



REAL ESTATE ENTERPRISES, LLC. LEASE

Lease Date: 06/01/2026

Apartment: 49 W. Talbott St, Baltimore MD 21225

Beginning: 06/01/2026

Rent Before Concession: \$1,400.00

Ending: 06/01/2027

Rent after Concession: \$1,300.00

Pet Rent: \$30.00 per month for 1Dog

Rent Concession: \$100 off each month for 1yr as long as the total balance is paid in full on time each month. If payment is paid late the special stops and rent returned to \$1,400.00 per month.

Rental Insurance \$15.00per month

Note: Any concessions received must be paid back if there is any violation of the lease or if the lease term is not fulfilled.

Total Monthly Rent: \$1,345.00

Security Deposit: \$1,400.00

Pet Fee: \$100.00 (non-refundable pet fee)

Number of Occupants:

Adults 1Children 2

Residents: MICHAEL ANTHONY STANCIL SR. (2 children Michael Stancil Jr. 17 & Dominick Stancil 16

This is a Lease between the above-named Resident(s) and the Owner (hereinafter referred to as "Landlord" for the apartment dwelling described above. As used in the lease the terms "You" and "Resident" shall refer to the tenants whose names appear above under the designation of Residents. This Lease and any contemporaneously executed additional agreements is the entire agreement between Resident(s) and the Owner and may be modified only in writing.) UPON EXECUTION OF THIS LEASE, YOU ACKNOWLEDGE THAT YOU HAVE READ AND AGREE TO ALL OF ITS PROVISIONS, THAT YOU HAVE RECEIVED AN EXECUTED COPY OF THIS AGREEMENT AND THAT YOU HAVE RECEIVED THE LEAD PAINT DISCLOSURE IN SECTION 1 BELOW AND ALL OF THE MATERIALS REFERENCED THEREIN. IN CONSIDERATION OF THE MUTUAL AGREEMENTS AND COVENANTS CONTAINED HEREIN, THE RESIDENT AND LANDLORD AGREE TO THE PROVISIONS SET FORTH HEREIN.

I WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed and on the date first written above.

Resident(s):

Michael Stancil Sr. 6-1-26 (DATE)

____ (DATE)

____ (DATE)

Landlord:

By:

Title:

Date:

1. LEASE TERMS AND RENT

Payment of rent must be made on or before the 1st of the month. Payments must be made at the Owners management office located at 541 E. Patapsco Ave. Suite 101, Baltimore MD 21225. The rent shall be paid by check or money order at the rental office or mailed to P.O. Box 3422, Baltimore, MD 21225. Landlord shall not accept cash for Rent or for any other payments. Resident agrees to pay, upon execution of this lease and will pay the full rent amount set forth for the term of the lease.

2. UTILITIES

Utilities must be turned on in Tenant(s) name as of the move in date. An additional fee of \$35.00 per day will be charged for extra utility usage. Unpaid utility bills will be treated as unpaid rents and charged the account before being credited toward rent owed. Tenant is responsible for all utilities at the premises except N/A. Water and sewer are the responsibilities of the (PLEASE CIRCLE ONE: TENANT/ LANDLORD) and will be billed by the landlord and shall be viewed as rent.

The following utilities will be paid as marked:

Full Responsibility Of Tenant	Divided equally between units	Included in Rent
Water <u>MS X</u>	_____	_____
Gas/Electric Heating Oil <u>MS X</u>	_____	_____

3. LATE CHARGES AND OTHER FEES AS ADDITIONAL RENT

Resident agrees that in the event Resident shall fail to pay an installment of Rent within 2 or more days for weekly rent a late charge of \$ 3.00 will be charged to the Resident and 2 days or more for monthly rent will be charged 5% of the amount of the rental charge. Such payment shall be payable as additional Rent together with the Rent then over due and in arrears. Resident also agrees that a charge of thirty five dollars (\$35.00) shall automatically accrue to the Resident's account, for each instance in which a check payable to or for the benefit of the Landlord is returned by the Resident's bank for any reason. All Rent payments after a check has been returned shall be made by cashier's check or money order. Nothing herein contained shall constitute a waiver or limitation of Landlord's right to institute legal proceedings for Rent, damages and/ or repossession of the apartment for non-payment of Rent immediately after the first late day.

Resident shall pay all of these fees, as well as any other fees and charges due to the Landlord under any other provision of this Lease, as additional Rent, and Resident's failure to pay these charges shall be deemed a failure to pay Rent hereunder. Landlord shall furnish a receipt upon request or as payments are presented in person.

4. SECURITY DEPOSIT

At or before commencement of this Lease and in addition to Resident's obligation to pay Rent and other charges hereunder, Resident shall pay Landlord the security deposit amount set forth above (the Deposit), to be held by the Landlord as collateral security and applied to any Rent, Additional Rent and other charges that may remain due and owing at the expiration of this lease, or any holding over period, or applied to any damage to Resident's unit, the common areas, major appliances, or furnishings by Resident, his family, agents, employees, invitees or guests in excess of ordinary wear and tear or any and all other expense's suffered by the Landlord as a result of breach of any covenant of the Lease. Resident acknowledges this as receipt of the security deposit. Resident may not utilize the security deposit as Rent nor shall he deduct the same from the last months Rent. In the event that any part of the security deposit shall have been utilized by the Landlord, in accordance with the terms hereof or applicable law, the Resident shall, upon the delivery of notice, immediately deposit with the Landlord the amount so applied by the Landlord so that Landlord shall have the full deposit on hand at all times during the term of this Lease and any renewal thereof or holding over.

The Landlord shall deposit the security deposit money within thirty (30) days after its receipt. The Resident shall be entitled to interest at the rate provided by applicable law, earned on the deposit. The Landlord shall return the security deposit and simple interest per annum, at the rate provided by applicable law, less any damages rightfully withheld, within forty-five (45) days after the lease is terminated. Interest shall accrue at six (6) month intervals from the day the landlord deposits the security deposit. Interest shall not compound. Interest shall be payable only on security deposits of Fifty Dollars (\$50.00) or more.

The Resident has the right to have the dwelling unit inspected by the landlord in the Resident's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Resident so request by certified mail within fifteen (15) days of the Residents occupancy. Resident has the right to be present when the Landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises if the Resident notifies the Landlord by certified mail at least fifteen (15) days prior to the date of the Residents intended move, of the Residents intention to move, the date of moving, and the Residents new

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address. Landlord must notify the resident in writing of the date of inspection and must conduct the inspection within five (5) days before or after the Resident stated date of intended moving. Landlord must deliver, by first class mail, to the last known address of the Resident, a written list of the charges against the security deposit claimed by the Landlord and the actual cost, within forty-five (45) days after the termination of tenancy. Landlord must return any unused portion of the security deposit by first class mail, to the last known address of the Resident within forty five (45) days after termination of the tenancy.

In the event of a sale of the property, the tenant must permit entry into the apartment by an agent of the management company. It is noted where time permits that notice be given to the tenant prior to inspection by the perspective buyer. Should sale of the property be consummated the tenant agrees to vacate the property, after written notice to vacate is given, within sixty (60) days.

All tenants will receive keys to said premises, which shall be returned at the time of vacancy. Any tenant who installs locks, or changes locks without written permission from Landlord will be subject to at \$75.00 fee. This fee will be deducted from any rent monies received immediately if not paid when requested.

5. USE AND OCCUPANCY RESTRICTIONS

The Apartment may only be used as a dwelling unit and only by those persons set forth on Residents application. Any change in the identity of the permitted Occupants named above must be approved in advance, in writing by Landlord. Not more than two (2) persons per bedroom are permitted to occupy the apartment at any time. Landlord reserves the right to uniformly and impartially regulate the maximum number of Occupants permitted to reside within the apartment. Any person over the age of 18 years who Resident intends to reside in the apartment must submit a rental application to Landlord, qualify, and be approved by Landlord as and become a Co-Resident after completion of the screening procedures.

- a.) Guest: Persons visiting Resident may not reside at the property for more than 14 days in aggregate during any calendar year, unless written permission is first secured from Landlord. Neither the property nor any portion thereof shall be used for transient occupancy.
- b.) Resident agrees that any right to occupy the apartment is conditioned upon the Resident complying with all local, state and federal laws and regulations. Specifically, the Landlord reserves the right to terminate this Lease as set forth in section 18 for any violation of the above conditions. Further, Resident hereby acknowledges that visits by police to the apartment for improper behavior of the Resident, Occupants, or anyone in the apartment or on or about the grounds of the apartment because of the Resident or Occupants or any of their family members, friends, guest, visitors, relatives, associates and acquaintances, shall constitute proper and sufficient grounds for termination of this lease and pursuit of legal remedies against Resident for eviction damages.

6. ASSIGNMENT AND SUBLEASE

Resident must not assign this lease or sublet the premises or any portion thereof, or transfer possession or occupancy thereof to any other person or persons.

7. PETS

Resident may not keep, maintain, or permit any pet of any kind to visit the apartment for any period of time (regardless of how short a visit it is), unless Landlord has consented in writing to the pet. Landlord, however, acknowledges the right of a blind, deaf, or disabled resident to keep and maintain a dog certified as being specially trained to aid the Resident in his handicap, within the apartment. Such dogs shall not, however, be brought to the apartment without the express written consent of the Landlord first had and obtained provided however that Landlord reserves the right to reasonably condition the giving of such consent.

If the resident receives approval to keep a pet, resident will be automatically charged a non-refundable pet deposit. The Resident will pay an additional monthly rent "pet rent" as shown above at page 1. Resident must insure that the pet is properly licensed and inoculated as required by local law including the proper display of licensing, that the pet shall not disturb other residents or cause damage to the apartment or property, that the pet is properly curbed and that animal waste is properly disposed of, that the pet is not left outside unattended. If the management's opinion is the pet is disturbing or damaging property, resident must permanently remove the pet within 15 days of receiving notice. Any and all liability arising from the pet is the responsibility of the tenant. Usually house pets such as reptiles, felines other than cats, canines other than dogs and rodents are not permitted. Dog's over 20 pounds are not allowed. The following dog breeds are also not allowed: Pit Bull, German Sheppard, Doberman, Rottweiler, or any other breeds as determined by the Landlord. Maintaining a fish tank that holds more than 5 gallons of water shall be considered "maintaining a pet" and shall be subject to the foregoing restrictions and requirements. **Any pet(s) that are approved must obtain insurance for the approved pet(s).** Resident shall be liable for any and all water damage to the property caused by the fish tank.

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8. CARBON MONOXIDE AND SMOKE DETECTORS

If any applicable law of any governing body requires the installation of Smoke Detectors at the time of occupancy, Landlord certifies to resident that said smoke detectors and/or carbon monoxide detectors have been installed and in proper working condition in accordance with said law(s). Resident shall be responsible for replacement of batteries (when applicable) and shall report promptly to the Landlord any defective smoke detectors and or/ carbon monoxide detector. Resident shall also periodically test batteries, when applicable, to insure that the smoke detector and/or carbon monoxide detector is operating properly.

9. REPAIRS AND MAINTENANCE

Landlord shall maintain, and/or repair or replace, if necessary and in Landlord's sole discretion, the plumbing, heating, cooling, electrical systems, exterior walls, and roof of the Property.

However, Tenant shall be responsible for the cost of any repairs, replacements, or related services if the need for such repairs, replacements, or services results from the negligence, misuse, abuse, or failure to properly maintain the Property by Tenant, other residents of the Property, Tenant's household members, agents, servants, employees, invitees, guests, or family members.

Tenant agrees to promptly notify Landlord of any condition requiring repair or replacement that is the obligation of Landlord. Tenant's failure to promptly report any needed repair, leak, damage, or maintenance issue may result in Tenant being responsible for any additional damage caused by the delay.

Except as provided above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the Lease term.

If Tenant fails to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement. In that event, the cost of such repair or replacement shall be added to and deemed additional rent and shall be payable by Tenant to Landlord upon demand. Landlord shall have the same remedies for collection of such costs as Landlord has for the non-payment of rent under this Lease.

Tenant shall furnish HVAC system filters, electric light bulbs, and fuses at Tenant's expense.

Tenant shall be responsible for the first \$100.00 of each maintenance or repair occurrence, unless prohibited by applicable law.

In the event the Property is part of a multi-unit building, Tenant shall also be liable to Landlord for the cost of any repairs or replacements to the building if the need for such repairs or replacements results from the negligence, misuse, abuse, or improper conduct of Tenant, other residents of the Property, Tenant's household members, agents, servants, employees, invitees, guests, or family members. The cost of such repairs or replacements shall be added to and deemed additional rent due and payable by Tenant to Landlord upon demand.

Landlord shall have the same remedies for collection of such costs as Landlord has for the non-payment of rent under this Lease.

Additional agreements, if any, regarding maintenance, repairs, and/or replacements are as follows:

Tenant is responsible for the first \$100.00 of each maintenance or repair occurrence.

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10. CONDITION OF PROPERTY/ DAMAGE BY RESIDENT

Landlord covenants that the leased premises and all common areas are delivered in a clean, safe and sanitary condition, free from rodents and vermin, in a habitable condition, and in complete compliance with all applicable laws. Resident acknowledges that he has been given an opportunity to examine the premises, that he has examined the premises and found it to be in satisfactory condition.

Resident, by execution of this agreement, admits that the apartment has been inspected by him, and hereby acknowledges that the said apartment is in good order and does not require additional paint, cleaning or repair. Resident shall not deliberately, negligently, or otherwise destroy, deface, damage, impair or remove any part of the apartment, nor permit any person to do so whether known by the Resident or not. If any such damage occurs, then the resident shall be liable to the Landlord for the cost of repair or maintenance to any such damaged item, including flooring, appliances, equipment and fixtures. Landlord and resident acknowledge their collateral responsibilities for maintenance for the leased premises. Resident agrees to return apartment to the landlord at the end of the lease in the same condition as received, reasonable wear and tear accepted.

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11. MOLD

Resident acknowledges that it is necessary for Resident to provide appropriate climate control, keep the premises clean, and take care of measures to retard and prevent mold and mildew from accumulating in the premises. Resident agrees to clean and dust the premises on a regular basis and to remove visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible. Resident agrees not to block or cover any of the heating, ventilation or air conditioning ducts in the premises and to use exhaust fans located in kitchen and bathroom before starting to cook or shower. Resident agrees to immediately report to the management office (1) any evidence of water leak or excessive moisture in the premises (2) any evidence of mold- or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area on a non-porous surface (do not attempt to clean mold on a porous surface such as sheetrock wall, but report the mold immediately to management); (3) any failure or malfunction in the heating, ventilation, air conditioning or laundry systems in the premises; and (4) any inoperable doors or windows. Resident further agrees that resident shall be responsible for damage to the premises and residents property as well as injury to Residents and Occupants resulting from Residents failure to comply with the terms of this clause, as permitted by state/local law. A default under this clause may be deemed good cause for termination of resident tenancy.

12. ABESTOS- CONTAINING BUILDING MATERIALS

Pursuant to federal regulation, thermal system insulation, sprayed or troweled on surface materials, and asphalt and vinyl flooring materials installed no later than 1980 are presumed to contain asbestos. The United States Environmental Protection Agency has determined that the mere presence of asbestos materials does not pose a health risk to residents and that such materials are safe so long as they are not dislodged or disturbed in a manner that cause's asbestos fibers to be released. Residents must contact the landlord or agent before commencement of any resident's improvements, repairs, renovations or remodeling activities. Do not disturb presumed asbestos-containing materials.

13. ALTERATIONS AND RESTORATION

The resident shall not make any alterations or modifications to the apartment, including painting or wallpapering, installation of TV antennas, satellite dishes, bookcases, shelves, cabinets, or structures of any kind, or changing any existing locks or addition of new locks, without the express written consent of the landlord obtained in advance of such alterations or modifications.

14. LANDLORD ACCESS

The resident shall not reasonably withhold consent to the landlord to enter the apartment at reasonable times in order to inspect it, make necessary or agreed repairs, decorations, alterations or improvements, supply necessary services, exhibit the apartment to prospective or actual purchasers, when landlord has good cause to believe that the resident may have damaged the apartment and to allow access to a government agency for inspection. In an emergency, or if the landlord reasonably believes that the resident has abandoned the apartment, landlord may enter the apartment without notice or the consent of the resident. The resident must provide the landlord with a duplicate key for any and all locks on the doors or windows. The landlord will not abuse the right of access or use it to harass the resident. Unless there is an emergency, or it is not practicable to do so, the landlord shall give the resident reasonable notice of his intent to enter. Resident agrees that landlord will have the right to conduct quarterly inspections of the property without notice

Resident hereby grants landlord permission and consent for landlord to permit law enforcement officials to enter the apartment in the exercise of their apparently legitimate police powers or upon the presentation of a warrant that would appear to be valid to a reasonable person without legal training. Resident agrees to hold landlord, its agents and employees, harmless for any damages whatsoever caused by such entry or by such law enforcement actions. Resident hereby acknowledges that resident has provided his/her consent above in an effort to preserve the apartment, and to prevent damages to the apartment for which the resident would be responsible.

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15. RISKS- DAMAGE TO PROPERTY/ RESIDENT'S PERSONAL PROPERTY

Resident understands that certain conditions may occur within or about the apartment, which might result in unexpected damage to the apartment structure and any personal property or contents contained therein. Examples of such conditions include, but are not limited to, acts of nature such as rain, snow, wind, ice, hail, extreme cold or heat; or acts of third parties such as vandalism, arson, war on terrorism; or, systems failures within the building that are unrelated to any outside cause, such as, a failed compressor in the HVAC system, a failed pipe, coupling or joint in the plumbing system, or, a failed circuit, wire or switch in the electrical system. In this regard, the landlord will be responsible to repair only the damage to the apartment, and in no manner, under no conditions whatsoever, shall the landlord be responsible for loss or damage to any personal property in or about the apartment, whether belonging to the resident, the occupants, or any other person. Accordingly, Resident understands and agrees that all personal property belonging to or placed by the resident, occupants or any other person, in the apartment, shall be done so at the sole risk of the resident, occupants or the parties owning the same. The resident also understands and agrees, that the landlord does not carry insurance that would insure the residents personal property or provide any kind of liability insurance in favor of the resident, that the landlord is not responsible for loss or damage to residents personal property or for and liability claims that might be made against the landlord, that the landlord shall not in the future provide for the benefit of the resident or any person, type or form of insurance policy of any kind whatsoever, and that the landlord shall never become an insurer for the benefit of the resident. Landlord shall, if tenant fails to obtain and maintain renters insurance enforce coverage through Asset Protect at the Renter's expense of \$15.00.

Notwithstanding the foregoing, the landlord will also not be responsible for the repair for any damage to the apartment in the event that such damage was caused by any deliberate act or though the negligence of the resident, any permitted occupants, member of their respective families, guests, or any other persons allowed in, on or about the apartment with the resident's or any occupants consent. In this regard, resident, his family, and/or guests, shall be responsible for damages, of any kind, that they may cause the apartment and agrees to reimburse landlord for the cost of any corrective action necessary to repair such damages within five (5) days upon notification by landlord, which reimbursement shall be considered due as additional rent. All remedies available to landlord for non-payment of rent by resident shall apply to failure to pay such reimbursement.

In the event the apartment becomes uninhabitable by reason of extensive damage, then the rent shall abate until such time as the apartment shall be restored to a habitable condition. Landlord shall have the right however, to restore the apartment or to terminate the lease. If the cause of the foregoing damage is neither the fault nor negligence of the resident, then the resident may elect to vacate the apartment or terminate the lease provided that the resident gives the landlord fourteen (14) days written notice prior to vacating. If the resident or landlord elects to terminate the lease under any of the foregoing conditions, then the accounting for the rent and deposit shall be fixed as of the date that the apartment is vacant. With respect to any repair to the apartment that the landlord is required to make pursuant to this paragraph or should the apartment require substantial renovations or repairs for any reason, the resident agrees to afford landlord reasonable access to the apartment as necessary to effectuate such repairs; in this regard, any advance notice requirements Otherwise, applicable shall be waived by resident in order to allow landlord such access for repairs. Should repairs or renovations require the resident to temporarily vacate the apartment, resident agrees in advance to relocate to another apartment and also agrees that he will return to the original apartment within 72 hours after receiving notice that the renovations are complete. Resident will not receive any compensation or rental credit for any stay in a temporary apartment unit.

16. ACTION OF LANDLORD UPON DEFAULT

In the event of any default, other than the default of failure to pay rent and late charges, hereunder or if the landlord at any time deems the resident tenancy undesirable by reason of objectionable or improper conduct on the part of the resident, his/her family, servants, guests, or invitees by causing annoyance to neighbors or should the resident occupy the subject premises in violation of any rule, regulation or ordinance issued or promulgated by the landlord, any governmental rental authority, or any federal, state or local law, then and in any of said events; the landlord will have the right to terminate this lease by giving the resident personally, or by leaving at the leased premises, either 14 days or 30 days written notice to quit and vacate the premises containing in said notice the basis of the termination. The landlord, at the expiration of said notice or any shorter period conferred under or by operation of law, may avail himself of any remedy provided by law for the restitution of possession and the recovery of delinquent rent.

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17. ABANDONMENT

If the resident is to be away from the apartment for a period of more than seven (7) days then resident must notify landlord in advance. In the absence of such a notice, the landlord may enter the property to protect the apartment to be abandoned.

If all residents are absent from the apartment without notice in excess of ten (10) consecutive days while rent is delinquent, the apartment will be considered abandoned and landlord shall be entitled to immediate possession in accordance with the law and the landlord shall be entitled to all monetary damages available under the lease and under the law including any deficiency in rent, repairs to the apartment necessitated by resident's use and occupancy. Any personal property which is left in the apartment for more than seven (7) days after termination of the tenancy will be deemed abandoned and may, at the option of the landlord be disposed of at the resident's expense. Landlord is not liable to resident or any other person for the loss of property so abandoned.

18. NOTICE TO VACATE

Either landlord or resident may terminate this lease at the expiration of said lease or any extension thereof by giving the other Two (2) months written notice of termination prior to the Rent Due Date. Failure by resident to provide such notice of intent to vacate shall be deemed an election by resident to continue the lease on a year to year basis at the monthly rate in effect during the last month of the expiring term. If the landlord issues a rent increase notice effective at the end of the lease term or thereafter, resident will be required to pay the applicable increased monthly rental rate should resident fail to provide notice of intent to vacate. Residents on bi-month to bi-month tenancy must give Thirty days' notice to vacate in writing on or before the rent due date. All other terms and provisions of this lease will remain in full force and effect. Should resident vacate the apartment without providing proper notice as required under this section 19, resident shall be liable for all rent for a period of 60 days after notice was received by landlord subject to landlord's reasonable efforts to mitigate its damages.

Failure to vacate the premises after proper notice may result in the resident being held accountable for rent for the period of the holdover and for consequential damages due to an incoming resident's inability to enter the premises because of resident's holdover occupancy.

19. RESIDENTS REFUSAL TO VACATE

Once a resident has given notice to the landlord a termination notice (see section 18) or any other notice to vacate the apartment, resident cannot rescind that notice without written approval by the landlord. Should resident give landlord such notice and/ or should landlord give resident notice to vacate the apartment either because of a breach or upon termination of this lease, and resident shall fail to vacate the same on or prior to the time so stated, resident shall be liable for the actual damages caused by the residents failure to vacate and the damages claimed by the landlord shall not be less than the apportioned rent for the period of the holdover at the rate under the lease, plus all attorney's fees, expenses and costs associated therewith. Nothing contained in this provision of the lease in general is intended to limit any other remedies which a landlord may have against the resident, whether as a hold-over resident under the lease or otherwise.

20. EARLY TERMINATION- INVOLUNTARY

Resident may terminate the lease due to involuntary causes beyond resident's control by providing on month's written notice issued prior to the Rent Due Date, payment of termination fee of one month's rent, plus payment of all rent due and owing through the termination date and all damages. Involuntary cause includes involuntarily change of employment from the area (more than 25 miles outside of area), death of major wage earner, unemployment, or for any other reasonable cause beyond resident's control. Landlord may verify and accept or reject such claim depending upon the particular circumstances and proof provided. All monies will be due and payable at the time notice is given. The Security Deposit and disposition of it shall be handled separate and apart from lease termination and may not be construed to be a part of the early termination fee.

21. REPRESENTATIONS TO THE LANDLORD

The resident has made certain representations to the Landlord about his credit history, rental history, financial affairs, and other relevant information, in order to induce the landlord to rent the apartment to the resident. This lease has been entered into reliance by the landlord on this information, with respect to both what resident represented on his rental application or otherwise. In the event any of the information is untrue or misleading or incomplete then the landlord reserves the right to cancel this lease within a reasonable time after the landlord discovers the truth. If the landlord discovers the misrepresentation(s) prior to the resident taking occupancy, such cancellation will preclude the resident from taking occupancy. Resident acknowledges and agrees that such discovery occurring after occupancy shall be grounds for resident's immediate eviction at the landlord's option, his costs, expenses and damages that he may suffer by reason of the resident's misrepresentation, including landlord's reasonable attorney's fees incurred.

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22. SUBORDINATION

It is understood and agreed that landlord may assign this lease or any of its rights hereunder at any time, such as when (for example, but not limited to) landlord sells the apartment to a new owner. This lease shall be binding upon and inure to the benefit of landlord successors and assignees.

This lease is subordinate to all present or future mortgages or deeds of trust affecting the apartment, and resident hereby agrees to recognize the rights of any then present holder of any mortgage or deed of trust on the property and comply with all applicable terms of such instruments. Resident also agrees that if any apartment is transferred for any reason such as but not limited to, sale to a new owner, foreclose under an existing future deed of trust, or by the grant of a deed in lieu of such foreclose, then resident shall, go to the then owner of the apartment and acknowledge him as landlord under the lease.

Resident agrees to execute any documents or instruments within five (5) days after the request, that are necessary to properly document or accomplish any of the foregoing provisions of this section, as may be required by any owner, or deed-of-trust/ mortgage holder, and upon residents failure to do so, resident shall be deemed to have irrevocably appointed landlord as his attorney in fact to execute and deliver any such documents or instruments.

23. JOINT AND SEVERAL LIABILITY

Any residents signing this lease shall be jointly and severally liable for all acts of nonperformance and all obligations of residents under this lease including, but not limited to the covenant to pay rent, which covenant is separate and independent of any other obligation of any party under this lease. Any notice regarding occupancy given by one resident, and by landlord to one resident, shall affect and apply with equal force to all residents and occupants.

24. NON-RETALIATION

The landlord shall not evict the resident or arbitrarily increase the rent or decrease the services to which the resident is entitled to for any of the following reasons; (1) solely because the resident or his agent has filed a good faith written complaint, or complaints, with the landlord or any public agency or agencies against the landlord; or (2) solely because the resident or his agent has filed a lawsuit, or lawsuits against the landlord; or (3) solely because resident is a member or organizer of any residents organization; or (4) as a result of the resident providing information to the landlord under title 6, subtitle 8, of the Environmental Article (lead poisoning hazards).

25. EMERGENCY SERVICES

Landlord has established 443-928-2160 as a number that resident can contact twenty-four (24) hours per day in the event of an emergency affecting the health, safety, or welfare of a resident or property. Resident should dial 911 for life-threatening emergencies.

26. CONDEMNATION

Should any government authority institute condemnation proceedings, or exercise its right of eminent domain with respect to the apartment, this lease shall terminate at the landlord's option, and parties shall be released from obligation hereunder. Resident shall not be entitled to, and hereby expressly waives any claims to, any awards or portions thereof which landlord may receive in that regard.+

27. ATTORNEY'S FEE'S

For purposes of this agreement, if resident's noncompliance with the lease or any applicable state, local, or federal law causes manager to employ an attorney at law, resident agrees to pay a reasonable attorney's fee, which will constitute at least twenty five percent (25%) of any amounts due to manager, to the extent allowed by law. Additional fees shall be added to you balance to include attorney fees, court fees, post court judgment interest and other applicable fees or charges. Should court action become necessary, subsequent actions will be taken which may include recording of judgment, attachments of personal property, liens on accounts, garnishment of wages and any other remedies, which may be, afford by law.

28. GENDER, CONTEXT

Where the context of the lease requires, the words in the singular shall be substituted for the plural and vice versa and words in the masculine shall be substituted by any gender.

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29. DEATH AND BINDING EFFECT

This lease and all of its covenants, conditions, terms and provisions are binding upon and shall inure to the benefit of the successors and assigns of landlord, its heirs, executors, administrators and where permitted, the assigns of resident. The resident's death terminates this lease unless a spouse is also on the lease in which case the lease may be continued by said spouse if he/she so chooses. Where the landlord sells the apartment to another, the buyer liable under this lease for all of its terms and conditions and the selling landlord shall be relieved of liability under the lease after giving notice of the conveyance to the resident.

30. NO OTHER REPRESENTATION BY LANDLORD TO RESIDENT

This lease and the attached addenda contain the final and entire agreement between the parties hereto, and neither they nor their agents are bound by any terms, conditions, statements, warranties or representation of oral or written that are not herein contained. The parties acknowledge that the landlord and its agents have not made any promises, or representation other than those contained in this lease.

31. SEVERABILITY

Each provision of this lease shall be considered severable, and if for any reason provision or provisions hereof are determined to be invalid, such invalidity shall not impair the operation of, or affect, those portions of this lease which are valid, and this lease shall remain in full force and effect and shall be construed and enforced in all respects as if such invalid or unenforceable provision or provisions had been omitted.

32. LEAD WARNING STATEMENT

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

33. EXTERMINATION

Resident acknowledges that the property is being turned over pest free and any infestation will be the responsibility of the resident to correct the issue and pay for extermination cost.

Initial

MS

Owners Disclosure (initial)

_____ (a) Presence of lead-based paint or lead-based paint hazards (check one below.)

_____ Known lead based paint and/or lead based paint hazards are present in the housing (explain)

_____ Owner has no knowledge of lead-based paint and/ or lead based paint hazards in the housing.

APD

(b) Records and reports available to the Owner (check one below):

X Owner had provided the leaseholder with all available records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing. (list documents below)

PASSED RISK ASSESSMENT

X Owner has no reports or records pertaining to lead-based paint and/ or lead-based paint hazards in the housing.

Lease Holders Acknowledgement (initial)

ms (c) Lease holder has received copies of all information listed above.

ms (d) Lease holder has received the pamphlet Protect Your Family from Lead in Your Home.

Agents Acknowledgement (initial)

APD

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

Certificate of Accuracy

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

A. Delgado 6/01/2026
Owner/ Agent Date

Michael Stancil Sr. 6-2-26
Lease holder Date

Lease holder Date

Lease holder Date

Lease holder Date

TENANT'S OBLIGATIONS

The Tenant(s), members of Tenant's household, Visitor(s), and any person under the Tenant's control must at all times:

- A. Comply with all applicable state and federal laws.
- B. Pay rent on time and be responsible for late charges, legal fees, excess utility charges or other charges incurred under this Lease.
- C. If required, make payments to the utility supplier and avoid disconnection of the utilities.
- D. Not allow occupancy or visitation in violation of this Lease
- E. Leave the Unit in clean condition and in the same condition as when the Tenant moved in, except for normal wear and tear.
- F. Remove any and all personal property left in the Unit or at the Property when occupancy has ended.
- G. Not damage, remove or deface the Unit or the Property.
- H. Pay for any damages (beyond normal wear and tear) caused by the Tenant(s), any members of the Tenant's household, Visitor(s), or any person under Tenant's control.
- I. Keep clean and safe the Unit and areas in the Tenant exclusive or shared control to ensure proper health and sanitation standards for the tenant and other residents of the Property.
- J. Immediately report all accidents, maintenance problems, and known needs for repair to the Unit or associated common areas to the Landlord. The Tenant's obligation includes, but is not limited to, immediately reporting any suspected water leaks, moisture problems or mold in the Unit or the common areas of the Property to the Landlord, or its authorized agents.
- K. Permit entry into the Unit by the Landlord's staff for inspection and maintenance. The Landlord will give reasonable advance notice and entry will be during reasonable times, except in the case of emergencies, for which the Landlord has the right of immediate access.
- L. Make no alterations or repairs or redecorations to the Unit or to the equipment without prior written authorization of the Landlord. Such alterations, repairs and redecorations include but are not limited to:
 - 1. Repainting the Unit
 - 2. Attaching any kind of wall or floor covering
 - 3. Installing additional equipment or major appliances
 - 4. Changing or installing new locks on exterior doors.
 - 5. Erecting or hanging radio or television antennas, dishes or signs on or from any part of the Unit.
 - 6. Obstructing sidewalks, areaways, galleries, passages, elevators or stairs.
 - 7. Installing a waterbed or similar furniture inside the Unit.
- M. Performing seasonal maintenance or other maintenance tasks, shovel snow and remove leaves, debris and ice around and leaking to the entrance or entrances used in areas under the exclusive or shared control of the Tenant. The Landlord will not be liable for the Tenant's failure to perform this maintenance. A qualified individual with a disability may send in a written request for reasonable accommodation.
- N. Dispose of all garbage and other waste in a safe, proper and sanitary manner completely within the proper receptacles, and recycle materials to be recycled by law and not put trash out to be picked up except on designated days.
- O. Use all electrical, plumbing, sanitary, heating systems, air conditioning or ventilating facilities in a reasonable manner. Do not flush in toilet anything other than toilet paper. Ex: wash cloths, tampons, sanitary napkins, wet wipes.
- P. Not tamper with or remove the smoke detectors in the Unit and take reasonable precautions to prevent fires and to refrain from storing or keeping flammable materials at or in the Unit. There will be a fee for each incident of tampering with or removal of a smoke detector.
- Q. Remove from the Property any vehicles without valid registration and inspection stickers; not park and not park any vehicles in any right-of-way or fire lanes designated and marked by the Landlord. Any inoperable or unlicensed vehicle as described above will be removed from the Property at the Tenant's expense. Commercial, lengthy or major automobile repairs are not permitted anywhere on the Property. The Landlord shall not be responsible for the loss of, or damage to, vehicles located on or nearby the Property, or their contents.

Initial MS _____

- R. Make sure that all common doors, including fire doors, are kept closed for the security of all residents at the Property and not allow unauthorized persons to enter the Property.
- S. Make sure that Tenant, all members of the Tenant's household, Visitor(s) and/or any other person under the Tenant's control do not and will not engage in any activity on or near the Property which threatens the health, safety or right to peaceful enjoyment of the Property by other residents, or the Landlord, its employees and/or contractors.
- T. Make sure the Tenant, members of the Tenant's household, Visitor(s), and/or any other person under the Tenant's control do not engage in any drug-related criminal activity, gang related activity or any other criminal activity that threatens the health, safety and right to peaceful enjoyment of other residents of the Property.
- U. Not to display, use, possess or allow Visitor(s), members of the Tenant's household, and/or any other person under the Tenant's control to display, use or possess any firearms (operable or inoperable), explosives or other dangerous weapons as defined by the laws and courts of the State of Maryland anywhere in the Unit or on or near Property.
- V. Pay all reasonable charges (other than for normal wear and tear) for the repair of damages to the Unit, the Property, and facilities or any equipment.
- W. Not store items in boiler rooms or near furnaces or otherwise create potential fire risks.
- X. Not commit an acts or threats of violence against the Landlord, and the Landlord's employees and/or contractors.
- Y. Tenant Acknowledgment of Tenant's Rights Disclosure
The Tenant acknowledges that they have received a copy of the document titled Tenant's Rights, as required by law under HB693. Tenant further acknowledges that they have reviewed the contents of this document and understand their rights as outlined within.

Initial

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WELCOME TO YOUR NEW HOME

While every effort is made to assure that your new home meets with your approval, occasionally there may be a need to call maintenance to have a problem corrected. Unlike some apartment complexes, we do not charge for this unless the repair needed was caused by instigated, neglectful or malicious action. At the bottom of this letter is the emergency call number which can be used 24 hours a day but for emergencies only. For all other call please call the office number during working hours listed below. To assure everyone's rights of quiet enjoyment, certain rules must be initiated and enforced. To be certain that you have read and understand these additional provisions your initials are required where there is a blank.

MS Noise levels must be acceptable to all neighbors and local law enforcement.

MS Pets are not permitted unless approved by the office. If approved the tenant will pay a \$100 non-refundable pet fee per pet and a monthly Pet rent of \$25 per cat and \$30 per dog.

MS The number of occupants may not exceed what is listed on your lease.

MS The tenant must provide proof of renters insurance before move in or will be required to pay \$15.00 for rental insurance through Asset Protect. This will be collected as rent and any money received will be applied before being applied to rent.

MS Trash must be placed in approved trash containers and placed in the alley or designated area for pick up.

MS The maintenance of the refrigerator, if one exists, is the entire responsibility of the Tenant/Landlord. The landlord makes no guarantees to the workability of any existing refrigerators. A refrigerator Does or Does Not exist in this apartment. We fully understand and agree to the terms of this lease.

MS The lawn maintenance is your responsibility. The local state jurisdiction will post fines up to \$500.00 for the failure to keep the yard properly cut and clean (free from trash, mail, animal waste etc.) in addition to the sidewalk area(s). This included snow removal. These fines will become immediately due and paid through your account, which may bring about court action for rent arrearages. So pay close attention to maintaining your surroundings regardless of from where the trash has come from. In years past the City/County would first give us a warning before fining, but NO MORE.

MS Tenant(s) agree to receive electronic notices by providing us an email address:

miK783@live.com

Perks for "our" family

We hope that your stay with us will be long and pleasurable and as a landlord we value our relationship and wish to know of any problems or concerns you may have. In our aim to maintain our relationship, consideration is always given first to the existing tenants. This includes allowing existing tenants to move up on the waiting list for another available home, reducing the rental increase to those who have stayed, helping you find an affordable house to purchase, and supporting you with our problem-solving methods.

Initial MS

If all good things must come to an end

When the time comes that you must leave, please give us a call to see if we may have another place that you could move into that may meet your new need. We will give existing tenants the highest priority when trying to move into another one of our places.

To begin the procedure for leaving

When you do leave, please give us at least 30 days' notice. Notice should always be given in writing, at least 30 days from the date we receive it, with the date that all of your belongings will be out of the home. You must also notify us of your new address and a date you could be available for a walk through. To leave and to have the security deposit returned in full with interest, all rent must be paid up completely, any arrearage must be corrected prior to vacating, any damage must be corrected, the home should be left broom cleaned with no damage except for normal wear and tear, and utilities must be left on until after the walk through. All security deposits are mailed out within 45 days of the final walk through. They will only be mailed to the new address or last known address. They will not be available for pick up as they are mailed from a different location.

When relocating, background checks may be necessary. We will be happy to work with your new landlord to assure you receive credit for all your good rental history with us. All verifications from our office must include rental history, court action, lease problems and conditions of the left home. To be sure that we give a good recommendation it is important to be sure all the lease provisions have been met and that the rent had been paid on time and the place was left clean and re-rentable. If an unusual condition occurs please let us know immediately so we can adjust any adverse implications that may result on your credit. We cannot correct problems unless we know one exists.

If you leave owing money

Should you leave owing money from rent, damage, utilities etc., making and sticking with a payment plan may keep added fees from accumulating and court action from becoming necessary. Sometimes things happen that you may have no control over -- we understand this and are trained to work out payment plans that are as least painful as possible. This hopefully will eliminate the need to add additional costs for collecting this debt. We will follow up on delinquent tenants who do not initiate and stick with a plan to reduce the balance.

Once again welcome and we look forward to a long and lasting relationship.

We don't spread out the charges created by a few

So that all tenants do not have to pay for the actions of some, we will charge for the following services to those whom it applies.

Added keys each.....	\$55.00
Lock outs (during business hours; no key provided)	\$40.00
Lock outs (after hours, no key provided)	\$75.00
Copies of lost documents. 1 st time no charge --after 1 st time.....	\$5.00 up to 13 pages
Replacement of lock.....	\$75.00 per lockset
Damaged/lost screen.....	Actual cost of repair plus \$15.00 labor
Our having to maintain lawn/sidewalk maintenance.....	\$50.00-\$150.00
Failure to maintain utility service; actual costs plus \$35.00 per day plus usage.	
Added exterminations; actual costs, plus.....	30%

All costs to correct problems for which the tenant is responsible may be subject to actual costs plus a surcharge equivalent to those established by Rental Maintenance Corporation, a property management company.+

Initial

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MOVE OUT FEE GUIDE

Below is a list of fees that Real Estate Enterprises/Rental Maintenance Corporation may charge after a tenant vacates. Charges below include labor. Their may be an additional charge for parts/materials. Charges do not apply to "normal wear and tear". Management company defines "normal wear and tear". By signing and initialing, I/We agree to all charges

(initial)

<u>CLEANING OF KITCHEN</u>	
Cleaning of refrigerator	\$ 75.00
Cleaning of Stove	\$ 40.00
Cleaning of Oven	\$ 40.00
Replacement of Stove	\$350.00 & Up
Clean/Replace drip pans	\$ 52.00
Clean kitchen cabinets	\$ 110.00
Clean kitchen floor	\$ 45.00
Clean kitchen windows	\$ 25.00

<u>CLEANING OF BATHROOM</u>	
Clean tub/shower/surround	\$ 75.00
Clean toilet	\$ 20.00
Clean sink	\$ 20.00
Clean cabinets/floor	\$ 50.00
Clean window	\$ 10.00

<u>CLEANING OF LIVING ROOM</u>	
Clean carpets	\$75.00 & Up
Clean windows	\$ 25.00
Clean fireplace	\$ 25.00

<u>CLEANING OF BEDROOM(S)</u>	
Cleaning of carpets	\$ 100.00
Cleaning of windows	\$ 25.00

PROPERTY ADDRESS:

49 W. Talbott St

Baltimore, MD 21225

TENANT(S) SIGNATURES

X Michael Stancil, Jr.

X

X

X

REE/RMC AGENT: A. Delgado

AGENT SIGNATURE:

DATE: 06/01/2026

<u>FLOORING (CLEANING/REPAIR/REPLACE)</u>	
Replacement of carpet	\$250.00 & up
Removal of carpet stains	\$ 100.00
Deodorize of carpets	\$ 75.00
Carpet repair	\$ 200.00
Hardwood floor repair	\$ 125.00
Repair linoleum bathroom	\$ 175.00
Repair linoleum kitchen	\$ 400.00
Replace ceramic tile	400.00 & up
up to 4sf and \$50.00 per sf thereafter	

<u>WALLS</u>	
<u>Repaint door (per)</u>	\$ 50.00
Repaint per wall/ceiling	\$ 70.00
Repair hole(s) each	\$ 75.00

<u>DOOR(S)</u>	
Repair hole(s)	\$ 75.00
Repair door jam(s)	\$ 100.00
Replace door(s) interior (per door)	\$ 225.00
Replace door(s) exterior (per door)	\$ 350.00
Replace sliding glass door(s) (per door)	\$ 750.00
Replace door screens (per screen)	\$ 50.00
Replace bi-fold door(s) (per door)	\$ 70.00
Replace door knob(s) (per knob)	\$ 25.00

<u>LOCKS</u>	
Replace lock set(s)	\$ 75.00

<u>WATER BILLS</u>	
Remaining balance will be prorated or billed.	TBD

PRINT TENANTS NAME: Michael Anthony Stancil Sr.

PRINT TENANTS NAME:

PRINT TENANTS NAME:

PRINT TENANTS NAME:

PRINT TENANTS NAME:

<u>WINDOWS</u>	
Replace window pane (per pane)	\$ 75.00
Replace blinds (per set)	\$ 50.00
Replace window screen (per screen)	\$ 45.00
Replace verticle blinds (per set)	\$ 150.00

<u>PLUMBING</u>	
Replacement of kitchen faucet	\$ 175.00
Replacement of bathroom faucet	\$ 150.00
Replacement of shower head	\$ 50.00
Replacement of toilet	\$ 250.00
Replacement of toilet seat	\$ 45.00
Snaking of toilet	\$ 75.00
Clearing of sewer line(s)	\$ 100.00

<u>ELECTRICAL</u>	
Replacement of smoke/carbon detectors	\$ 50.00
Replacement of light fixtures (each)	\$ 50.00
Replacement of outlet/switches (each)	\$ 20.00
Replacement of outlet covers (each)	\$ 10.00

<u>GROUND</u>	
Removal of debris (per truck load)	\$ 225.00
Cutting of grass	\$ 50.00
Edging of lawn	\$ 30.00

<u>EXTERMINATION</u>	
Extermination of cockroaches	\$ 300.00
Extermination of fleas	\$ 250.00
Extermination of bed bugs	\$ 600.00
Extermination of other bugs/rodents	\$ 150.00

<u>APPLIANCES</u>	
Replacement of Fridge or Stove	\$350.00 & Up
Replacement of Dishwasher	\$250.00 & Up
Replacement of Washer	\$350.00 & Up
Replacement of Dryer	\$350.00 & Up
Replacement of Garbage Disposal	\$150.00 & Up

REAL ESTATE ENTERPRISES / RENTAL MAINTENANCE CORPORATION

MOVE IN X MOVE OUT _____ LEASE VIOLATION _____ EVICTION _____

Tenant(s) Michael Anthony Stancil Sr.

Address 49 W. Talbott St, Baltimore MD 21225

Phone # _____ Email Address: _____

	Acceptable Repairs Needed		Description	Smoke Detectors # <u>2</u>	C/O Detectors # <u>1</u>
	Y/N	Y/N			
Kitchen					
Appliances					
Counters					
Floor					
Cabinet's					
Walls					
Cleanliness					
Living Room					
Carpet/Floors					
Walls					
Closet					
Bathroom					
Plumbing					
Walls					
Tub/Shower					
Toilet					
Cleanliness					
Bedroom 1					
Carpet/Walls					
Bedroom 2					
Carpet/Walls					
Bedroom 3					
Carpet/Walls					
Overall					
Cleanliness					
Basement					

Move In: By signing below, I tenant(s) accept the condition of said property with any exception(s) noted. I/We understand that I/We are responsible for any damages upon move out with the exception of normal wear and tear.

Michael Stancil Sr.

Tenant

Tenant

Tenant

Date: 6-2-26

A. Delgado
Owner/Agent Signature

Date: 6/01/2026

Move Out/Lease Violation: By signing below, I/We tenant(s) agree that I/We completed the "move out" walk thru. Any and all damages have been noted.

Tenant

Tenant

Tenant

Date: _____

Owner/Agent Signature

Date: _____

LEASE ADDENDUM

Legal Assistance Resources and 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

Tenant

Michael Stancil Sr.

Tenant

Tenant

Tenant

Real Estate Enterprises, LLC
541 E. Patapsco Avenue
Suite 101
Baltimore, Maryland 21225
410-355-3993 (phone)
410-354-3724 (fax)



Acknowledgment of Receipt of EPA Pamphlet

I/We acknowledge receipt of the U.S. Environmental Protection Agency's pamphlet
"Protect Your Family from Lead in Your Home."

Property Address: 49 W. Talbott St, Baltimore MD 21225

Tenant Name(s): Michael Anthony Stancil Sr.

Tenant Signature(s): Michael Stancil Sr.

Tenant Name(s): _____

Tenant Signature(s): _____

Date: 06/01/2026

Landlord/Agent Name: A. Delgado

Landlord/Agent Signature: A. Delgado

Date: 06/01/2026

**REAL ESTATE ENTERPRISES
541 E. PATAPSCO AVENUE
BALTIMORE, MARYLAND 21225
410-355-9100 PHONE
410-354-3724 FAX**

Addendum to Rental Lease Agreement

Name: Michael Anthony Stancil Sr.

Address: 49 W. Talbott St, Baltimore MD 21225

Re: **Animals (Pets)**

No animals (pets) are allowed in or around any property owned or managed by Real Estate Enterprises without authorization. Upon approval of office, tenant must supply rental office with a copy of vet records along with renter insurance insuring said pet(s) and listing Real Estate Enterprises as the insured. Real Estate Enterprises and its employees are not responsible for any damages, harm or nuisances said animal(s) may cause. Tenant accepts full responsibility for animal(s). Any legal action or damages caused by animal(s) will be the sole responsibility of the tenant. By signing below I/We Michael agree to the above and will supply rental office with proof of insurance and vet records.

Michael Stancil Sr. 6-1-26
Tenant Date:

A. Talbott 6/01/2026
Leasing Agent: Date:

Tenant Date: