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FACETS CONSULTING INC

RESIDENTIAL DWELLING LEASE

Date of Lease Agreement: **9/28/2026**

Landlord: **Facets consulting Inc**

Tenant: **Keinielle Tradon lyles**

Leased Property: **2816 Maisel Street, Baltimore MD 21230**

Initial Lease Term: **10/1/2026 to 9/30/2028**

OCCUPANCY

1. The premises shall be occupied by the above-named tenants and other people listed on the lease.

- 1a. Tenants shall use the premises for residential purpose only and for no other purposes without Landlord's prior written consent. Occupants are:_____

  _____

- 1b. Overcrowding: Tenant agrees to notify landlord should there be additional people to be added to the lease with exception of any children born to or adopted by the tenant during the term of this lease; however the landlord reserves the right to terminate this lease if the additional occupants would render the dwelling overcrowded under the State Sanitary Code.

- 1d. Rental Insurance: Tenant agrees to obtain rental insurance on/before move-in date and will promptly provide copies to landlord. Landlord will not be responsible for any lost property or damage to property.

- 1e. Individual Liability: Each tenant who sign this Agreement, whether or not said person is or remains in possession, shall be jointly and severally liable for the full performance of each and every obligation of this Agreement, but not limited to, the payment of all rent due and the payment of costs to remedy damages to the premises regardless of whether such damages were caused by a Tenant or invitee of a Tenant

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TERMS

2. Term of Tenancy: The term of this lease shall be **Two (2) years** commencing from **October 1st, 2026** until **September 30th, 2028**.

Should Tenants vacate before the expiration of the term:

- 2a. All the security deposit is forfeited;
- 2b. Tenants shall be liable for the monthly rent until a new tenant occupies the property or the lease expires; and
- 2c. Tenant will be responsible for the Landlord's cost of advertising for a replacement tenant. Upon a breach/break of lease,

Either party may terminate the year- to-year lease at the end of the lease period, provided that written notice of not less than sixty (60) days is given to the other party sixty (60) days prior to the last day of the desired final rental month of the tenancy. KL

- 2d. **Increment:** After the initial term of this agreement, the Landlord may, from time to time, increase the rent. However, rent can only be increased once per year.
- 2e. **Notices:** All notices from landlord shall be in writing and shall be given to the Tenant; all notices from tenant shall be in writing and given to the Landlord.

PARKING

3. **Parking:** Tenant shall utilize street parking.

FEES AND PAYMENT

4. Payment of Rent: The monthly rent shall be a Monthly total of **$1,525 (One Thousand Five Hundred & Twenty-Five Dollars Only)** payable on the 1stday of every month, in advance, so long as this lease is in force. Rent includes all utilities (see chart below). Rent must be paid directly into the Bank Account provided by the Landlord. KL

- **4a. Late Payment:** Payment is considered late after the 5th day of the month and will attract a **5% late fee. After 15th day, an Administration Fee of $250 will be charged also.**
- **4b.** Landlord/Attorney may initiate Eviction for Failure to Pay Rent after the 5th day even without notifying Tenant.
- 4c. Tenant will be responsible for the cost of Eviction and Attorney Fees and cost incurred by the landlord.

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Below is the breakdown of fees and responsible party:

Item	Amount ($)	Details
Rent	1,500	**Tenant**
Utility Fees		Tenant
Water (Baltimore City)		Tenant
Sewer (Baltimore City)		Tenant
Heating (BGE)		Tenant
Electricity (BGE)		Tenant
Thrash removal (Baltimore City)		Tenant
Landscaping		Tenant
Rental Insurance		Tenant
Laundry		Tenant
Internet		Tenant
Cable TV		Tenant
Pet fees	25	Monthly Pet fees
TOTAL	**1,525**	

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The following fees apply to this agreement:

- 4d. **Repair Fee:** Tenants have 30-days after move-in to report any appliance/fixture needing repairs. Any call for repair after this grace period will attract a charge of **$100** to cover labor cost of hiring a technician. **Tenant will be 100% responsible for maintenance of washer and dryer.**

- 4e. **Returned Checks:** If any check deposited by Tenants to Landlord for the payment of rent or for any other sum due under this Agreement is returned for insufficient fund, a "stop payment' or any other reason, Tenants shall pay Landlord a return check charge of $50.

- 4e. **Notary Service Fee:** Tenant will pay a fee of $100 as notary service fee if required.

Security Deposit: Upon the execution of this Agreement, Tenant shall deposit with Landlord the sum of **$3,000 (Three Thousand Dollars Only). This will be paid fully or in two installments within 45-days of signing this lease.** This deposit will be held by the Landlord, as security for any damage caused to the Premises during the term of the lease. In accordance with State of Maryland laws, such deposit received by the Landlord shall be held in a separate account in a bank located within the State under such terms as will place such deposit beyond the claim of creditors of the Landlord.

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- 4g. **Return**: Please note that Security Deposit will ONLY be returned to the Tenant after expiration of lease, less any set off for damages to the Premises upon the termination of this Agreement. Security deposit will only be refundable if tenant completes the terms as stated in this agreement/lease.

- **4h.** Security deposit cannot be used as the last month rent.

UTILITIES

5. Utilities: All utilities will be paid for by the tenant.

- **5a. Notification:** Tenant will notify landlord should there be any need to modify any section of the property by utility company. E.g. drilling of holes by Cable company**.**

MAINTENANCE

6. Tenant agrees to properly maintain the premises as stated below:

- **6a. Grass and Snow:** Tenant will be responsible for cutting the grass bi-weekly in Summer, Fall, and Spring. In addition, Tenant will be responsible for clearing snow on the side-walk, back yard, and front of building. Landlord will not be responsible for any damage or injury caused as a result of not clearing snow.

- **6b. Tenant's Duty to Maintain Premises:** The Tenant shall maintain the premises in a clean and neat condition and at all times comply with an occupant's obligations under the laws of State of Maryland. If the Tenant fails to maintain cleanliness, Landlord will engage Cleaning Services and Tenant will be responsible for the charge. Tenant shall regularly clean both the interior and exterior of property.

- 6c. **Walls and Flooring**: Tenant will ensure that all walls and floorings are properly protected from any form of physical damage

- 6d. Tenant will notify landlord should there be any fixture that will tamper with the structure of the building.

- 6e. **Maintenance of Dwelling:** The Landlord agrees to also maintain the premises in a structurally sound condition and to otherwise comply with an Owner's obligations under State of Maryland Sanitary Code. If there is any need for maintenance, Landlord will give at least 6-hour notice to tenant.

- 6f. **Damage: Tenant is responsible for the first $100 of any repairs in the house**. Tenant shall use all appliances, fixtures and equipment in a safe manner and only for the purposes for which they are intended and shall not litter, destroy, deface, damage or remove any part of the dwelling unit, common areas or grounds. Tenant shall pay amounts due for repairs for property damage, reasonable wear and tear expected, caused by the intentional or negligent conduct of Tenant, a member of the Tenant's household, relatives, invitees, guests or agents upon receipt of a bill from Landlord. The written bill shall include items of damage, the corrective action taken and the cost thereof. Tenant will be solely responsible for providing laundry.

- 6g. **Routine inspection:** Landlord/agent will routinely inspect property to ensure that property is in good condition. Routine inspection will be done **every quarter or every 4 months** and timing will be worked out with Tenant.

- 6h. **Notice of Absence:** Tenant shall notify the landlord in writing if the dwelling unit will be left unoccupied by at least one adult household member for a period of longer than 30 days, and shall advise Landlord how to contact Tenant during such period.

- 6i. **Alterations:** No substantial alterations, addition or improvement shall be made by Tenant in or to the dwelling unit without the permission of Landlord in writing. Such consent shall not be unreasonably withheld, and Tenant's agrees to restore the dwelling unit to its prior condition before moving out.

- 6j. **Use of Property:** Tenant shall use the property for residential purposes only. Tenant agrees not to engage in or permit any household members, relatives, guests, invitees or agents to engage in any unlawful use of the dwelling unit, common areas or grounds.

- 6k. **Locks**: Tenant shall not change, alter, replace or add new locks without written consent of Landlord. Any locks so permitted to be installed shall become property of the Landlord and shall not be removed by Tenant. The Tenant shall promptly give a duplicate key to any such changed, altered, replaced or new lock to Landlord.

- 6l. **Noise:** Tenant agrees not to allow on his/her premises any excessive noise or other activity which disturbs the peace and quiet of other tenants in the building. Landlord agrees to prevent other tenants and other persons in the building or common areas from similarly disturbing Tenant's peace and quiet.

- 6m. **Sub-leasing**: Tenant shall not assign this agreement or sublet the dwelling unit without the written consent of Landlord. Such consent shall not be withheld without good reason. This however shall not prevent Tenant from having guests for reasonably short periods of time.

- 6n. **Guest-Service:** This property cannot be used by Tenant for AirBnB or any other commercial guest service.

MOVE-OUT

7. The following applies to move-out procedure:

- 7a. **Termination**: Upon termination of this agreement, Tenant shall vacate the premises, remove all personal property belonging to him/her and leave the premises as clean as she/he found them, normal wear and tear and damage by unavoidable casualty expected, and return all keys to Landlord immediately upon vacating.

- 7b. **Abandoned properties:** The Tenant agrees that any personal property left in or about the premises after the Tenant has vacated shall be considered abandoned property, and the Landlord may dispose, auction, sell or otherwise dispose of same without liability to the Tenant.

- 7c. **Move-out inspection**: Tenant will leave the premises with no paint marks, plaster holes, crevices or cracks; or attempt any repair of the premises without landlord/agent's prior written consent. Tenant must deliver keys to the Landlord within twenty-four (24) hours after vacating. Failure to comply will be cause to charge Tenant for changing locks. An inspection will be conducted on the move-out date.

ENTRY INTO PREMISES BY LANDLORD

- 8a. **Permission for Landlord to Enter Unit:** Tenant agrees to allow landlord or its agents to enter the dwelling upon reasonable advance notice in order to inspect the premises (6 hours), to exterminate for pests, to make repairs or to show the premises to prospective tenants, purchasers, mortgagers or their agents. The Tenant will not be unreasonable in denying entry.

- 8b. **Forced Entry:** Landlord may also enter the premises without prior consent if it appears to have been abandoned by the Tenant or in case of emergency, and as otherwise permitted by law or court order.

TERMINATION OF LEASE

Landlord shall not terminate this lease except for serious or repeated breach of tenant's obligations as listed in this agreement. Landlord may immediately terminate this Lease for reasons below:

- 9a. **Unacceptable Conduct:** Any act or conduct of the Tenant, household member or guest which contravenes the State of Maryland laws and harmful to other people.

- 9b. **Failure to pay rent.** An eviction will also be filed by the landlord.

- 9c. **Damage to property:** Damage to the property in excess of the security deposit will be a ground to terminate lease.

- 9d. **Abandonment:** If tenant abandons property, landlord will terminate lease and file legal suit against tenant.

- 9e. **Notification of Termination:** Notification: Landlord will promptly notify tenant in writing should any of the above listed event occurs leading to termination of lease.

INVOLUNTARY TERMINATION OF LEASE

This agreement will be terminated involuntarily should the following events occur:

- 10a. **Destruction of Premises**: If the premises are rendered uninhabitable by **fire, flood or other natural disaster** during the term of this agreement, this agreement shall be thereupon terminated.
- 10b. **Sale of Premises**: Should landlord decide to sell the premises due to any unforeseen circumstances, this agreement shall be thereupon terminated by the Landlord. No prior notice is needed.
- 10c. **Mutual agreement:** Should both landlord and tenant mutually agree to end the lease, this agreement will no longer be binding.
- 10c. **Death or incapacitation:** Should either landlord or tenant dies before the end of the lease, this agreement will no longer be binding.

ADDITIONAL PROVISIONS

Additional provisions provided in addendum and signed by both parties, and are a part of this lease are also binding just like this lease agreement.

Tenant agrees to obey the Rules and Regulations which are attached to this lease and made a part thereof, which Landlord reserves the right to amend or supplement at any time.

No changes or additions to this lease shall be made except by written agreement between Landlord and Tenant. This lease and any attachments represent the entire agreement between Landlord and Tenant.

Should any conflict arise, Tenant agrees to involve a third-party arbitrator or mediator.

Therefore, we, the undersigned, agree to this Lease agreement, by signing two copies (one to be kept by Tenant and one by Landlord).

LANDLORD		TENANTS	
Kunle Elebute 09-28-2026 06:02:34 PM EDT - 5-13	09/28/2026	Keinielle lyles 09-28-2026 05:39:36 PM EDT - 4-12	09/28/2026
Kunle Elebute, Facets Consulting Inc		Keinielle Tradon lyles	

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FACETS CONSULTING INC

PET AGREEMENT

Date of Lease Agreement: **9/28/2026**

Landlord: **Facets consulting Inc**

Tenant: **Keinielle Tradon lyles**

Leased Property: **2816 Maisel Street, Baltimore MD 21230**

Initial Lease Term: **10/1/2026 to 9/30/2028**

Both Landlord and Tenant agree that:

a) A Pet deposit of ~~**Five Hundred Dollars ($500.00)**~~ to be held by Landlord to cover any damages cause by the pet during the term of the lease (WAIVED)

b) Monthly pet fee of **Twenty five dollars ($25.00)**.

Pet Deposit: **$ ~~500~~ Waived for 2 years**

Monthly Pet Rent: **$ 25 Monthly** KL

Any refundable pet deposit shall be handled in accordance with applicable state and local law.

c) The Tenant agrees to:

- Keep the pet under control at all times.
- Comply with all applicable local animal control laws and regulations.
- Clean up and properly dispose of all pet waste.
- Prevent excessive noise, aggressive behavior, or any nuisance caused by the pet.
- Ensure the pet does not disturb neighbors or other occupants.
- Maintain the property in a clean and sanitary condition.

d) Damage to Property

The Tenant is fully responsible for any damage caused by the pet to the rental property, including but not limited to flooring, carpeting, doors, walls, landscaping, fixtures, and appliances. The Tenant agrees to reimburse the Landlord for repair or replacement costs that exceed normal wear and tear.

e) Liability

The Tenant assumes full responsibility for the pet and agrees to indemnify and hold the Landlord harmless from any claims, injuries, damages, or liabilities arising from the pet's presence or behavior.

f) Health Requirement

The Tenant certifies that the pet:

- Is properly licensed if required by law.
- Has current vaccinations as required by applicable law.
- Will receive appropriate veterinary care throughout the tenancy.

The Landlord may request proof of licensing or vaccinations where permitted by law.

g) Removal of Pet

If the pet creates a safety hazard, causes repeated disturbances, damages the property, or if the Tenant violates this Agreement, the Landlord may provide written notice requiring the Tenant to correct the violation or remove the pet within the time allowed by applicable law. Failure to comply may constitute a lease violation.

h) No Waiver

The Landlord's approval of a pet does not waive the Tenant's responsibility to comply with all terms of the Lease Agreement or this Agreement.

This Agreement supplements the Lease Agreement. If there is a conflict between this Agreement and the Lease, this Agreement governs with respect to pets unless prohibited by applicable law. All other lease terms remain in full force and effect.

LANDLORD	TENANTS
Kunle Elebute 09-28-2026 06:02:34 PM EDT - 5-20 09/28/2026	Keinielle lyles 09-28-2026 05:39:36 PM EDT - 4-19 09/28/2026
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