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STANDARD LEASE AGREEMENT
2506 DRUID HILL AVENUE #3, BALTIMORE, MD 21217

THIS LEASE, made the 23rd Day of April 2025 between Motta & Motta Real Estate, LLC hereinafter called the landlord and hereinafter called the tenant:

FIRST	MIDDLE	LAST	SOCIAL SECURITY NUMBER	MD IDENTIFICATION OR LICENSE
SCOTT	WILLIAM	KERIN	[redacted]	[redacted]

WITNESSETH: That the Landlord leases to the Tenant(s) and the Tenant(s) leases from the Landlord the premises known as: **2506 Druid Hill Avenue #3,** in the city of **Baltimore,** in the state of Maryland for use as a single-family dwelling only, under the following terms and conditions.

PROPERTY DESCRIPTION: The property is described as a "rental". The tenant has inspected the subject property as described above and is accepting the property in **"AS IS"** condition. **NO** further modifications or improvements will be made by the Landlord.

TERM: This lease will be for a term of: **One Year**, beginning on the **June 1st 2025,** and ends the **May 31st,2026**. The Landlord assumes no liability and will in no way be held responsible for any delays in delivering the property, described herein to Tenant(s). The Landlord assumes no liability for any delays for any reason in delivering the said premises.

RENT: The total rent for the term of this lease is twelve thousand nine hundred ninety six dollars and 00/100 ($12,996.00). Rental payments are to be made on the first (1st) day of every rental month in the amount of one thousand one hundred dollars and 00/100 ($1,083.00).

RENT COLLECTIONS AND PAYMENT: ALL RENT IS DUE ON THE FIRST DAY OF THE MONTH. RENT MUST BE PAID AT THE LANDLORDS OFFICE, AND MUST BE RECEIVED **NOT LATER THAN 5:00 P.M. ON THE 5TH DAY OF THE MONTH**.

After 5:00 p.m. on the 5th day of the month a late fee of five percent (5%) will be added to your account balance. It is the tenant's responsibility to bring their payment to the office or the bank. If the tenant(s) calls requesting rent to be picked-up, Tenant(s) herby agree to pay an additional handling fee, which is determined by time and distance. No exceptions will be agreed to.

Starting: 6/1/2025 and for all months thereafter $1,083.00 is always due on the first (1st) of the month in the amounts as listed below:

TERM MONTH	MONTHLY INSTALLMENT	LATE FEE
One Year	$1,083.00	5% -Tenant Portion

THE RETURNED CHECK FEE IS **$50.00** (FIFTY DOLLARS) AND WILL AUTOMATICALLY MAKE THE RENT LATE, THE 5 (FIVE PERCENT) LATE FEE WILL BE ASSESSED IN ADDITION TO THE RETURNED CHECK FEE.

NO ACCESS TO THE PROPERTY WILL BE PERMITTED UNTI I

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