Rental Division
900 E Fayette St Suite 1543
Baltimore, MD 21203

RESIDENTIAL LEASE AND RENTAL AGREEMENT

This is a legally binding contract; if not understood, seek competent legal advice

Signing Date:

09/30/26

This Rental Agreement or Residential Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. Landlord/Lessor/Agent, Braxton Management, shall be referred to as "OWNER" and Tenant(s)/Lessee, Taylar Exum, shall be referred to as "RESIDENT." As consideration for this agreement, OWNER agrees to rent/lease to RESIDENT and RESIDENT agrees to rent/lease from OWNER for use solely as a private residence, the premises located at 3709 Old York Rd-Basement Unit Baltimore MD 21218.

TERMS

This agreement shall commence on October 1. 2026 and continue; (check one)

A. ✔ until September 30, 2027 as a leasehold. Therefore it shall become a month-to-month tenancy. If RESIDENT should move from the premises prior to the expiration of this time period, he/she shall be liable for all rent due until such time that the Residence is occupied by an OWNER approved paying RESIDENT and/or expiration of said time period, whichever is shorter. RESIDENT must provide written notice 30 days before end of lease to inform Owner that the lease will not become month-to-month.

B. ___until _____, _____ on a month-to-month tenancy until either party shall terminate this agreement by giving written notice of intention to terminate at least 30 days priors to the date of termination.

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PAYMENTS

RESIDENT agrees to pay on time $ 1,150.00 per month on the 1st day of each month. No grace period applies.

Rent and/or other charges are to be paid at such place or method designated by the owner as follows:

- Mail to 900 E Fayette St, Suite 1543, Baltimore MD 21203
- Deposit into PNC bank account: 5341849558
- The use of electronic payment via Zelle

All payments are to be made by check or money order. CASH IS NOT ACCEPTED. OWNER acknowledges receipt of the First Month's rent of $ 1,150.00+ $13.00 (pet fee), and a Security Deposit of $ 1,150.00+ $300.00 (pet deposit), and additional charges/fees for N/A, for total payment of $ Two Thousand Six Hundred Fifteen Only ($2,615.00). All payments are to be made to BRAXTON RENTALS.

SECURITY DEPOSITS

The total of the above deposit shall secure compliance with the terms and condition of this agreement and shall be refunded to RESIDENT within 30 days after the premises have been completely vacated less any amount necessary to pay OWNER; a) any unpaid rent, b) cleaning cost, c) key replacement costs, d) cost for repair of damages to premises and/or common area above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be presented to RESIDENT within 30 days of move-out. IF deposits do not cover such cost and damages, the RESIDENT shall immediately pay said additional cost for damages to OWNER.

LATE CHARGES

A late fee of 5% of the rent amount ($58.25), shall be added and due for any payment of rent made after the 1st day of the month. Any dishonored check shall be treated as unpaid rent, and subject to an additional fee of $35.00.

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UTILITIES

RESIDENT agrees to pay all utilities and/or services based upon occupancy of the premises except **Gas, electric and water included in the rent.**.

The quarterly water bill balance is the full responsibility of the RESIDENT. Any late and/or unpaid balance is considered violation of the lease. Any additional fee is the responsibility of the RESIDENT. If water bill is not paid when due, the water bill balance will be deducted from the following months' rent. RESIDENT will be responsible for making up the remaining rent balance in a timely fashion.

OCCUPANTS

Guest(s) staying over 15 days without the written consent of OWNER shall be considered a breach of this agreement. ONLY the following individuals and or animals, AND NO OTHERS shall occupy the subject residence for more than 15 days unless the expressed written consent of OWNER obtained in advance.

**Please list all occupants other than yourself and the age of each person.

_____ _____ _____

_____ _____ _____

FINE VIOLATIONS

RESIDENT must maintain all lots and exterior premises including abutting sidewalks, gutters, and alleys in a clean, safe and sanitary condition. Keep grass, weeds or plant growth below 8 inches and remove all noxious weeds. Prune or remove all trees and shrubbery if they are: 1) dangerous to life and property; 2) create a fire or traffic hazard; 3) encroach on adjacent property. Prohibit the accumulation of trash, debris, and bulk trash. All City/County fine violations will be at the RESIDENT'S expenses.

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PETS

No animals, fowl (birds), fish, reptile, and/or pets of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the OWNER. Such consent if granted shall be revocable at OWNER's option upon giving a 30 day written notice. In the event laws are passed or permission is granted to have a pet and /or animal of any kind, an additional deposit in the amount of $ 300.00 shall be required along with additional monthly rent of $ 15.00 along with the singing of OWNER'S Pet Agreement.

LIQUID FILLED FURNISHINGS

No liquid filled furniture is allowed.

NOISE

RESIDENT agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of another RESIDENT and/or neighbor. Said noise and/ or activity shall be breach of this agreement.

DESTRUCTION OF PREMISES

If the premises become totally or partially destroyed during the term of this Agreement so that RESIDENT'S use is seriously impaired, OWNER or RESIDENT may terminate this Agreement immediately upon three day written notice to the other.

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CONDITION OF PREMISES

RESIDENT acknowledges that he has examined the premises and that said premises all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, all items listed on the attached property condition checklist, if any, and/or all other items provided by OWNER are all clean, and in good satisfactory condition except as may be indicated elsewhere in this Agreement. RESIDENT agrees to keep the premises and all items in good order and good condition and to immediately pay for cost to repair and/or replace any portion of the above damaged by RESIDENT, his guest and/or invitees, except as provided by law. At the termination of this Agreement, all of above items in this provision shall be returned to OWNER in clean and good condition except for reasonable wear and tear and the premises shall be free of all personal property and trash not belonging to OWNER. It is agreed that all dirt, holes, tears, burns, and stains of any size or amount in the carpets, drapes, walls fixtures, and/or any other party of the premises, do not constitute reasonable wear and tear.

ALTERATIONS

RESDIENT shall not paint, wallpaper, alter, redecorate, change or install locks, install antenna or other equipment, screws, fastening devices, large nails or adhesive materials, place signs, or displays, or other exhibits, on or in any portion of the premises without the written consent of the OWNER except as may be provided by law.

PROPERTY MAINTENANCE

RESIDENT shall deposit all garbage and waste in a clean and sanitary manner into the property receptacles and shall cooperate in keeping the garbage area neat and clean. RESIDENT shall be responsible for disposing of items of such size and natures as are not normally acceptable by the garbage hauler. RESIDENT shall be responsible for keeping the kitchen and bathrooms drains free of things that may tend to cause clogging of the drain. This includes but not limited to, feminine products, baby wipes, large objects, etc. Any necessary repairs caused by such items will be at the sole expense of the RESIDENT. RESIDENT shall pay for the cleaning out of any plumbing fixtures that may need to be cleared of stoppage and for the expense or damage caused by stopping of waste pipes or overflow from bathtubs, wash basins, or sinks. All repair contractors must be approved by OWNER first. Any unauthorized repairs will be breach of contract. RESIDENT and OWNER also agree that RESIDENT will be responsible for minor home repairs up to $100.00.

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HOUSE RULES

RESIDENT shall comply with all house rules as stated on separate addendum, but which are deemed part of this rental agreement, and violation of any of the house rules is considered breach of this agreement.

CHANGE OF TERMS

The terms and conditions of this agreement are subject to future change by OWNER after the expiration of the agreement lease period upon 30-day written notice setting forth such change and delivered to RESIDENT. Any changes are subject to laws in existence at the time of the Notice or Changed of Terms.

TERMINATION

After expiration of the leasing period, this agreement is automatically renewed to month to month, but may be terminated by either party given to the other a 30-day written notice of intention to terminate. Where laws require “just cause”, such just cause shall be so stated on said notice. The premises shall be considered vacated only after all areas including storage areas are clear of all RESIDENT’S belongings, and keys and other property furnished for RESIDENT’s use are returned to OWNER. Should the RESIDENT hold over beyond the termination date or fail to vacate all possessions on or before the termination date, RESIDENT shall be liable for additional rent and damages which may include damages due to OWNER’S loss of prospective new renters.

POSSESSION

If OWNER is unable to deliver possession of the residence to RESIDENT on the agreed date, because of the loss or destruction of the residence or because of the failure of the prior residents to vacate or for any other reason, the RESIDENT and/or OWNER may immediately cancel and terminate this agreement upon written notice to the other party at their last known address, whereupon neither party shall have liability to the other, and any sums paid under this Agreement shall be refunded in full. If neither party cancels, this agreement shall be prorated and begin on the date of actual possession.

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FAILURE TO TAKE POSSESSION

If the RESIDENT fails to take possession of the property after signing this Agreement, OWNER may elect to pursue RESIDENT for damages related to failure to take possession or at its sole and exclusive option, OWNER may elect to retain Security deposit and prepaid rent as a cancellation charge or as liquidated damages if RESIDENT fails to take occupancy of the premises as agreed or violates any terms of this Lease.

PEST CONTROL

OWNER will be responsible for delivering Premises that is free of rats, mice, roaches, ants, bedbugs, wood destroying organisms and similar pest. However, it is the RESIDENT's responsibility to make reasonable provision for the ongoing extermination of any interior pests. Any interior pest problems that occur after the initial 30 days of occupancy, including but not limited to bedbugs, ants, roaches, mice, rats, or similar pest will be deemed the responsibility of the Tenant.

ALARMS AND SECURITY SYSTEMS

If the premise includes an alarm or security system, regardless of whether or not that system is connected to central monitoring, RESIDENT will be responsible to apply for and pay annual fees to the city and/or county. RESIDENTS are additionally responsible for paying any false alarm fees and fines that may occur during leasing term. The alarm's master code is not to be changed except by Landlord or their authorized agent. Unless otherwise provided in writing, alarm systems are not monitored. If the RESIDENT desires to activate monitoring, they must do so in their own name and at their own expense.

TABACCO OR ILLICIT DRUGS

The use or smoking of tobacco products or illicit drugs is strictly prohibited within or around the Premises. Tenant acknowledges that Tenant is responsible for any damage caused to the premises due to the use or smoking of tobacco or illicit drugs, including but not limited to burns, stains, odors or discoloration.

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INTERRUPTION OF SERVICE

Interruption or failure of any service in the property , if due to causes beyond Landlord's control, shall not entitle RESIDENT to any claim against OWNER or to any reduction in rent and shall not constitute eviction unless Landlord fails to take measures as may be reasonable in the circumstances to restore the service without undue delay.

CRIMINAL ACTIVITY

RESIDENT, any member of the Resident household, or guest, invitee or other person under the RESIDENT's control shall not engage in any criminal activity, including drug-related criminal activity, on, near or within sight of the rental premises. This specifically includes, but is not limited to: prostitution, public drunkenness, lewd behavior, trespass by your guest if they have previously received a trespass warning, dangerous operation of a motor vehicle in the premises, disorderly conduct, street gang activity, battery, assault, discharging weapons, acts of violence or treats of violence, sexual crimes on or off the premises, the illegal manufacture, sale, distribution, transportation, storage, use, or possession with intent to manufacture, sell, distribute, store, transport or use a controlled substance including but not limited to marijuana or cocaine and/or illegal drug paraphernalia, or any other breach of the Lease agreement that otherwise jeopardizes the safety or welfare or any persons.

RESIDENT or member of the RESIDENT'S household will not engage in the manufacture, sale, storage, transportation, use, possession or distribution or illegal drugs and/or drug paraphernalia at any location whether on, near or within sight or the premises or otherwise.

A single violation of the provisions of this section shall be material violation of the rental agreement and good cause for termination of tenancy without the opportunity of cure. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be a preponderance of the evidence. Furthermore, RESIDENT is responsible for all activities of any member of the RESIDENT'S household, a guest; invitee or other person under the RESIDENT's control happening on, near, or within sight of the rental premises, RESIDENT direct knowledge and/or involvement is not required.

INSURANCE

RESIDENT acknowledges that OWNERS insurance does not cover personal property damage cause by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall OWNER be held liable for such losses. RESIDENT is advised to obtain his own insurance policy to cover any personal losses.

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RIGHT OF ENTRY AND INSPECTION

OWNER may enter, inspect, and/or repair the premises at any time in case of emergency or suspected abandonment. OWNER shall give 24 hours advance notice and may enter for the purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, for smoke alarm

inspections, and/or for normal inspections and repairs. Property inspections will be made semi-annually, starting from the first contract date. OWNER is permitted to make all alterations, repairs, and maintenance that in OWNER'S judgment is necessary to perform.

ASSIGNMENT

RESIDENT agrees not to transfer, assign or sublet the premises or any part thereof.

PARTIAL INVALIDITY

Nothing contained in this Agreement shall be construed as waiving any of the OWNER'S or RESIDENT'S right under the law. If any part of this Agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this Agreement nor shall it affect the validity or enforceability or any other provision of this Agreement.

NO WAIVER

OWNER'S acceptance of rent with knowledge of any default by RESIDENT or waiver by OWNER or any breach of any term of this Agreement shall not constitute a waiver or subsequent breaches. Failure to require compliance or to exercise any right shall not be constituted as waiver by OWNER of said term, condition, and/or right, and shall not affect the validity or enforcement of any provision of this Agreement.

ATTORNEY FEES

If any legal action or proceedings be brought by either party of this Agreement, the prevailing party shall be reimbursed for all reasonable attorneys' fees and cost in addition to other damages awarded.

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JOINTLY AND SEVERALLY

The undersigned RESIDENTS are jointly and severally responsible and liable for all obligations under this agreement.

REPORT TO CREDIT/TENANT AGENCIES

You are hereby notified that a nonpayment, late payment or breach of any terms of this rental agreement may be submitted/reported to a credit and/or tenant reporting agency, and may create a negative credit record on your credit report. RESIDENT agrees to the OWNER performing a background/credit upon application and in the future for any delinquent charges the RESIDENT may be responsible for.

LEAD NOTIFICATION REQUIREMENT: For rental dwellings built before 1978, RESIDENT acknowledges receipt of the following: (Please check)

_____Lead Based Paint Disclosure _____EPA Pamphlet

ADDITIONS AND/OR EXCEPTIONS

_____
_____

NOTICES

All notices to RESIDENT shall be served at RESIDENT'S premises and all notices to OWNER shall be served at

_____.

INVENTORY

The premise contains the following items that the RESIDENT may use.

_____

_____

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KEYS AND ADDENDUMS

RESIDENT acknowledges receipt of the following which shall be deemed part of this Agreement: (Please check)

_____ Keys # of keys and purposes_____
_____House Rules _____Pet Agreement _____ Other _____

ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between OWNER and RESIDENT. No oral agreement has been entered into, and all modifications or notices shall be in writing to be valid

RECEIPT OF AGREEMENT

The undersigned RESIDENTS have read and understand this Agreement and hereby acknowledge receipt of a copy of this Rental Agreement.

RESIDENT #1 Signature: Taylar Exum

RESIDENT #1 Print Name: Taylar Exum

Date: 09/30/26

RESIDENT #2 Signature: _____

RESIDENT #2 Print Name: _____

Date: _____

OWNER'S or Agent's Signature: S Braxton on behalf of Braxton Management

Date: 09/30/26