Baltimore Residential Lease

Created On The 19th Day Of September In The Year 2026

§ Premises

712 Winston Ave, Unit 3
Baltimore, MD 21212

§ Terms

Start Date	2026-10-09	**Security Deposit**	$1,400.00
End Date	2027-09-30	**Pet Deposit**	$0.00
Rent Amount	$1,525.00	**Move-In Fee**	$0.00
Rent Due On	first	**Move-Out Fee**	$0.00
Monthly Parking	$0.00	**Late Rent Fee**	$0.00

§ Tenants

Name	Ashlee Pridgen
E-Mail	apridgen21@gmail.com
Phone	410-449-9318
Address	3216 East Northern Parkway 3 Baltimore, MD 21214

§ Landlord

Name	Supreme Robinson
Email	robinsonsupreme@gmail.com
Phone	443-415-5457
Emergencies	
Address	1003 Peridote Wy Ladson, SC 29456

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§ Notice of Habitability

I hereby acknowledge that Landlord has disclosed any code violations, code enforcement litigation and/or compliance board proceedings existing during the previous twelve (12) months which affect the Premises, and/or any common areas serving the Premises. I further acknowledge that Landlord has disclosed any notice of intent to terminate utility service at the Premises as further detailed below. Copies of such notices or supporting documentation, if any, have been provided with this residential lease agreement (this "Lease").

No known conditions affecting habitability.

§ Notice of Foreclosure

I hereby acknowledge that Landlord has disclosed any foreclosure proceedings against Landlord or affecting the Premises, as further detailed below. Copies of supporting documentation, if any, have been provided with this Lease.

No known foreclosure proceedings.

§ Further Acknowledgement by Tenant

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In consideration of the mutual agreements and covenants herein set forth, and in further consideration of the statements made by Tenant in the Application for Lease, if any, and all supporting documents thereto, the truth and accuracy thereof being attested to by Tenant, and the information therein contained being incorporated into this Lease as if set forth herein in full, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, for use as a private dwelling unit only, the above noted Premises, together with the fixtures and appliances belonging thereto, for the above term. By signing below, Tenant acknowledges receipt of the following enclosures, which are expressly incorporated herein and made a part of this Lease.

Enclosure (1)
Lead Paint Pamphlet

Enclosure (2)
Landlord-Tenant Handbook

Enclosure (3)
Landlord-Tenant Brochure

Enclosure (4)
Lease Summary

Enclosure (5)
Security Deposit Receipt

Enclosure (6)
Statement of Habitation

Enclosure (7)
Water and Sewage

Enclosure (8)
Window Guard

Enclosure (9)
Maryland/Baltimore Landlord-Tenant Law

Enclosure (10)
Maryland/Baltimore Landlord-Tenant Guide

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§ Signatures

Tenant Signatures



SECURE ELECTRONIC SIGNATURE
Ashlee Pridgen (apridgen21@gmail.com)
9/19/2026 11:08am CDT
Via Avail landlord software
ID AES-93090773

Landlord Signature



SECURE ELECTRONIC SIGNATURE
Supreme Robinson (robinsonsupreme@gmail.com)
9/23/2026 6:10am CDT
Via Avail landlord software
ID AES-93090774

§ *Clauses*

1. **Rent**
   Tenant shall pay to Landlord or Landlord's authorized agent, at the address set forth above, or through Avail, or as changed by written notice to Tenant, as rent for the Premises, parking, or otherwise the sum as stated above. Rent is due and payable on the first (1st) day of each calendar month, in advance. The timely payment of each installment of rent is deemed to be of the essence of this Lease. The failure to pay rent when due may result in Landlord bringing an action in court to recover unpaid rent and/or possession.

2. **Jointly and Severally Liable**
   If Premises are rented by more than one person, each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Lease.

3. **Late Charges**
   Rent received by Landlord later than the tenth (10th) day after the due date will incur a late charge in the amount specified on the first page of this Lease; provided, however, that such late charge shall not exceed five percent (5%) of the unpaid rent payment, or any other maximum amount or percentage allowed under applicable law. If Tenant mails rent to Landlord, the late charge will apply if the rent is received later than the tenth (10th) day of the month, regardless of the date Tenant mailed such rent payment. If a payment of rent is made by personal check which is later dishonored by Tenant's bank, Tenant shall be assessed any bank charges incurred by Landlord as a result of such dishonored check, in addition to the rent and late charge due on the payment of rent. The Landlord, at the Landlord's sole discretion, may waive the late charges.

4. **Security Deposit**

Upon signing this Lease, Tenant shall provide Landlord with a security deposit in the amount set forth on the first page of this Lease (the “Security Deposit”). The Security Deposit shall be held by Landlord, or by a third-party for the benefit of the Landlord, during the term of this Lease in a separate federally insured account. The Security Deposit shall not bear interest, unless required by law in the jurisdiction where the Premises is located. a. The Security Deposit may be used upon the expiration or earlier termination of this Lease to reimburse Landlord for unpaid rent or for expenses or damages incurred by Landlord as a result of Tenant's failure to comply with any provision of this Lease or to meet the obligations imposed on Tenant by applicable law. Tenant may not use the Security Deposit for the payment of rent at any time during the term of this Lease. b. If Landlord makes any such application of Tenant’s Security Deposit, Tenant shall be required to pay additional money during the term as may be necessary to maintain the Security Deposit at the required amount. Any deficit in the Security Deposit shall be due and payable by Tenant upon demand by Landlord. Failure to pay any amount required to maintain the Security Deposit shall be chargeable to Tenant and subject to late fees. c. If Landlord sells or transfers ownership of the Premises for any reason, Tenant's Security Deposit shall be transferred to the new landlord. The new landlord shall then become solely responsible for return of Tenant's Security Deposit. After the transfer, Tenant shall be provided with the name and address of the new landlord. d. The Security Deposit and any accrued interest, less deductions permitted by this Lease or law in the jurisdiction in which the Premises is located, shall be returned to Tenant within thirty (30) days after the expiration of this Lease. Deductions from the Security Deposit may include, but are not limited to, any unpaid rent, costs to repair damages to the Premises not due to ordinary wear and tear, costs to remove any alterations or improvements, and any other unpaid charges owed to Landlord including late fees. Any deductions from the Security Deposit shall be described by Landlord in an itemized statement to accompany the return of the balance of the Security Deposit. Tenant agrees to provide a forwarding address in writing to Landlord to receive the return of the Security Deposit. In the event Tenant fails to provide a forwarding address, the Security Deposit and statement will be sent to Tenant's last known address, which may be the Premises, and Landlord shall not be liable for Tenant's delayed receipt of, or failure to receive, the Security Deposit and itemized statement. e. If the Premises are rented by more than one person, Landlord may refund the Security Deposit to any Tenant identified in the first paragraph of this Lease and shall thereafter be released from further obligation to any and all Tenant(s) with regard to the Security Deposit. f. Tenant understands and agrees the Security Deposit is not to be considered by Tenant as payment of the last installment of monthly rent at the end of the term. Tenant has deposited with Landlord, and received a receipt of payment which is incorporated into this Lease, the sum set forth above as a security deposit to be held by Landlord to secure the faithful performance by Tenant of all the provisions contained in this Lease. Within forty-five (45) days after the termination of this Lease, Landlord shall return the security deposit with simple interest accrued at the daily U.S. Treasury yield curve rate for one (1) year, as of the first business day of each year, or 1.5%, whichever is greater. The security deposit shall be used to cover any portion of unpaid rent, damages due to a breach of this Lease, or any damage to premises more than ordinary wear and tear caused by Tenant, Tenant’s family, or Tenant’s guests. If any portion of the security deposit is withheld, Landlord shall mail a written list of the damages claimed together with an itemized statement of the cost actually incurred to Tenant’s last known address within forty-five (45) days after the termination of this Lease. The security deposit shall not be treated as an advance payment of rent, and Tenant shall not apply the security deposit as rent during the term of the lease unless Tenant first obtains written permission from Landlord.

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5. **Possession**
   Tenant shall be permitted to take possession of Premises at the stated Start Date of the Lease. If the Landlord cannot deliver possession of premises on the Start Date, rent shall be abated until premises are available for occupancy by the Tenant. If Landlord cannot deliver possession of premises to Tenant upon the Start Date as set forth above, Tenant may terminate this Lease by written notice to Landlord and Landlord shall return the Security Deposit (if any) and any application fees. The Landlord shall not be liable to the Tenant for any consequential damages to Tenant arising as a result of the Landlord's inability to give the Tenant possession of premises at the commencement of the lease term.

6. **Condition of Premises**
   By accepting possession of Premises, Tenant acknowledges that Premises is in good condition and repair. Tenant agrees to maintain Premises in a good condition and repair during the term of this Lease. Tenant agrees that all fixtures, plumbing, heating, electrical, appliances, equipment, and smoke and carbon monoxide detectors are in good working order and condition. Tenant also agrees that Landlord has made no promises to decorate, alter, repair, or improve premises. The Tenant's acceptance of possession shall constitute conclusive evidence of the Tenant's receipt of Premises in good order and repair as of the commencement of the lease term. The Landlord or Landlord’s agent has made no promises as to the condition or the repair of premises to the Tenant unless they are expressed in this Lease or a rider attached to this Lease signed by Tenant and Landlord or Landlord’s agent.

7. **Limitation of Liability**
   Except as provided by state, local law, or ordinance, Landlord shall not be liable for any The Landlord shall not be liable for any damage caused by the failure Tenant, Tenant’s family, or Tenant’s guest, to fulfill the Tenant’s duties under the Maryland Tenants' Bill of Rights and other rental laws; for any loss or damage to the Tenant's property wherever located in or about the building or Premises; or acts or neglect of other tenants, occupants, or others at the building. The Landlord is not responsible for any injury or damage that was not caused by a willful or negligent act or failure to act of Landlord or Landlord’s agents.

8. **Use of Premises**
   The Premises shall be occupied for residential purposes only, and only by the persons disclosed in this Lease and any lease application submitted by the Tenant in connection with renting the Premises. The Tenant shall not engage in any activity which will increase the rate of insurance on the Premises or the real property where the Premises are located. The Tenant shall not allow trash to accumulate in the common areas or allow objects to be thrown from windows. The Tenant shall not hang objects out of windows or place objects on windowsills or ledges, which may fall and injure persons below. Without the written consent of the Landlord, the Tenant shall not use porches for cooking, sleeping, storage of furniture or bicycles, or other personal property. In no case shall the Tenant allow porches or decks to be overloaded or occupied by more people than would be reasonably safe based on the condition of such porch or deck. The Tenant shall not keep any pet in the Premises without first obtaining written permission from the Landlord. If the Tenant has a documented disability recognized under federal, state, or local law that requires a service or support animal, the Tenant shall inform the Landlord in writing and request an accommodation.

9. **Appliances**
Tenant shall obey all instructions, written or otherwise, of Landlord for the care and use of appliances, equipment, and facilities of the Premises, the common areas, and the building. The Tenant shall not install any air conditioning, heating or cooling equipment, dishwashers, clothes washers or dryers, or other appliances in any portion of the building or Premises occupied by the Tenant without first obtaining the Landlord's written permission. All such appliances installed by the Tenant shall be maintained in good working order by the Tenant and removed by the Tenant at the expiration of the term of this Lease. Any damage caused by appliances installed by the Tenant shall be the responsibility of the Tenant and the Tenant shall reimburse the Landlord for the cost of repair of any damage caused by such appliances. Landlord will supply Tenant functioning and properly maintained air conditioning units between June 1 and September 31 of each year, by either installing air conditioning unit(s) at Premises, or by providing to Tenant a central air conditioning system in the building. For repair and maintenance of air conditioning units, except in emergency, Landlord will repair, service, or replace air conditioning unit(s) and central air system between October and May of each year.

10. **Access to Premises**
Tenant shall permit Landlord access to Premises at all reasonable times, upon receiving at least twenty-four (24) hours-notice, to inspect Premises and/or to make any necessary repairs, maintenance, or improvements, or to supply necessary or agreed upon services, or to determine Tenant’s compliance with the provisions of this Lease. In the event of an emergency, Landlord may enter without prior notice to Tenant, without the same being considered a forcible entry by Landlord. Tenant’s failure to provide reasonable access to Premises is a breach of this Lease, and Landlord shall be entitled to terminate this Lease in the event reasonable access is denied.

11. **Sublet or Assignment**
Tenant shall not assign this Lease, sublet, or transfer all, or partial, possession of the Premises, or give accommodation to boarders or lodgers, whether paying or not, without the prior written consent of Landlord, which consent shall not be unreasonably withheld. An assignment, subletting, or other transfer made by Tenant without the prior express written consent of Landlord shall be voidable at the election of Landlord and shall be cause to terminate this Lease.

12. **Liability for Rent**
Except as otherwise provided by law, Tenant shall continue paying rent for the Premises and all other fees and charges due hereunder through the end of the term of this Lease, whether or not the Premises becomes vacant by reason of abandonment, breach of the Lease by Tenant, wrongful termination by Tenant or if the Tenant has been evicted for breach of this Lease, to the extent said obligation for rent has not been mitigated, abated or discharged, in whole or in part, by any law or ordinance. Notwithstanding any of the provisions contained in this section, the Landlord shall make a good faith effort to re-let the Premises at fair rental value (but not in priority to other vacancies), and if the Premises is re-let, Tenant shall be responsible for the balance of the rent, Landlord’s costs and attorney's fees or such other amounts incurred by Landlord and recoverable under applicable law in enforcing this provision.

13. **Binding Effect**
    If the Tenant shall violate any covenant or provision of this Lease, the Landlord shall have the right to terminate this Lease or the Tenant's right to possession pursuant to the Lease upon appropriate legal notice to the Tenant. If the Tenant assigns this Lease, with or without Landlord's permission as required by this Lease, the covenants and conditions contained in the Lease shall nonetheless be binding on the assignee as if assignee had signed the Lease. Nothing contained in this paragraph shall preclude the Landlord from commencing legal proceedings against any assignee of this Lease who obtained possession from the party named as the Tenant in this Lease without the Landlord's written permission.

14. **Attorney's Fees**
    In the event of a lawsuit arising out of this tenancy and so long as permitted at law, the prevailing party may be awarded reasonable attorney's fees as provided for by court rules, statute or ordinance, including all costs associated with appeals, enforcement of the judgment, and collection.

15. **Remedies Cumulative**
    Landlord's remedies contained in this Lease are cumulative and are in addition to, and not in lieu of, any other remedies granted to the Landlord pursuant to this Lease or applicable federal, state or local law or ordinance.

16. **Fire or Casualty**
    If the Premises, building or any part of the Premises shall become uninhabitable because of fire, explosion or other casualty, Landlord and Tenant shall have all the rights provided by state or local law or ordinance. For purposes of this paragraph, the Landlord's good faith effort to obtain insurance adjustments, settlements or awards to obtain sufficient funds to perform repairs made necessary due to fire, explosion or other casualty shall be deemed diligent efforts to repair the Premises within a reasonable time.

17. **Security Gates or Bars**
    The installation by Tenant of any metal gates or bars on doors or windows is dangerous and strictly prohibited. Tenant shall immediately remove any metal gates or bars upon notice by Landlord. Landlord shall have the right to immediately remove any metal gates or bars at Tenant's expense if Tenant fails to do so upon notice. Tenant grants Landlord access to the Premises at all reasonable times to remove metal gates or bars. In addition to all the costs of enforcement of this paragraph, including reasonable attorney's fees incurred by Landlord in enforcing this provision, Tenant shall pay the cost of repairing any damage to the Premises caused by the installation or removal of the metal gates or bars upon demand by Landlord. In addition to the preceding, the installation of metal gates or bars is a breach of this Lease, entitling Landlord to terminate Tenant's right to possession of the Premises pursuant to this Lease and commence proceedings to dispossess Tenant from the Premises.

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18. **Mechanic's Liens**
    Tenant shall not place or allow to be placed on the Premises, the building or elsewhere on the real property, any mechanic's lien or any other claim for lien for any repairs, maintenance, alterations or modifications performed by, ordered by, or contradicted by, Tenant, regardless if the repairs or were rightfully performed or ordered by Tenant. The placement of any such lien is a breach of this Lease, and upon ten (10) days' notice to cure the lien or lien claim, Landlord may terminate Tenant's tenancy or right to possession. Also, Landlord shall have the right to satisfy and remove the lien regardless of its merits. Furthermore, Tenant shall be responsible for the damages, costs, and attorney's fees incurred Landlord in removing the lien.

19. **Rules and Regulations**
    Tenant agrees to obey the Rules and Regulations contained in this Lease and any attachments. Also, the Tenant agrees to obey further reasonable Rules and Regulations established by the Landlord during the pendency of this Lease. The Rules and Regulations are incorporated into and made a part of this Lease. Failure to observe the Rules and Regulations is a material breach of this Lease. In the event of such breach, the Landlord shall be entitled to terminate Tenant's right to possession under this Lease upon ten (10) days' notice and shall further be entitled to such rights and remedies as provided by applicable state or local law or ordinance. notice, and shall further be entitled to such rights and remedies as provided by applicable state or local law or ordinance.

20. **Severability**
    If any provision of this Lease, or the application thereof to any person or circumstance, is invalid or unenforceable, then in each such event the remainder of this Lease or the application of such provision to any other person or any other circumstance (other than those as to which it is shall not be affected, and each provision hereof shall remain valid and enforceable to the fullest extent permitted by all applicable laws.

21. **Utilities**
    Unless otherwise agreed in writing, if premises is separately metered for utilities, Tenant shall pay the utility company or authorized metering agency directly for all applicable charges, including charges in association with electricity usage, gas usage, waste water and sewage disposal services usage, water consumption or usage, and other utilities serving premises. In addition to paying the utilities, Tenant shall also be solely responsible for paying for internet, telephone, cable, and current used for electric heating, ventilation, and air conditioning, as such charges become due and payable.

22. **Rental Payments Through Avail**
    Landlord's preferred method of payment is online with Avail. However, Tenant may make a payment via mail on or before the date such payment is due, subject to the late charges set forth in this Lease. Tenant may also make a rent payment and any other amounts due, including move-in costs, with any legal tender, including cash in United States dollars, personal checks, cashier's checks, debit or credit cards, bank or other financial institution websites, or any online payment center or system that is provided by Landlord

23. **Leased Premises**
Landlord hereby leases to Tenant and Tenant hereby leases from Landlord premises as defined on the first page of this Lease.

24. **Property Left Behind**
Any Tenant property remaining in the Premises after the expiration or earlier termination of this Lease shall be considered abandoned after Tenant has failed to retrieve the property fifteen (15) days after receiving written notice, and Landlord can either keep or dispose of the property.

25. **Heat and Cold and Hot Water**
Landlord agrees to provide Tenant with heat and cold and hot water in sufficient quantities as may be required by law or ordinance during the term of the lease. If Premises contains separate heating and/or cold and hot water fixtures, then Landlord's sole obligation shall be to provide Tenant such fixtures in good operating condition at the commencement of the lease, and Tenant shall be responsible responsibly for the utility costs for the operation thereof.

26. **Vacation Rentals**
Tenant shall not advertise or cause the Premises to be rented as a short-term rental to any third-party, including without limitation on platforms such as Airbnb, VRBO, Expedia, Travelocity, or any similar platform. In the event Tenant has advertised or rented the Premises in such a manner, Landlord shall have the option to terminate this Lease immediately.

27. **Patriot Act Compliance**
Tenant represents and warrants that: (a) Tenant is not currently identified on the Specially Designated Nationals and Blocked Persons List (the "List") maintained by the office of Foreign Assets Control Department of the Treasury ("OFAC") and/or on any other similar list maintained by OFAC pursuant to any authorizing statute, executive order, or regulation; (b) Tenant is not a person or entity with whom a citizen of the United States is prohibited to engage in transactions by any trade embargo, economic sanction, or other prohibition of United States law, regulation, or Executive Order of the President of the United States; (c) none of the funds or other assets of Tenant constitute the property of, or are beneficially owned, directly or indirectly, by any blocked person, and (d) Tenant has implemented procedures, and will consistently apply those procedures, to ensure the foregoing representations and warranties remain true and correct at all times.

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28. **Disturbances**
Tenant agrees not to play televisions, radios or musical instruments or musical playback equipment in a manner which disturbs other tenants. Tenant shall maintain the volume of such equipment at reasonable levels. Also, Tenant agrees to limit playing of such equipment between the hours of 10:00 p.m. and 7:00 a.m. to a volume that cannot be heard by persons outside of the Premises. Additionally, Tenant shall refrain from disturbing other tenants' peaceful enjoyment of their premises and require other persons at the Premises with the consent of the Tenant to refrain from disturbing other tenants. Tenant shall be responsible for any and all costs, fines, penalties, assessments, or other amounts assessed to the Landlord as a result of disturbances caused by Tenant or its invitees.

29. **Required Move-in Checklist**
Tenant is required to complete a move-in checklist. Tenant must return the completed checklist within seventy-two (72) hours days of occupying Premises.

30. **Surrender Of Possession**
Upon expiration or termination of this Lease, Tenant shall immediately vacate and surrender possession of Premises in as good and clean order, and condition as premises was at the beginning of the Lease Term, reasonable wear and tear excepted. Tenant shall deliver all keys to Landlord or Landlord's agent within twenty-four (24) hours of vacating Premises.

31. **Easement**
Landlord retains an easement to display tasteful "For Sale," "For Rent," or similar signs in any common areas of Premises, or on the exterior at any time within sixty (60) days before the expiration of this Lease.

32. **Safety Devices**
Tenant agrees to test, maintain, and repair any smoke or burglar alarms or carbon monoxide detectors at Premises, and to replace any batteries, at the Tenant's sole expense. Landlord warrants that any such safety devices are in proper working condition at the time Tenant takes possession. Tenant releases the Landlord from all liability, loss, cost, damage, or expense arising from or relating to any failure, defect, or deficiency of any safety device. Landlord has no obligation to install any safety devices or systems at the building, except as required by governing law.

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33. **Holdover**
If the Landlord does not consent to a renewal of this Lease prior to the expiration of the term, Tenant shall surrender premises at the stated End Date of this Lease. If Tenant remains in possession of premises after the expiration of this Lease, Landlord may deliver written notice to Tenant demanding immediate possession, and if Tenant fails to deliver possession, Landlord shall be entitled to and can recover two times the monthly rent for each month or portion of any month during which Tenant remains in possession after expiration of this Lease. If Landlord fails to so notify Tenant within thirty (30) days after the expiration of this Lease, Tenant's continued occupancy shall create a month-to-month tenancy on the same terms and conditions as in this Lease.

34. **Modification**
No modification, waiver, or amendment shall be made to this Lease, or any of its terms, without being written and signed by all parties.

35. **Alterations & Improvements**
Tenant shall not alter, add, improve, or paint any portion of Premises without the express written consent of Landlord. Tenant shall not install, remove, or replace any fixtures, equipment, or appliances without the express written consent of Landlord. Also, Tenant may not modify any landscaping without the express written consent of Landlord.

36. **Continuous Occupancy and Extended Absence**
Tenant shall maintain continuous occupancy of Premises, and not allow the same to remain vacant for any period in excess of twenty-one (21) days without notifying Landlord of such vacancy at least seven (7) days in advance. Tenant shall not allow persons other than those authorized by the lease to occupy Premises as guests for periods exceeding seven (7) consecutive days during the term of this Lease for any reason.

37. **Notice of Termination**
If Tenant intends to vacate Premises at the end of the lease term, Tenant must give at least thirty (30) days' written notice to Landlord before the end of this Lease, or before the date of intent to vacate. If thirty (30) days' notice of intent to vacate is not given before the end of the lease term or the date of intent to vacate, Tenant shall be responsible for the equivalent rent amount due for the thirty (30) days after notice is given. If Tenant is in the military service of the United States and termination of the tenancy is necessitated by military orders, fifteen (15) days' notice to vacate is sufficient notice. In addition, Tenant must give Landlord at least seventy-two (72) hours notice before physically moving out. If Landlord intends to terminate the lease, Landlord must notify Tenant in writing sixty (60) days in advance of the end of the lease.

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38. **Floodplain Notice Notice Tenant Acknowledgment**
Tenant acknowledges reading and understanding the above floodplain warning. Tenant has been provided time, prior to signing this Lease, to contact the Baltimore City Department of Planning concerning the susceptibility of the area around my rental unit to flooding.

39. **Event of Default**
If Tenant defaults in the payment of rent or any part thereof, Landlord may bring an action of distress in the applicable District Court and may be awarded an order of levy on Tenant's nonexempt property for all monies due to Landlord. If Tenant defaults in the performance of any of the covenants or agreements in this Lease, Landlord, or its agent, at Landlord’s option, may terminate this Lease and, if Premises is abandoned or vacated, may re-enter Premises. Non-performance of any of Tenant's obligations shall constitute a default and forfeiture of this Lease, and Landlord's failure to take action in response to Tenant's default shall not constitute a waiver of said default.

40. **Renters Insurance Required**
Tenant is required to provide proof of renters insurance within fourteen (14) days of the lease start date. Tenant assumes all risks of not having renters insurance and Landlord cannot be held responsible for any damage of Tenant's personal property.

41. **Tenant to Maintain**
Tenant shall keep the Premises and the fixtures and appliances of the Premises in a clean and healthy condition, and in good working order in accordance with all ordinances applicable to the tenancy, at Tenant's own expense. Upon the termination of this Lease, for any reason, Tenant shall return the Premises to Landlord in as good a condition of cleanliness and repair as at the commencement of this Lease, reasonable wear and tear excepted. Tenant shall make all necessary repairs to the Premises whenever damage has occurred, or repairs are required due to Tenant's conduct or neglect, including replacing all broken glass and fixtures, if applicable. Tenant shall maintain all smoke detectors and carbon monoxide detectors in good condition always, including replacing spent batteries as necessary. Tenant shall notify Landlord immediately in writing if a smoke detector or carbon monoxide detector is not working properly, or if Landlord is experiencing any other unsafe housing conditions, including but not limited to, animal infestation, lack of heat and water, mold and/or elevated levels of radon. If the Premises is not in clean and in good repair when Tenant returns possession of the Premises to Landlord, Landlord, or its agent, shall replace the Premises to the same condition of repair and cleanliness as existed at the commencement of the Lease term at the expense of Tenant. Tenant shall not cause or permit any waste, misuse, or neglect to occur to the water, gas, utilities or any other portion of the Premises.

42. **Floodplain Notice**
Notice to Prospective Tenant: The rental unit you are to occupy or the motor vehicle parking area or separate storage facility you are to use (as the case may be) is situated in an area prone to flooding during unusually heavy or prolonged steady periods of rain. Such flooding may damage personal belongings and motor vehicles. Because of this possible loss, you may be eligible for U.S. Government subsidized flood insurance on the personal belongings in your unit. In any event, because of this danger of loss of your personal belongings due to flooding, you may wish to consider acquiring flood insurance which may be purchased from some insurance agents. Damage to motor vehicles may not be covered by such insurance; therefore, you may also wish to determine whether or not you have sufficient motor vehicle insurance to cover loss due to damage of your motor vehicle resulting from flooding in this area. The Baltimore City Department of Planning can provide information pertaining to the susceptibility of this area to flooding. You may wish to contact that Department, at (telephone number), before signing either this acknowledgment or the lease agreement for this rental unit.

43. **Governing Law**
This lease shall be governed by and construed in accordance with the laws of the State of Maryland, without regard for Maryland choice-of-law principles.

44. **Smoking Prohibition**
The Premises to be occupied by the Tenant and the members of the Tenant's household have been designated as a smoke-free living environment. The Tenant and the members of Tenant's household shall not smoke tobacco or marijuana anywhere in the Premises, or in the building in which the Premises is a part, or in any of the common areas or adjoining grounds of such building or Premises, nor shall the Tenant permit any guests or visitors under the control of the Tenant to smoke tobacco or marijuana on the property.

45. **Prorated First Month's Rent**
For the period from Tenant's move-in date, 10/09/2026, through the end of the month, Tenant will pay to Landlord the prorated monthly rent of $1,131.45. This amount will be paid on or before the date Tenant moves in.

§ Rules & Regulations

1. No additional locks or other similar devices shall be attached to any door without Landlord's written consent.

2. Hallways, stairways and elevators shall not be obstructed or used for any purpose other than ingress and egress from the building. Children are not permitted to play in the common areas. Tenant may not store any items in the hallways or common areas of the building.

3. Operation of electrical appliances or other devices which interfere with radio or television reception is not permitted.

4. Deliveries and moving of furniture must be conducted at times permitted by Landlord.

5. $50 per key will be charged to provide additional or replacement keys to the property.

6. Tenant shall not install or operate any machinery, refrigeration or heating devices or use or permit onto the Premises any flammable fluids or materials which may be hazardous to life or property.

7. Properly maintain the lawn, hedges, flower beds, shrubbery, and garden, if any, keeping them watered and weeded, the lawn cut, and the shrubbery trimmed

8. Notify us promptly of any defects, leaks, or breakage in the Premises, including Appliances and equipment, including damage by fire, storm, or flood

9. Tenant may not barbeque or operate cooking equipment on porches or balconies.

10. Tenant shall not place any signs or advertisements on the windows or within the property or otherwise upon the Building, if such signs are visible from the street.

11. Tenant acknowledges that Tenant has read the Rules and Regulations and agrees to be bound by them.

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12. Laundry. Tenant agrees to clean any lint filters and to keep the laundry area free of debris. Landlord shall not be liable for any personal injury or property damage arising from or relating to Tenant's use of any laundry facilities made available under this Lease.

13. Landlord will repair any appliance malfunction; however, Landlord is not responsible for loss resulting from a malfunction of an appliance. Tenant understands that appliances will malfunction occasionally and Tenant must make every effort to report any malfunction.

14. Landlord may bar individuals from the building and/or Tenant's Premises. All guests and invitees of Tenant shall observe all rules and regulations of the building. If these provisions are violated by guests, they may be barred and/or arrested for criminal trespass, after they have received a barred notice and then have been placed on a barred list by Landlord. Violation of this rule are grounds for termination of your tenancy.

15. Tenant shall not interfere in any manner with the heating or lighting or other fixtures in the building.

16. If Tenant is locked out, Landlord will facilitate re-entry only during business hours at a minimal fee. If Tenant is locked-out during the weekend or at nighttime, it will be the Tenant's responsibility to contact a locksmith. Any cost incurred because of lockouts shall be borne by the Tenant.

17. Landlord provides no storage.

18. Tenant shall not install a waterbed, pool table, or any other unusually heavy item of furniture without prior written permission from Landlord.

19. Tenant shall dispose of garbage and refuse by securely bagging or wrapping same and disposing of it in designated garbage containers or incinerators. Tenant shall not allow garbage containers to overflow and shall see to it that garbage container lids are fully closed and secure at all times.

20. Tenant shall not dispose of rubbish, rags, or other items which might clog toilets or sink drains into toilets or sink drains.

21. No dogs, cats, or other animals shall be kept in the premises except with the Lessor's prior consent, and subject to the conditions set forth in any such consent. No animals are permitted without a leash in any public areas of the premises.

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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

This lead paint disclosure is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

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

Lessor's Disclosure

1. Presence of lead-based paint and/or lead-based paint hazards:
    i. Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the lessor:
    i. Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment

- Lessee has received copies of all information listed above.

- Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

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