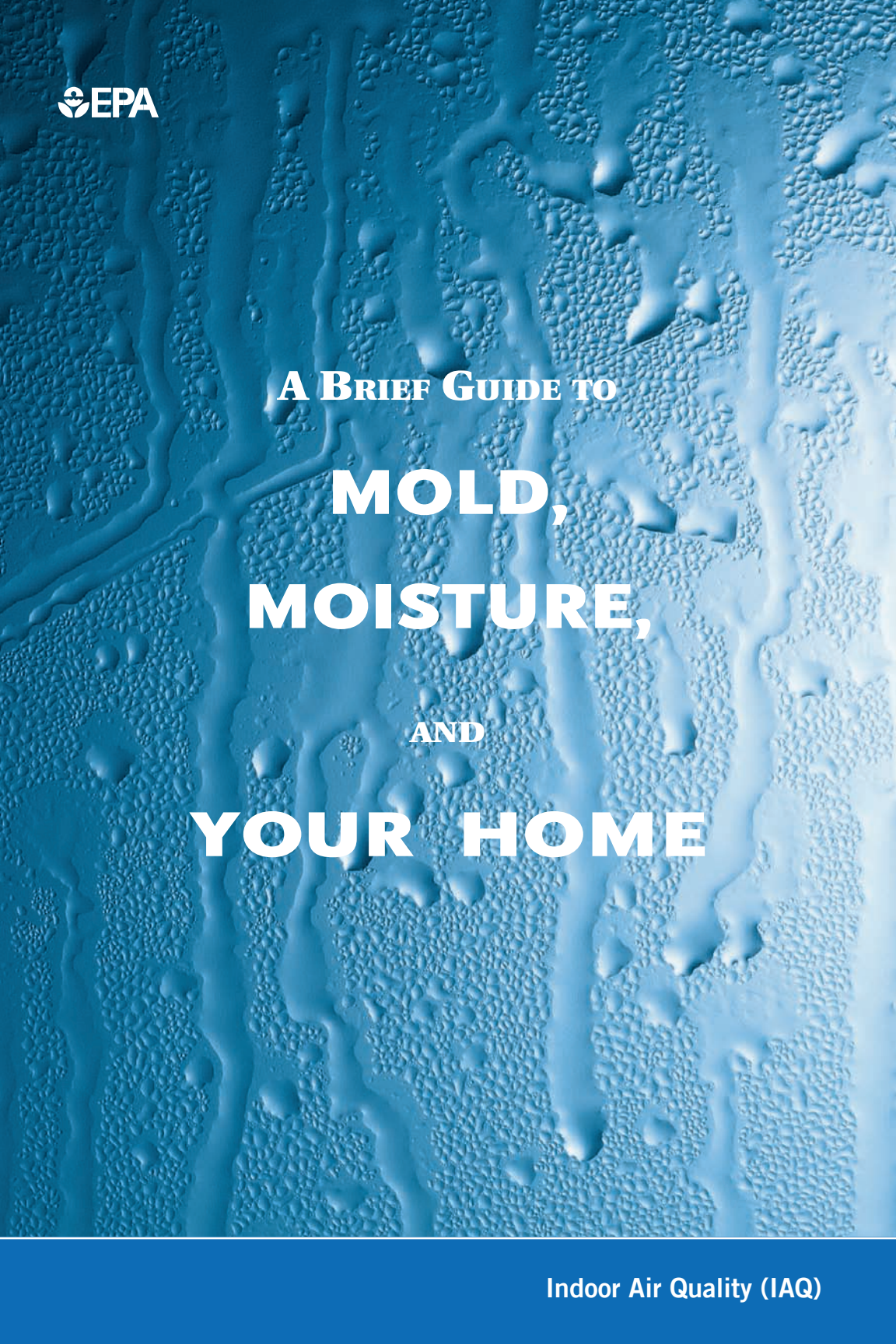
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EPA
A Brief Guide to
MOLD,
MOISTURE,
AND
YOUR HOME
Indoor Air Quality (IAQ)

EPA 402-K-02-003
(Reprinted 09/2012)

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

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

A Brief Guide to Mold, Moisture, and Your Home

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MOLD BASICS

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

Why is mold growing in my home?

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



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

Can mold cause health problems?

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

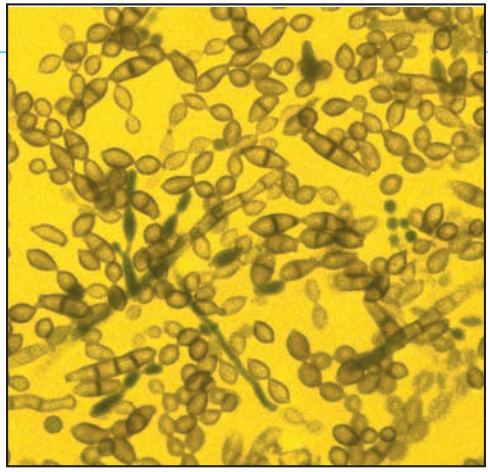
Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also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

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

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

How do I get rid of mold?

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



Magnified mold spores.

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

MOLD CLEANUP



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

If you already have a mold problem –

ACT QUICKLY.

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

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

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

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

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygenists (ACGIH), or other guidelines from professional or government organizations.

- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit www.epa.gov/iaq/pubs to download a copy of the EPA guide.

- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.

- If you have health concerns, consult a health professional before starting cleanup.

MOLD CLEANUP GUIDELINES

Bathroom Tip

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



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

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



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

Mold growing on a piece of ceiling tile.



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.

- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)

- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.

- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

WHAT TO WEAR WHEN CLEANING MOLDY AREAS



Mold growing on a suitcase stored in a humid basement.

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

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

- **Wear gloves**. Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.

- **Wear goggles**. Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.



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

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

You must have completely fixed the water or moisture problem before the cleanup or remediation can be considered finished.

- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.

- You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.

- People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.

- Ultimately, this is a judgment call; there is no easy answer.

MOISTURE AND MOLD PREVENTION AND CONTROL TIPS

MOISTURE Control is the Key to Mold Control



Mold growing on the surface of a unit ventilator.

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



Condensation on the inside of a window-pane.

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

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

Actions that will help to reduce humidity:

- Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)

- Use air conditioners and/or de-humidifiers when needed.

- Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

Actions that will help prevent condensation:

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



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

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



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

Testing or sampling for mold

Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

HIDDEN MOLD



Mold growing on the back side of wallpaper.

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

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

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

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



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

ADDITIONAL RESOURCES

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

www.epa.gov/mold



Mold growing on fallen leaves.

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

NOTES

Acknowledgements

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

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



Indoor Air Quality (IAQ)

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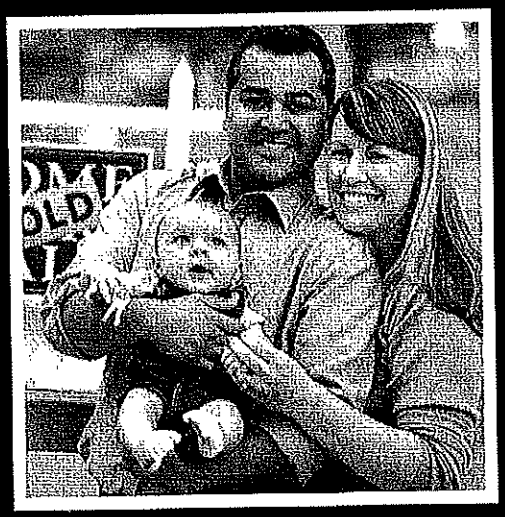
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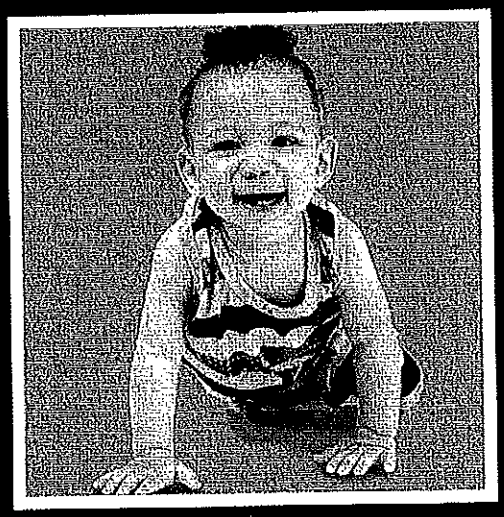
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Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

September 2013

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
- About health effects of lead
- 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 and 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 avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.

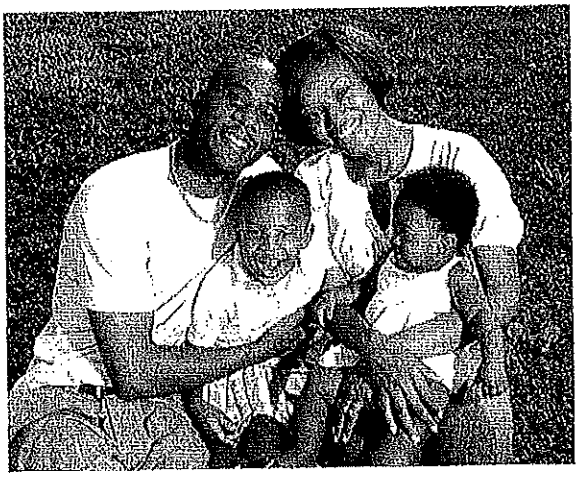
Lead Gets into the Body in Many Ways

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.



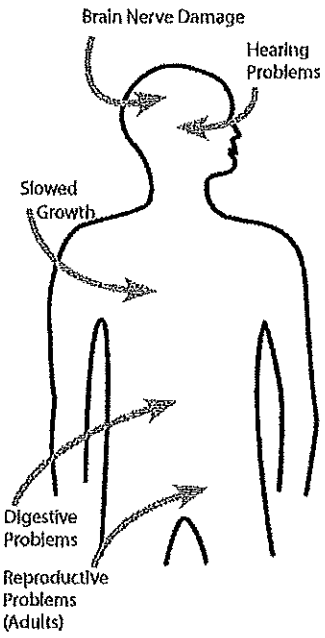
Women of childbearing age should know that lead is dangerous to a developing fetus.

- 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), 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

Deteriorating 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:

- 40 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 250 $\mu g/ft^2$ 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 1-800-877-8399.

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 avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. 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 professional. 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:

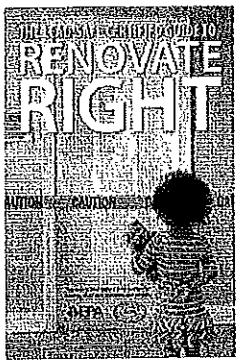
- 40 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 250 µg/ft^2 for interior windows sills
- 400 µg/ft^2 for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Remodeling, or Repairing (RRP) 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 and
  - 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

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

  Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.
- **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 (16 CFR 1303). 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 (76 FR 44463).

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/lead 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) 321-6671

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 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

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.
WWPD/TOPE
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
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
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 HUD's Office of Healthy Homes and Lead Hazard Control 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/offices/lead/

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

EPA-747-K-12-001
September 2013

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).

PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME
(Updates to June 2003 Version)

The following changes are required as a result of EPA's 2008 Renovation, Repair and Painting Rule:

1. **Inside front cover**. The statement, "Renovators disturbing more than 2 square feet of painted surfaces have to give you this pamphlet (not Renovate Right) before starting work," **should be replaced with**, "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".

2. **Page 6**. "Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety," **should be replaced with,** "In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators 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"

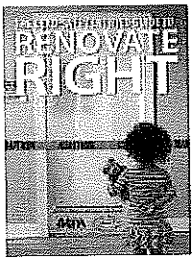
3. **Page 9**. The information provided in the box to the right, replaces the **entire content** of this page.

4. **Back page**. The statement, "Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead," **should be replaced with**, "When renovating, repairing, painting, hire only EPA- or state- approved Lead-Safe Certified renovation firms."

5. Contact information throughout the document may be out of date. Please visit epa.gov/lead for the most current information.

Renovating, Remodeling, or Repairing (RRP) 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 and
  - 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.*

PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME
(Update to December 2012 version)

The following information replaces the drinking water section on **Page 13**:

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.
- Run water for 30 seconds to 2 minutes before drinking it, especially if you have not used your water for a few hours.
- 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 1-800-877-8399.

MARYLAND
Department of the Environment

Lead Poisoning Prevention Program

Notice of Tenants' Rights

INTRODUCTION

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

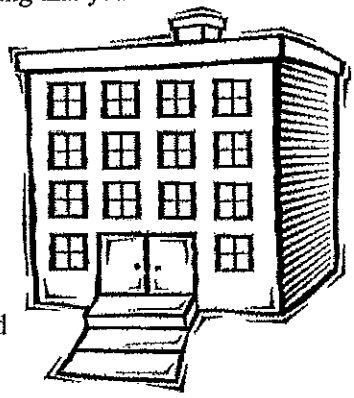
This Notice of Tenant's Rights provides a detailed explanation of what property owners are required to do to comply with the law, how to inform your landlord that repairs need to be performed in your home, and steps you can take to enforce your legal rights if your landlord refuses to respond to your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

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

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

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

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

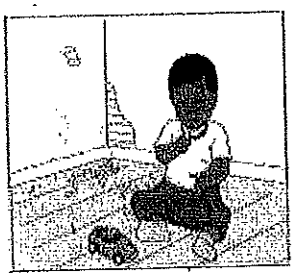


DOES MY RENTAL HOME HAVE TO BE INSPECTED BEFORE I MOVE IN?

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

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

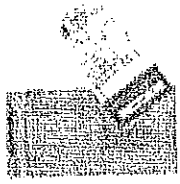
Yes. When a child under six or a pregnant woman has an elevated blood lead level (EBL) 10 µg/dl or more, the local health department is supposed to inform the property owner of the obligation to do **Modified Risk Reduction Treatments** or pass a lead dust test. Because the property owner may not receive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



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

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

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



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

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

WHAT ARE THE MODIFIED RISK REDUCTION TREATMENTS?

The modified risk reduction treatments include:

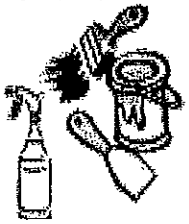
1. Removal and repainting of any chipping, peeling, and flaking paint;
2. Making window sills smooth and cleanable; and
3. Special cleaning of the work area.

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

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

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

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



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

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

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

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

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



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

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

WHAT DOES A QUALIFIED OFFER PAY FOR?

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

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

HOW WILL A QUALIFIED OFFER AFFECT MY LEGAL RIGHTS?

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

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

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

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



1. Make a Referral

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

2. Rent Escrow

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

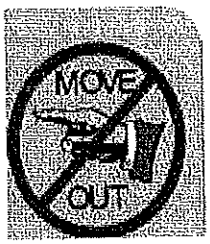
based on lead hazards, you only need only prove that you landlord is not in compliance with Maryland's Lead Laws.

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

3. Rent Protection

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

4. Retaliatory Eviction



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

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

MDE

MARYLAND DEPARTMENT OF THE ENVIRONMENT

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

Land Management Administration • Lead Poisoning Prevention Program

Notice of Defect/Notice of Elevated Blood Level

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

To: _____
Name of Property Owner

_____
Property Owner Address

_____
City, State, Zip

From: _____
Your Name

_____
Your Address

_____
City, State, Zip

_____
Phone

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

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

___ The following defects require your attention:

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

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

The following areas contain structural defects:

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

Other Hazardous Conditions:

_____

_____

PROPERTY OWNER / MANAGER SIGNATURE

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

Signature _____ Date_____

American Management II, LLC

2612 Maryland Ave • 2nd Floor • Baltimore, MD 21218
(410) 366-2100

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Lead_Literature_Required.pdf

X Melanie Danielle Cooper

Lessee

IP Address: 172.58.241.14
06/02/2026 12:12pm EDT

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 (www.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 (www.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.

American Management II, LLC

2612 Maryland Ave • 2nd Floor • Baltimore, MD 21218
(410) 366-2100

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Tenant-Bill-of-Rights_October_2025.pdf

X Melanie Danielle Cooper

Lessee

IP Address: 172.58.241.14
06/02/2026 12:13pm EDT

STATE OF MARYLAND

REAL ESTATE COMMISSION

Understanding Whom Real Estate Agents Represent

THIS NOTICE IS NOT A CONTRACT

In this form "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease"

Agents Who Represent the Seller

Seller's Agent: A seller's agent works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. A Seller's agent may assist the buyer in purchasing the property, but his or her duty of loyalty is only to the seller.

Subagent: A Subagent means a licensed real estate broker, licensed associate real estate broker, or licensed real estate salesperson who is not affiliated with or acting as the listing real estate broker for a property, is not a buyer's agent, has an agency relationship with the seller , and assists a prospective buyer in the acquisition of real estate for sale in a non-agency capacity. The subagent works for a real estate company different from the company for which the seller's agent works. The subagent can assist a buyer in purchasing a property, but his or her duty of loyalty is only to the seller .

If you are viewing a property listed by the company with whom the agent accompanying you is affiliated, and you have not signed a Buyer Agency Agreement and a "Consent for Dual Agency" form, that agent is representing the seller

Agents Who Represent the Buyer

Buyer's Agent : A buyer may enter into a written contract with a real estate broker which provides that the broker will represent the buyer in locating a property to buy. The agent from that broker's company is then known as the buyer's agent. The buyer's agent assists the buyer in evaluating properties and preparing offers and developing negotiation strategies and works in the best interest of the buyer. The agent's fee is paid according to the written agreement between the broker and the buyer. If you as a buyer wish to have an agent represent you, you must enter into a written buyer agency agreement.

Dual Agents

The possibility of **dual agency** arises when the buyer's agent and the seller's agent both work for the same real estate company, and the buyer is interested in property listed by that company. The real estate broker or the broker's designee, is called the "dual agent." Dual agents do not act exclusively in the interests of either the seller or buyer, and therefore cannot give undivided loyalty to either party. There may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

If both seller and buyer agree to dual agency by signing a Consent For Dual Agency form, the "dual agent" (the broker or the broker's designee) shall assign one agent to represent the seller (the seller's "intra-company agent") and another agent to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategies.

If either party does not agree to dual agency, the real estate company must withdraw the agency agreement for that particular property with either the buyer or seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate broker/company. If the buyer's agreement is terminated, the buyer may choose to enter into a written buyer agency agreement with a different broker/ company. Alternatively, the buyer may choose not to be represented by an agent of his or her own but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

>Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.

>Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.

>All agreements with real estate brokers and agents must be in writing and explain the duties and obligations of both the broker and the agent. The agreement must explain how the broker and agent will be paid and any fee-sharing agreements with other brokers.

>You have the responsibility to protect your own interests. You should carefully read all agreements to make sure they accurately reflect your understanding. A real estate licensee is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate licensee may be filed with the Real Estate Commission at 500 North Calvert Street, Baltimore, MD 21202. (410) 230-6205

We, the ☐ Sellers/Landlord ☒ Buyers/Tenants acknowledge receipt of a copy of this disclosure and that American Management (firm name) and Agent (salesperson) are working as:

(You may check more than one box but not more than two)

- ☑ seller/landlord's agent
- ☐ subagent of the Seller
- ☐ buyer's /tenant's agent

Signature (Date) Signature (Date)

* *

I certify that on this date I made the required agency disclosure to the individuals identified below and they were **unable or unwilling** to acknowledge receipt of a copy of this disclosure statement

Name of Individual to whom disclosure made Name of Individual to whom disclosure made

Agent's Signature (Date)

American Management II, LLC

2612 Maryland Ave • 2nd Floor • Baltimore, MD 21218
(410) 366-2100

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UnderstandingWhoRepresents-prefilledgeneral.pdf

X Melanie Danielle Cooper

Lessee

IP Address: 172.58.241.14
06/02/2026 12:13pm EDT

American Management II, LLC

2612 Maryland Ave • 2nd Floor • Baltimore, MD 21218
(410) 366-2100

11. Sign and Accept

11.1 SIGN AND ACCEPT

Witness my Hand on this date: 06/02/2026

Landlord/Landlord agent signature:

Tenant Signature(s):

American Management II, LLC for Skybox Properties, LLC (Landlord Name)

X Melanie Danielle Cooper
Lessee
IP Address: 172.58.241.14
06/02/2026 12:14pm EDT

X Heather Betz
Lessor
IP Address: 174.172.89.220
06/02/2026 12:30pm EDT