DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

TFG MANAGEMENT SERVICES

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

Property Address: 2728 Harford Road Baltimore, MD. 21218
Tenant: Jordan Gaither & Jasmine Boyer
**Owner/Owner's Agent:** ***TFG Management Services (Representing Owner of Property)***

**IN CONSIDERATION** of the Owner renting the premises to the Tenants**,** the Tenants hereby understand and agree to the following terms and conditions:

**RENT:** Rent will be **$2,400.00** per month payable each **[1st ]** in advance. The tenants agree to pay the rent when due, without setoff, deduction or the need for demand or notice, at the office of the Owner or at such other place as he may specify, during normal business hours. Rent may also be mailed to the Owner at the address specified at the end of this Agreement, and must be received by the due date. It is agreed that the rent is not uniformly apportion able from day to day except where it may be contrary to law. Rent must be mailed on time to be received by the own by due date. Rent does not include Gas _____ Electric _____ Heat _____ Hot Water _____ Cold Water and Sewer Service Charges. **$ 4,100.00** is the full amount of Security Deposit and a prorated amount of **$0** for **1st Month's Rent & Security Deposit** and has been received by the Owner at the time of signing and delivery of this Rental Agreement to the Tenants.

**TERM:** The term hereof will commence on **DATE:** ***October 26, 2026*** **DATE END**: ***October 26, 2027*** writing by Certified Mail by either party no less than **60 days** prior to the end of the original term or any term in a continuation of the original term. Tenant's obligation to pay rent continues during the sixty (60) day notice period. If the tenants have paid a security deposit, it will NOT be applied by the Tenants towards the last or any month's rent.

**WATER, GAS, ELECTRICITY, FUEL OIL, ETC.:** Unless otherwise indicated above, Tenants agree to supply fuel for heat, gas for cooking and/or hot water, electricity, and their own furniture and appliances. If the rental includes gas and/or electricity, Tenants agree to pay the Owner, as additional rent, the costs of any fuel and/or energy used in operating any of the Tenants appliances for heating or air conditioning. If this lease is for a one-family house, Tenants agree to pay for all metered water and sewer service charges, the cost of which is billed by the City of Baltimore periodically (presently 3 months). If City mails the bill for metered water and sewer service charge to Owner, this does not relieve the Tenants from their responsibility for payment of such bill in one-family houses. If Tenants fail to pay this bill by the due date, the gross amount of the bill will be treated as additional rent. If this lease is for a one-family house, Tenants also agree to pay as additional rent any and all trash and/or garbage collection charges, which the City may impose upon the Owner. If heat is fueled by oil, Tenants agree to purchase all their fuel oil from the company as may be designated by the Owner from time to time in order to obtain free oil burner service.

The Owner herein designates such Company to be_____ Phone_____._____

If they fail to do so, Tenants shall pay as additional rent, the cost of repairs to the oil burner, heating plant and control and any other damage as a result thereof. Tenants are permitted to purchase oil from a company of their own choice but must provide the Owner, prior to the start of each heating season, with a copy of a fully paid fuel oil burner Service Contract from said Company or other reliable Service Company. If Tenants fail to provide such Service Contract then the Owner may purchase one and charge the cost to the Tenants as additional rent. In any event, the Tenants shall pay for the cost of priming the oil burner or other repairs if necessitated by the Tenants allowing the oil tank to run too low or dry.
***REFER TO LAST PAGE ON ADDENDUM TO WATER BILL***


INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

**MAINTENANCE, REPAIRS, TENANT INSPECTION:** Tenants have inspected the premises prior to the signing of this lease and found them to be safe, sanitary and suitable for habitation and all heating, lighting, and plumbing to be free of any visible defects, except as follows:

Owner agrees, upon notification by Tenants by Certified Mail, to maintain roof and plumbing, heating, and electrical facilities in good repair unless the need for such repair results from misuse, abuse or neglect by Tenants or their invitees. It is agreed that the Owner does not supply, repair, replace, or install storm doors, storm windows, screen doors, window screens or shades, mailbox, fuses, smoke detectors (except as required by law), batteries, furnace filters, laundry wash trays, janitor service, garbage collection or any other items or services not specifically listed as supplied in this agreement. Any permanent interior decorating such as painting or papering will be done only at the option of the Owner. Tenants agree to notify Owner by Certified Mail of repairs necessary to keep premises in a safe and sanitary condition in which event the Owner agrees to repair, except for those items specifically exempted in this section above, at Owner's expense and within a reasonable length of time, those items caused by ordinary wear and tear. If any defective condition of the premises comes to the Tenants attention, it will be the duty of the Tenant to immediately notify the Owner of such defective condition by Certified Mail. The Tenant will be responsible for any liability or *injury* resulting to the Owner as a result of the Tenants failure to so notify the Owner of such defective condition. If the need to repair is caused by Tenants or their invitees, Owner may make repairs, the cost of which will be treated as additional rent to be paid by the Tenants upon notification of amount. **FAILURE TO PAY COST OF REPAIRS, AS ADDITIONAL RENT WILL BE COLLECTIBLE IN RENT COURT.** Any repairs made by the Owner without request by Certified Mail by Tenants shall not be construed as a waiver of the obligation of Tenants to notify the Owner of any requested repairs by Certified Mail. The charges for tenant damages will be actual cost of repair (materials + labor) + 20% (see list).
TRASH CANS: Tenants must provide their own trashcans with lids in the yard labeled with their name and address. If this does not occur, the owner will furnish them at $25.00 each and this cost will be due as additional rent.

**BROKEN WINDOWS:** Tenant is responsible to replace broken window glass and repair damaged window and/or window frame or sash or storm windows at tenant's expense regardless of who is at fault.

**DAMAGED DOOR AND/OR FRAME:** Tenant is responsible to repair or replace, as determined by owner, any damaged door or frame at tenant's expense regardless of who is at fault.

**TENANTS OBLIGATIONS TO THE PROPERTY:** Tenants agree to keep property in a clean, safe, and sanitary condition and not to damage, deface, impair, abuse, or remove any part of the premises which includes but is not limited to walls, ceilings, floors, woodwork, paint, paper, plumbing, heating, electrical, glass, doors, window sash, hardware and fixtures; not to use water on wood floors but to keep them waxed and covered with floor covering and to wash and use liquid wax on tiled floors. Tenants agree to keep their entire dwelling unit and basement, yards, porches, fire escape, steps, walk and sidewalks clean and to keep all walks, sidewalks, porches and exterior steps clear of snow and ice, except wherever any of the foregoing might be a common area of a multiple family dwelling and not under Tenants sole control; to buy and use a sufficient number of 20 gallon metal garbage cans with tight fitting lids and to set out said cans at such times and location as designated by the Owner so as to effect the proper collection of same; and if Tenants fail to fulfill any of these obligations, Owner may perform them and charge Tenants the reasonable cost for each such item, which the Tenants agree to pay as additional rent. Tenants, if renting a one-family house, shall water and maintain all lawns and shrubbery and agree to keep all shrubs trimmed, the grass cut and to weed all flower beds and upon failure on their part to do so, Owner may have this done at Tenants expense. In a multi-family dwelling the aforementioned duties will be the responsibility of the first floor Tenant. It is understood and agreed that the rent charged for this first floor unit has been adjusted in consideration of the Tenant carrying out these duties. Tenants must continually occupy premises and keep premises heated to a temperature above freezing during cold weather by using the heating equipment on the premises and NOT by using the gas stove or other appliances


INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f



except temporarily in cases of emergency. Tenants agree to pay the cost of repairing any damage to the building or equipment therein, including inside burst water pipes or other water facilities, due to freezing caused by neglect, carelessness or the willful act of the Tenants.

It will be the responsibility of the Tenants, after the first two weeks of occupancy, to arrange for and to pay for the cost of exterminating bugs, pests, insects, vermin and rodents in that portion of the premises under their control and to relieve any and all plumbing charges Tenants will also be responsible for the replacement of all broken or cracked window glass or other glass regardless of the nature or cause of breakage. If the Tenants fail to fulfill any of these obligations, the Owner may perform them and charge Tenants the full cost for each item, which the Tenants agree to pay as additional rent.

**LATE CHARGES, COURT COSTS**: If the rent is paid more than zero calendar days late, Tenants will pay as a late charge a sum equal to 5% of the amount of delinquent rent due. If the rent is due weekly, the late charge is $3.00, but such weekly late charges shall constitute, in the aggregate, no more than $12.00 per month. Tenants also agree to pay the Court costs charged by the District Court for any notices sent for non-payment of rent unless a court decision is rendered in favor of the Tenant. In the event a Warrant of Restitution (put-out notice) is issued, Tenants also agree to pay the additional Court costs charged by the District Court and will also pay the sum of $275.00 should it become necessary for the Owner to hire men and/or equipment in advance for the purpose of being prepared for the put-out. All of the sums expressed in this section above are to be considered and designated as additional rent. If the Tenants pay the rent late on more than three occasions in any twelve month period, the Tenants will pay to the Owner, upon being given 30 days written notice an additional security deposit equal to the first. This amount together with that previously paid as a

Security Deposit will not exceed the amount limited by law.

**SUB-LETTING, INSURANCE:** Tenants agree not to sub-let or assign this agreement without the written consent of the Owner and not to do anything that will contravene the policy of insurance or increase the rate of insurance premiums on the premises and if they do, the Owner may charge such increase to the Tenants as additional rent.

**NOISE AND BEHAVIOR:** Tenants will permit no disturbing noises or conduct, and will not knowingly permit to enter the premises or to remain therein any person of bad or loose character or of improper behavior, not permit any illegal or immoral conduct or obstruct or interfere with the rights of other Tenants or any of them or in any way injure or annoy them at any time. Tenants will allow no singing or musical instrument of any kind, including television, radio, hi-fi, stereo, etc., at any time, if the same shall disturb or annoy other occupants of the building or of the neighboring properties.

**PROHIBITED ACTS, CARE OF PREMISES:** Only the persons listed on the rental application will occupy the property. No pets shall be permitted on premises at any time; no portable swimming pools, playground equipment, air conditioners, electric heaters, washing machines or outside TV or radio aerials or antennae, or any other apparatus designed to receive electronic signal transmission will be installed without written consent of Owner nor will the Tenants overload the electrical system. Nothing will be attached to the roof or walls, which would, in any manner, cause damage. Positively no waterbeds are permitted on the premises. Tenants will not in any way obstruct the sidewalks, fire escape, entry, steps, elevators, stairways, landings, etc., nor permit children to play therein. Tenants may not disconnect or remove gas stove or refrigerator, if supplied by Owner, without written permission of Owner. Tenants agree not to violate any law in using the property, and agree to comply with all health, housing, fire, and police regulations, and will not store or permit the storage of any gasoline, kerosene, or other flammable liquids or substances in the premises, common halls, basement or storage areas. The use of illegal kerosene heaters is forbidden.

**RIGHT OF ENTRY:** Owner will have the right to enter the premises at reasonable times by use of key or by force if necessary, to inspect same and to make repairs required therein or elsewhere in Owner's property, to enforce any provision of this lease, and to



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f



TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

show property to prospective Tenants or others, by appointment or by use of key.

It is further agreed that in the event said Tenants, prior to the expiration of this lease, or any renewal term thereof, vacate, abandon, or surrender the premises at any time during the tenancy then the said Owner will have the right to enter the premises by use of key or by force, if necessary, for the purpose of decorating or repairing said premises so that it may be put in a habitable and proper condition for occupancy by a prospective or another Tenant, without being liable to prosecution therefore or damages by reason thereof and without relieving the Tenants of any obligations to pay the rent for said premises.

**LOCKS**: Tenants will not alter or add any lock or lock cylinder in any door without the written consent of the Owner. If such consent is given, the Tenants will immediately provide the Owner with a key for the use of the Owner or his agent pursuant to the Owner's right of access to the premises. Owner may retain a passkey to the premises. Tenants agree that they have examined all locks throughout the premises and are satisfied that same are suitable and in good working order so as to afford a reasonable degree of safety and security.

**SECURITY DEPOSIT:** Security Deposit paid, together with interest as provided by law, is refundable to Tenants and will be mailed to them at their last known address within 45 banking days from end of tenancy, but Owner may deduct from the Security Deposit any unpaid rent, water bills, late charges, court costs, damage due to the breach of this agreement, and damages to the premises by the Tenants, their family, agents, employees, or social guests in excess of ordinary wear and tear. Tenants have the right to be present when the Owner or his agent inspects the premises in order to determine if any damage was done to the premises if Tenants notify Owner by Certified Mail at least 15 days prior to the date of moving or of their intention to move, the date of moving, and their new address. Upon receipt of the notice, Owner shall notify Tenants by Certified Mail of the time and date when the premises are to be inspected. The date of inspection will occur within five days before or five days after the date of moving as designated in the Tenants notice.

Article 53, of the Annotated Code of Maryland, Section 43A, (a) provides: "If the landlord imposes a security deposit, he will, upon request, promptly provide the Tenant with a written list of all existing damages. The request must be made within 15 days of the Tenant's occupancy." This is declared to be such a written request by the Tenants. The Owner hereby furnishes the following list of existing damages:

(See "receipt for Security Deposit" as attached to lease.)

The basis for the above list is a personal inspection, which has been made by the Owner or his agent. The Tenants have also personally inspected the premises and are satisfied with the accuracy of the above list. However, if they hereafter find any existing damage inadvertently overlooked by either the Owner or the Tenants, the Tenants agree to notify the Owner within 15 days from the date of occupancy in writing by Certified Mail with full details.

**DEPOSITS:** If the law requires the Owner to install smoke detectors in any dwelling then, at the option of the Owner, the Tenants may be required to pay a refundable deposit for each legally required smoke detector installed and/or existing on the premises. If the Tenants fail to pay said deposit to the Owner immediately upon demand, then the Owner may treat the amount due as additional rent. The deposit will not exceed the cost of the smoke detectors and the installation thereof. The deposit will be refundable to the Tenants within 30 days of their vacating the premises provided that the smoke detectors have been left in proper working order. $10.00 deposit for each smoke detector X ( __ ) = $_____; $5.00 deposit for each key X ( __ ) = $_____.

**NOTICE OF MOVING:** Tenants must give 60 days notice by Certified Mail prior to moving, clean the property, including the gas stove and other equipment, if supplied, remove all trash, furniture and other belongings, secure the premises and leave same in good condition, ordinary wear and tear excepted, and return keys to Owners office within 24 hours after vacating.



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f



TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

When lease has been terminated by action of the parties or by operation of aw, Owner may remove and dispose of such personal property which has been abandoned and Tenants agree to pay the cost of such removal. Tenant must arrange move-out inspection with Owner. Failure of Tenants to provide Owner with sixty (60) day notice will result in forfeiture of deposit.

**BREACH OF LEASE:** If Tenants violate any terms of this lease, it shall be considered a breach of the lease and the Owner may avail himself of whatever remedies are permitted by law in order to recover possession of the premises, and as much of the security deposit as is necessary will be applied by Owner as damages for rental breach of lease and damage to premises, but such retention shall not be construed as a waiver of any other rights of the Owner.

**MULTIPLE DWELLING –WATER, HALLWAYS:** If property contains two or more units, Owner will pay cost of water and sewer service charge unless otherwise stated in this agreement. Tenants agree to exercise care in using water and to promptly report all water leaks to the Owner, and if Tenants fail to do so, they agree to pay as additional rent the amount by which the bill for water and sewer service charge was increased by their failure to notify Owner of leaks. Tenants agree not to use water to wash vehicles. If the property contains two or more dwelling units, then Tenants shall also be responsible for keeping the hallway adjacent to their apartment and the stairway giving access to their apartment in a clean condition; and to keep said hallway and/or stairway, as the case may be, lighted whenever necessary with a bulb bright enough to throw sufficient illumination onto said area in order to effect safe passage. Note: Use 60-watt bulbs maximum.

**BAD CHECKS:** If a check is accepted by the Owner from Tenants for rent, it is purely as an accommodation to Tenants. If the bank dishonors the check, Tenants agree to pay a $25.00 charge to Owner to offset administrative costs incurred by Owner's office. Tenants may also be responsible for two times the face value of the bad check, or subject to arrest. If two bad checks are received for any reason, all future payments shall be by money order.

**DESTRUCTION OF PREMISES:** In the event the premises becomes impossible to live in as a result of fire, floods, civil disorder or other causes beyond the control of either the Owner or the Tenants, the obligation to pay rent shall cease immediately and the Tenants agree to vacate the premises at once. The Owner will not be liable for any loss or damages to any property at any time located on the premises, whether due to theft or suffered by reason of fire, water, rain, snow, hail, lightning, vermin or any other cause unless such loss is caused by the Owners negligence. Tenants are advised to purchase renters insurance with liability rider.

**RENTAL APPLICATION:** Tenants agree that all information supplied by them in the Rental Application which is made a part of this Agreement is true and, in the event any information is not complete and true in every respect, the Owner will be entitled to possession of the property pursuant to law, and Tenants will be liable for all costs and expenses including reasonable attorney's fees incurred in connection therewith.

**SUMMARY EJECTMENT, DISTRAINT:** If any installment of rent shall become in arrears, the Owner will have the right to use the process of summary ejectment or distraint.

**CESSATION OF SERVICES:** It is mutually agreed that the Owner has equipped the building with adequate heating, plumbing, electrical, hot water and other necessary facilities and apparatus and in the event of accident thereto or breakdown thereof, Owner will use every reasonable effort to promptly restore the service, and will not be chargeable by the Tenants for a temporary cessation of an adequate supply of same. In the event Owner or Tenant is prevented or is unable, for reasons beyond Owners or Tenants control, to obtain fuel or electricity for their services which they respectively have agreed above to furnish or in the event of the rationing or non-delivery of the same, Owner is hereby released and discharged from any damages, direct or indirect, which might be suffered by Tenants, and this lease will continue in full force and effect.

**WAIVER:** The failure of the Owner to insist, in any one or more instances, upon strict performance of any of the covenants of this



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f



lease, or to exercise any option herein contained, shall not be construed as a waiver or a relinquishment for the future of such covenant or option, but the same shall continue and remain in full force and effect.

**OWNERS, TENANTS - MEANING OF:** Wherever in this agreement the term "Owner" is used, it shall be construed to also mean "or his agent" and wherever the term "Tenants" is used, it shall be also mean "his family, employees, servants, agents, guests, invitees or sub-tenants."

**CHARGES AGAINST TENANTS-TREATED AS RENT:** Wherever this agreement provides for additional rent or a charge against the Tenants, for any reason so stated in this agreement, or requires Tenants to be responsible for the payment of a bill, and in

the event the Tenants fail to pay such additional rent, charges, or payments, then the amount thereof, at the discretion of the Owner, and without further notice to Tenants, shall be added to and deemed part of the rent due and is payable without setoff or deduction. The Owner shall have the same remedies for the collection of such additional rent, charges or payments as he has the rent.

**ALLOCATION OF PAYMENTS MADE BY TENANTS:** All payments made by the Tenants to the Owner shall be applied as follows: firstly, to any late charges due and owing; secondly, to any and all court costs due, owing and arising out of a summary suit for rent; thirdly, for any costs, deposits, or charges which are the obligation of the Tenants as stated in other sections of this lease; fourthly, to any past due rents or debts arising out of the lease; fifthly, to any currently due rent; lastly, to any deposits due on account as stated in other sections of this lease.

**PARTIAL RENT PAYMENT:** It is agreed that the acceptance by the Owner of less than the full amount of rent due and owing shall not serve to prevent the Owner from filing a summary ejection action for any balance still due and owing.

**EXPENSES OF COLLECTION:** In the event that it shall become necessary for Owner to institute legal proceedings against Tenant(s) for non-payment of rent, or for the violation of any other term or condition of this agreement, I, Owner may assess and Tenant(s) agree to pay, as additional rent, legal expenses of fifteen percent (15%) of any amount claimed or reasonable legal fees for the enforcement of any of the covenants of this Rental Agreement plus court costs and private process service fees incurred. Should Owner employ an agent to institute proceedings for repossession of the premises for nonpayment of any installment of rent, and should such rent be due and owing as of the filing of said proceedings, tenant shall pay to the Owner the reasonable costs incurred by Owner in utilizing the services of said agent. The costs are deemed to be due as additional rent and may be sued for in rent court.

**ILLEGALITY-SEVERABILITY:** In the event any provision or provisions of this Lease shall be deemed by a court of competent jurisdiction to conflict with applicable law, such provision of provisions shall, at Owner's option, either be (1) deemed modified to the extent necessary to comply with such law, or (2) severed from this Lease and shall cease to be a part thereof. If such provision or provisions are so severed, the remainder of this Lease shall remain in full force and effect.

**VACATING PREMISES:** Tenants must give a 60 day written notice by certified mail that tenant is moving. This notice must be sent in time for it to be received by the Owner before the next rent due date and the 60 days start on that due date. Improper notice will result in forfeiture of tenant's security deposit.

**NOTICE:** If there are two or more undersigned as Tenants, then any notice given by Owner to one will constitute notice to all. Tenant agrees to abide by general rental policy requirement for liability insurance coverage. All other pages attached to this lease are hereby made a part of this rental agreement and are signed accordingly.

**ENTIRE AGREEMENT:** The Owner has made no promises or representations except those stated in this Agreement and it is agreed that this lease and the agreements herein contained can be changed only in writing and signed by both Owner and Tenants



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

NO VERBAL CHANGES WILL BE HONORED.

TENANTS HAVE READ OR HAVE HAD THIS AGREEMENT READ TO THEM, UNDERSTAND SAME, HAVE RECEIVED A

COPY OF THIS AGREEMENT, AND BOTH OWNER AND TENANTS BY THEIR SIGNATURES HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH HEREIN.

_____ **(SEAL)**
SIGNATURE OF TENANT

Jasmine Boyer
TENANT

ADDRESS

PHONE

DATE



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER** _____
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218** _____

## ADDENDUM TO LEASE AGREEMENT- LEAD PAINT WARNING

We are concerned about you, the Tenant, and your children, and we need your cooperation to make sure the property is maintained in good condition to reduce any potential lead hazards.

The property may not have been tested for the presence of lead based paint. Tenant acknowledges that in Baltimore City and in houses as old as this one, any portion of the property may have been painted with lead paint by a prior owner or occupant of the property, or the water system may contain lead which leaches into the water, or the building may contain other dangerous substances; all of such substances being possibly dangerous to life and health, and in the case of lead, particularly dangerous to young children.

Areas in the property that are of particular concern are chipping, flaking, loose, or peeling paint, plaster, or wallpaper are doors, windows, woodwork and wood trim. If the Property is inhabited or will be inhabited by children, and Tenant finds any chipping, flaking, loose or peeling paint, plaster or wallpaper, either inside or outside the house, Tenant must tell the Owner **IN WRITING IMMEDIATELY** so that Owner can make repairs.

Upon being made aware of lead paint or other sources of lead on or about the premises, Tenant agrees to move out of the premises (if only temporarily) and take ALL belongings in order for any or all repairs, repainting, etc. to be performed to remedy the sources of lead.

Tenant will read and will be thoroughly familiar with "lead based paint poisoning hazards" and practice all precautions as prescribed in handout by Section 8 office as published by MD Department of Environment Lead Poisoning Prevention Division.

Tenant further agrees that no painting or preparation for painting will be done by Tenant or Owner with children in the house. Tenant takes full responsibility to see that the Property is properly maintained and all paint kept free of chipping or peeling so that no such dangerous exposure will occur, and assumes responsibility for any damages to anyone that may result from his/her failure to do so. Tenant agrees to clean frequently (at least once a week) with high phosphate detergent such as Spic & Span or tri-sodium phosphate. Diet of all children should be monitored carefully. Wash children's hands and face before they eat. Wash children's toys and pacifiers frequently. Never allow children to eat dirt or other non-food items. Make certain that children have adequate amounts of iron and calcium in his/her diet, and ask children's doctor about vitamin supplements. Tenant agrees to remove any flaking or peeling paint, supervise any children from chewing on painted surfaces or eating paint fragments. Tenant agrees to run the cold water each morning for at least three minutes before permitting it to be used for consumption.

The Baltimore City Lead Poisoning Prevention Program has public health nurses who can instruct you in measures to take to prevent lead poisoning. Ask your child's doctor about the prevention of lead poisoning and about testing your child's blood lead levels. For more information, call or write:

The tenant accepts the proposition that the Owner has no specific knowledge or specific reason to believe in the existence of such conditions, and will never be entitled to assert otherwise. Before renting and signing this form, you must inspect the property carefully. If more space is needed to answer any questions, write the additional information on the back.

CHECK ONE:

_____ _____There is NO chipping, flaking, loose or peeling paint, plaster or wallpaper in this property.

_____ _____There is chipping, flaking, loose or peeling paint, plaster or wallpaper in this property in the following locations:__



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

Please list the names, ages, and birth dates of all children who will be living at the property:

Are any of the above listed children receiving now or have they previously received treatment for lead poisoning? YES / NO

If yes, please list their names, when and where they were treated:

ALL OF THE ABOVE HAVE BEEN FULLY EXPLAINED TO ME BY THE OWNER OR HIS AGENT, AND I FULLY UNDERSTAND AND AGREE TO THE ABOVE AND HAVE RECEIVED A COPY OF THIS AGREEMENT.

THIS NOTICE HAS BEEN READ BY/OR TO ME, AND I UNDERSTAND IT FULLY. I UNDERSTAND THAT LEAD CAN BE DANGEROUS TO CHILDREN. I WILL NOTIFY THE LANDLORD IN WRITING IMMEDIATELY IF I FIND CHIPPING, FLAKING, LOOSE OR PEELING PAINT, WALLPAPER OR PLASTER.

I HAVE INSPECTED THE PROPERTY CAREFULLY, AND EXCEPT AS SPECIFICALLY LISTED ON THIS FORM BY ME, THERE IS NO CHIPPING, FLAKING, LOOSE, OR PEELING PAINT, PLASTER OR WALLPAPER.

TENANT: _____ TENANT: _____

**RENTAL AGREEMENT ADDENDUM- WATER TO BE PAID BY TENANT AS RENT**

It is the Tenant's responsibility to pay the metered water bill and sewer charge in full on the herein rented Property immediately on presentation of these bills when issued by the City of Baltimore **AS ADDITIONAL RENT.** If Tenant fails to pay the bill as stated above, the amount of the bill will be additional rent due the Tenant to the Owner. In such case, Owner will have the right to file summary ejectment for nonpayment of rent in the Rent Court Division of the District Court of Maryland **AND THE TENANT WILL BE SUBJECT TO EVICTION FOR NON-PAYMENT OF WATER AND SEWER SERVICE CHARGE IN THE SAME MANNER AN NON-PAYMENT OF ANY OTHER RENT.**

All of the above has been fully explained to me by the Owner or his/her agent, and I fully understand and agree to the above and have received a copy of this agreement.

DATE: _____ SIGNATURE OF TENANT: _____

DATE: _____ SIGNATURE OF TENANT: Jasmine Boyer



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

## RENTAL AGREEMENT ADDENDUM- CONDITION OF WALLS AND WOODWORK

Tenant has inspected the Property and has found that the walls do not have any broken plaster and that the woodwork is smooth and without any peeling/flaking paint. Tenant agrees to pay Owner for repairs to walls and woodwork damaged during Tenant's occupancy. Tenant further agrees to notify Owner by certified mail of any broken plaster or flaking paint on walls or woodwork.

All of the above has been fully explained to me by the Owner/Agent, and I fully understand and agree to the above and have received a copy of this agreement.

DATE:_____ SIGNATURE OF TENANT:_____

DATE:_____ SIGNATURE OF TENANT: Jasmine Boyer

## RENTAL AGREEMENT ADDENDUM- REPAIR COSTS

The following is a list of charges for items, which Owner performs for Tenant (Tenant's responsibility.) Terms not included will be quoted prior to repair. Tenant has option of making repairs if Owner only if Owner is notified prior to repair and approves it. The amount shown covers material / labor only. Charges collectible as additional rent and/or will be deducted from security deposit.

| ITEM | AMOUNT |
|---|---|
| 1. Removal of bulk trash items from front or rear yard (bag or piece) | $20 each |
| 2. Repair of plumbing charges (after 14 days of occupancy) - sink tub or toilet | $75 each |
| 3. Replacement of washers in regular faucets | $15 |
| 4. Replacement of lost rent card | $5 |
| 5. Rent notice (court cost) subject to increase by courts | $7 |
| 6. Eviction notice (court cost) subject to increase by courts | $30 |
| 7. Rent pickup (at owner's discretion/not to avoid late charges) | N/C |
| 8. Late charge on rent | 5% of rent |
| 9. Late charge on water bill not paid by due date (net vs gross) | 5% |
| 10. Cleaning of an appliance left dirty upon termination of lease (if applicable) | $25 minimum |
| 11. Removal of owner's property by tenant without written permission | Actual current replacement cost |
| 12. Damaged linoleum or carpet | Actual current replacement cost |
| 13. Damaged walls, floors, or ceilings | $15 minimum |
| 14. Replacement of light fixture or shade (not normal wear and tear) | $20 |
| 15. Replacement of electric outlet or switch (not normal wear and tear) | $20 |
| 16. Replacement of Electric circuit breaker (not normal wear and tear) | $50 |
| 17. Repair, replacement, and repainting of broken window sash glazing | $30 |
| 18. Repair of exterior door | $35 minimum |
| 19. Repair of interior door | $15 minimum |
| 20. Replacement of interior door | $50 |
| 21. Cleaning due to pet odors, smoking, excessive cooking grease odors (upon move-out) or left unacceptable compared to move-in | $100 |
| 22. Repainting of room/house | $50 min./$300 min. |



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f



TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

| | |
|---|---|
| 23. Replacement of light bulbs at any time (at owner's discretion) | $1 |
| 24. Replacement of suspended ceiling tiles and cleaning of grid due to excessive grease buildup (no range hood) | $100 |
| 25. Repair of door hinges (2 per door) | $15 |
| 26. Extermination for roaches, mice, or rats | $100 |
| 27. Replacement of knob lock, deadbolt, or cylinder | $35 |
| 28. Unlocking a locked door (lost key) | $25 |
| 29. Replacement of battery for a smoke detector (at owner's discretion) | $5 |
| 30. Cleaning of front or rear yard (at owner's discretion) | $30 |
| 31. Raking of leaves in front or rear yard (at owner's discretion) | $30 + hauling charge |
| 32. Supplying of trash cans | $25 each |

DATE: _____ SIGNATURE OF TENANT: _____

DATE: _____ SIGNATURE OF TENANT: Jasmine Boyer

**RENTAL AGREEMENT ADDENDUM- RECEIPT FOR SECURITY DEPOSIT (BALTIMORE CITY)**

The security deposit received by the Owner/Agent from the Tenant in the amount of $_1,700.00__, which is not in excess of two months' rent, or $_4,800.00_, whichever is greater.

Article 53 of the Annotated Code of Maryland, Section 43A provides: "If the landlord imposes a security deposit, he shall, upon request, promptly provide the tenant with a written list of all existing damages. The request must be made within 15 days of the tenant's occupancy."

This memorandum is the required written request by the tenants. The owner hereby furnishes the following list of existing damages: The basis for the above is a personal inspection, which has been made by the owner's property manager._____

_____

The tenant(s) has personally inspected the premises and is/are satisfied with the accuracy of the above list. However, if hereafter, any existing damages are inadvertently overlooked by either the owner or the tenant, the tenant agrees to notify the owner within 15 days in writing by Certified Mail with full details.

DATE: _____ SIGNATURE OF TENANT: _____

DATE: _____ SIGNATURE OF TENANT: Jasmine Boyer

DATE: _____ SIGNATURE OF OWNER: _____



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

## DISPOSITION OF SECURITY DEPOSIT

Date Tenancy Ended: Date of This Communication:

| | | |
|---|---|---|
| Paid security deposit of | | $ 1,700.00 |
| added 4% simple interest accrued at 6 month intervals Rental Agreement date | | $ |
| from which is deducted the following damages: | | |
| Unpaid Rent | $ | |
| Damages due to Breach of Lease | $ | |
| Damages to Premises | $ | |
| TOTAL DAMAGES | | $ |
| Amount Refunded to Tenant | | $ |
| Amount Due to Owner | | $ |

The sum due to owner is requested to be paid within 10 days; otherwise prompt collection will be taken. This statement does not reflect all damages or losses but is being sent in compliance with the Security Deposit Law.


INITIAL: _____ INITIAL: JB _____ INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

## TYPICAL APARTMENT RULES AND REGULATIONS

1. Tenant will keep premises in good condition.

2. Tenant will not interfere with other tenant's premises.

3. Tenant will pay rent promptly on the due date.

4. Tenant will not make any alterations to the premises without written permission of the Owner.

5. Tenant will keep proper liability, fire and/or other damage insurance on the contents of the premises leased.

6. Owner will return damage deposit only upon certainty that the premises are free of damages upon the surrender of the premises.

7. Tenants will NOT interfere with any portion either of the heating or lighting or other apparatus in or about the building.

8. Automobiles must be kept within yellow lines of the parking lot areas.

9. Sanitary napkins will not be deposited in toilets but will be wrapped and deposited with other waste matter and refuse.

10. Tenant will be responsible for closing of windows in his or her apartment during storms.

11. Entry doors to apartments will be kept closed at all times.

12. Owner will have the right to inspect apartment at reasonable times.

13. There will be no door-to-door soliciting of any kind on said premises.

14. Owner will furnish extra keys and replace lost keys for $5.00 each. Upon the expiration of lease, tenant will account for all keys delivered by owner.

15. The landlord reserves the right: (1) to change any of the foregoing rules by rescinding or amending, or (2) to make such other rules or regulations as are deemed necessary to provide for the comfort and convenience of all tenants, and for the safety, care, proper maintenance and cleanliness of the premises.

16. It is recommended that the garbage disposal cover be kept in the drain position when the unit is not in use. This will prevent foreign material from dropping accidentally into the waste disposal unit. In using the equipment, be sure the cold water is turned on. It is important to maintain a sufficient flow of water to flush shredded waste, even after the disposal has been turned off. Please do not attempt to insert corn cobs, bottle caps, glass, pins, foil, crockery, rugs, string or paper into the disposal as this may cause malfunction and consequent inconvenience to you. Clogged disposal will be unclogged and/or repaired at the expense of the tenant.

17. Laundry rooms are equipped with coin-operated washers and dryers. Kindly remove clothes promptly from machine. Do not use tints or dyes in the units. Please follow operating instructions and report ant difficulty whatsoever.

18. No obstructions should be placed at your entrance door. Mail or paper deliveries should be taken in as soon as possible to minimize the possibility of accidents to passersby and break-ins.



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f



TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

19. Please advise owner promptly of any malfunctions or difficulties so that repairs and/or adjustments can be made at the least inconvenience to you.

20. Nothing shall be attached to walls or woodwork except small nails driven at an angle.

## TENANT'S HOUSING RESPONSIBILITIES UNDER BALTIMORE CITY LAW

You must not overcrowd the dwelling. A family of five (5) is appropriate for a house with six (6) rooms.

You must not permit anyone to sleep in a room without a window or skylight. Restrictions on basements as sleeping and dwelling spaces depends on windows for light and ventilation.

Your dwelling space must be kept clean and free of roach and rodent infestation.

You must have an approved metal garbage can with tight-fitting lid for inside and outside the dwelling unit. If there are three (3) or more apartments in a building, the owner must provide garbage receptacles into which tenants must deposit garbage daily. You must not place garbage and trash in cardboard or plastic containers.

You must not throw or place garbage, trash, furniture, mattresses or any other refuse onto the roof, porch, hallway, stairway, stair-landing, fire escape, sidewalk or into the yard, street, gutters or alley.

You must report to the owner defective electrical wiring, faulty plumbing or any other unsafe conditions.

You must not paint your dwelling space with LEAD PAINT. It causes serious sickness for children under the age of 6.

You must not store flammable liquids and materials in dwelling areas.

You must maintain the operation of battery-operated smoke detectors in single-family dwellings.

FAILURE ON YOUR PART TO COMPLY WITH THE HOUSING LAWS OF BALTIMORE CITY MAY RESULT IN YOUR BEING FINED FOR EACH DAY'S VIOLATION. OWNERS ARE EXPECTED TO POST THIS NOTICE IN MULTI-FAMILY BUILDINGS AND TO OFFER IT TO EACH TENANT UPON EXECUTION OF A RENTAL AGREEMENT OR LEASE.

Owners/property managers are required to inspect dwelling units to see that the tenant is in compliance with these rules.



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

## OWNERS RENTAL OFFICE POLICIES

1. Put Baltimore Gas & Electric account in your name effective upon move-in. Failure to do so is considered breach of lease.
2. No checks accepted after two bad ones for any reason.

Thank you for renting with us. We will strive to make your stay with us as pleasant as possible. In order to accomplish this, we both will need to perform various tasks. Now that you have read and signed our lease and its attachments, you are aware that initially it is for 12 months, renewing monthly thereafter. This is standard for all our leases unless we mutually agree to renew for a different time period. Please reread our lease and be well informed about it. We offer the following as further clarification.

1. Contact the office at 443-595-9175 concerning any item (repairs, maintenance, rent, problems, etc.). In case you get the answering machine, leave a complete message describing the item(s), your return telephone number and the best time for us to call you. Be as specific as you can. BE SURE WE HAVE YOUR CURRENT HOME AND WORK TELEPHONE NUMBERS. We will call your home initially. It is imperative that we have a contact telephone number for you.

2. Rent is rent, and your security deposit cannot be used as rent in any instance.

3. Your rent payment must be postmarked no later than the 1st of the month to avoid late charges. If your rent has not been received at our post office box by the due date you will be charged the late fee and you will be sent a court notice. If you are going to be late, you must contact the office to avoid a court notice; however, you must still pay the late charge. We check our post office box in the morning. If you must make a partial payment, you must first get approval to do so from the Owner prior to sending your payment.

4. You are always responsible to give us 60 days notice if you plan to move even if your lease has expired and you are renting month to month. Failure to notify us will result in forfeit of your Security Deposit.

5. Security deposit is returned only after a move-out inspection is made by the owner and all keys are returned to the owner. Deductions will occur for damages, missing items, or breach of lease occurrences. Be sure you put in writing anything which may affect your deposit, as it occurs, so we both have a written record of it. All appliances, mini-blinds, shades, etc. supplied with the dwelling unit are to be left clean and in good condition upon move-out. Bulk items must be removed from the premises prior to the move-out inspection or a removal charge will be assessed and be due as additional rent.

6. Do not jeopardize your Security Deposit. Be sure to get the owner's written permission for any alterations to the dwelling unit or surroundings which you are going to change from the way you found them upon move-in.

7. No pets are permitted without your written request and the owner's written authorization. A pet deposit is required, and it is separate from a security deposit and does not accrue interest.

8. Water leaks should be reported promptly to the office. Conserve water as much as possible—the water bill is yours. If it is not paid when due, it will be due as additional rent.

9. Provide the office with any changes in your application information, especially your home and employment phone numbers.

10. Hallways, stairs, basement and yards (front, rear and side, if applicable) must be kept clean and orderly at all times and should be checked by the occupants weekly. This includes wiping off the top of the boiler or furnace and hot water heater, shelves, cobwebs from joists and dust from all pipes and wires. All unwanted items must be discarded in the trash or through bulk pickup. If the owner



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f



determines that a health or safety hazard exists, cleaning removal will be done at the tenant's expense and the cost will be due as additional rent. Trash and/or garbage are not to be "stored" in the basement or kitchen until trash day, but must be kept outside in sufficient property containers with tight-fitting lids. Please label your trash containers with your name and address. Please notify the office if any unsafe conditions exist anywhere throughout the premises.
Also, you may want to check into tenant's insurance, with a liability rider, regarding your personal property and liability coverage.

11. The "noise and behavior" paragraph in our lease is to be followed strictly. Be sure that some type of area rugs or scatter rugs are used to cover the "wear" areas of all wooden floors. This must be done within 14 days of occupancy.

12. In return for prompt rent payment, the following will be done:

a) Repairs within 72 hours provided our servicemen have access to the premises. Someone over 18 years of age must be present at your home when servicemen arrive. We use our keys only if absolutely necessary and you agree to it in advance. Note: If servicemen cannot gain entry, you will be billed for service call, and it is due as additional rent.

b) Maintenance and improvement of the property annually at the discretion of the owner (fencing/ railing, paint basement, upgrade electric, etc.)

13. Even if your rent is late, if there is a problem to which the owner should attend, notify the office or else subsequent cost could be your responsibility (example: unreported roof leaks leading to ceiling damages). ALWAYS FOLLOW UP IN WRITING.

14. Your dwelling is a residence and is zoned for residential use. The operation of a business, depending on the type, may be prohibited by law. If you plan to operate a business of any kind, it must be discussed with the management. Operation of any business, even if approved by law, is a breach of lease without written consent of management.

15. We provide only the appliances listed in our lease. It is your responsibility to keep them clean and operable. Clothes washing machine hookup may be provided in the basement for each property. Do not hook up washing machine at the kitchen sink. We do not provide a lawn mower. Lawn service or trash cleanup service will be billed to the tenant as additional rent if the grass is not cut and trash is not kept cleaned from the front and rear yards. If we notice an unhealthy or unsafe situation at the premises, we will notify you only once and then take appropriate remedial action. Any costs due to this remedial action which are the tenant's responsibility will be due as additional rent.

16. These helpful hints will help make both of our lives easier:

a) In units with showers, a shower liner, in addition to a shower curtain, is needed to keep water on the inside of the tub. The liner has magnets at the bottom to help it stay in place during shower use. Bathroom floor damages, unless noted in writing as existing upon occupancy of dwelling, are the tenant's responsibility and the cost to repair will be due as additional rent.

b) Do not use the blue toilet tank cleaners since they stain everything, especially our plumber's hands during repairs. They also attack copper plumbing. Liquid bleach or bleach tablets would be appropriate to use.

c) Do not wet mop hardwood floors—dry or damp mop only; use a damp cloth to clean up spills, etc. followed by wiping up with a dry cloth. Also, the polyurethane or paint coating will last a very long time if you take care in moving furniture — lift up rather than slide so as not to scratch floor. An area rug will prevent much unnecessary wear and tear on the floor surface. An occasional floor waxing will help protect the finish. Avoid waxing the hardwood floor for the first month in the dwelling. Use a wax made for wood floors—do not use Future wax (a clear acrylic-plastic). Be sure floor is clean prior to waxing.


INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f



TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

d) A plumber's force cup (plunger) and a toilet auger will prove to be valuable tools for clogged drains. Unless management considers the stoppage as "normal wear and tear," you will be responsible for the cost of relieving charges and you will be billed for the amount due as additional rent.

e) Check all of your appliances for damaged plugs and wires. Replace promptly.

f) Avoid usage of extension cords to reduce overloading of electrical circuits and tripping hazards.

g) If you need an exterminator, please be sure that prior to his arrival your home (including the basement) is clean enough to permit the exterminator to effectively do his work.

h) Keep front and rear lawns and sidewalks clear of trash and debris (this responsibility extends from the front curb to the center of the rear alley).

17. Since we cannot possibly list all potential problems of which you should be aware, we urge you to use good judgment before doing something that may cause you (and us) inconvenience and expense. Call the office for an opinion or advice if you encounter difficulty.

18. All persons receiving mail at the dwelling unit are considered to be occupants of the dwelling unit and the tenant could be considered in breach of lease if these persons are not listed on the application or covered by written correspondence to the owner.

19. The owner will be permitted to post a "FOR RENT" sign on the premises during the six days prior to termination of the lease by either owner or tenant. The owner may post a "FOR SALE" sign at any time and may notify the tenant prior to posting (as a courtesy).

I/WE AGREE TO ALL ITEMS INCLUDED AS ATTACHMENTS TO THE RENTAL AGREEMENT

DATE: _____ SIGNATURE OF TENANT: _____

DATE: _____ SIGNATURE OF TENANT: Jasmine Boyer

Once again, thank you for renting from us. We appreciate your business and anticipate excellent mutual cooperation. As this rental information is updated, a copy will be sent to you.



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

## CHECKLIST OF ITEMS RECEIVED BY LESSEE FROM LESSOR

THE UNDERSIGNED HAVE AGREED THAT THE FOLLOWING DOCUMENTS HAVE BEEN RECEIVED BY LESSEE FROM LESSOR AT THE TIME OF SIGNING ALL LISTED DOCUMENTS:

| | |
|---|---|
| DATE | SIGNATURE OF TENANT |
| DATE | SIGNATURE OF TENANT Jasmine Boyer |
| DATE | SIGNATURE OF OWNER |

I hereby affirm that my answers to the foregoing questions are true and correct and that I have not knowingly withheld any fact or circumstance, which would, if disclosed, affect my application unfavorably. As an inducement to enter into the lease, to make the requested loan or to extend credit, whichever is applicable, I authorize you to verify any and all information contained in this application and to inquire into my character, general reputation, personal characteristics and mode of living, and I release all concern for any liability in connection with any information they give. I have also been advised that I have the right, under Section 606 (b) of the Fair Credit Reporting Act, to make a written request, within a reasonable time, for a complete and accurate disclosure of the nature and scope of any investigation.

**FOR OFFICE USE ONLY AFTER END OF TENANCY**

| | | | |
|---|---|---|---|
| Date Vacated _____ | Notification | YES / NO | Date _____ |
| Moved To _____ | Property Clean | YES / NO | Date _____ |
| Rent Owed _____ | Keys Returned | YES / NO | Date _____ |
| Reported to Credit Bureau _____ | Property Secured | YES / NO | Date _____ |



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

**BALTIMORE CITY**
**LEAD POISONING PREVENTION PROGRAM**
1211 Wall Street, Second Floor
Baltimore, MD 21230
410-396-8595
**MARYLAND DEPARTMENT OF ENVIRONMENT**
**LEAD PREVENTION PROGRAM**
2500 Broening Highway
Baltimore, Maryland 21224
410-631-3859
**or**
Federal Register / Vol. 51, No. 45 / Wednesday, March 6, 1996 / Rules and Regulations 9075
**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**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 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-paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.*

Lessor's Disclosure
*(a) Presence of lead-based paint and/or lead-based paint hazards (Check (I) or (II) below):*

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

(II)_____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

*(b) Records and reports available to lessor (Check (I) or (II) below):*

(I)_____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (List documents below.)
_____

(II)_____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in housing.

(c) _____ Lessee(s) Acknowledgment (initial).
(d) _____ Lessee has received copies of all information listed above.
(e) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home.*
_____ Agent's Acknowledgment (initial).
_____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy


INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

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

DATE: _____ SIGNATURE OF TENANT: _____

DATE: _____ SIGNATURE OF TENANT: Jasmine Boyer

DATE: _____ SIGNATURE OF OWNER: _____

**RENTAL AGREEMENT ADDENDUM- DRUG-FREE HOUSING**

1. The Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control will not engage in or facilitate criminal activity on or near the property, including, but not limited to, violent criminal activity or drug-related criminal activity.

2. The Tenant or any member of the Tenant's household shall not permit the dwelling unit to be used for, or to facilitate, criminal activity, including, but not limited to, violent criminal activity or drug-related criminal activity.

3. "Violent criminal activity" means any felonious criminal activity that has as one of its elements, the use, attempted use, or threatened use of physical force against the person or property of another.

4. "Drug related criminal activity" means the illegal manufacture, sale, distribution, or use or possession with intent to Manufacture, sell, distribute or use, of a controlled substance (as defined in section 102 of the Controlled Substance Act) (21 U.S. C. 802).

5. One of more violations of section 1 or section 2 of this Lease Addendum constitutes a substantial violation of the Lease and a material noncompliance with the Lease. Any such violation is ground for termination of tenancy and eviction from the unit.

6. Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by the law.

DATE: _____ SIGNATURE OF TENANT: _____

DATE: _____ SIGNATURE OF TENANT: Jasmine Boyer



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER** _____
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218** _____

**FOR YOUR INFORMATION**

DISTRICT:_____
IMPORTANT TELEPHONE NUMBERS:

| | | | |
|---|---|---|---|
| EMERGENCY | 911 | SANITATION DEPT. | 410-396-4515 |
| DOCTOR | | COMPLAINT DEPT. | 410-396-4176 |
| BALTIMORE G&E | 410-685-0123 | RAT ERADICATION | 410-396-7710 |
| TELEPHONE CO. | | WATER DEPT. | 410-396-5398 |
| URBAN SERVICES | 410-396-1663 | BULK TRASH | 410-396-4515 |

REGULAR TRASH PICKUP DAYS _____(Up to 4 cans) BULK PICKUP DAYS _____

OWNER INFORMATION:

HELPFUL HINTS: (Become familiar with all these items and their components.)

1. ELECTRIC -The electrical shutoff for your dwelling is located _____. Check there to see if a circuit breaker has tripped. Restore service by flipping the circuit breaker switch off then on to reset it. Call Manager to inform of problem.

2. GAS—The gas shutoff for our dwelling is located _____, but there may be an individual valve on the line supplying each appliance as well. Shut off the gas by turning the valve 90 degrees, so it crosses (is at right angle to) the direction of the supply line if a problem should occur. Call Owner and BGE.

3. WATER—The water shutoff for your dwelling is located _ but you may be able to shut off the water to an individual faucet by turning off the supply valve below your sink or toilet. If hot water is leaking anywhere, shut off the valve on top of the **hot water heater**. This will allow cold-water usage to continue.

4. TOILET—Whenever water rises in the toilet bowl, do not try flushing again. The bowl can hold just one tank of water. More water from the tank will only cause the bowl to flow over. Use a plunger first, and then try flushing again. If this condition occurs frequently you should purchase a "toilet auger" (Cost $15).

5. BATHROOM FLOOR—Whenever you have showered or bathed, please take a moment to mop up the excess water on the bathroom floor. A dry floor is a safe floor. Also, water could damage the wood floor below.

6. PICTURE HANGING-All pictures are to be hung with two-piece picture hangers shaped like a "T" with a nail combination. Do not use tape.

7. SCREENS—Whenever you want to remove the screens (if applicable) from your windows, please ask the manager how to do it properly.

8. FLAMMABLES—Keep flammables to a minimum of three (3) feet away from stove, furnace, and hot water heater. Remember the **fumes or vapors start fires**. No gasoline, oil, or other fuels shall be stored in house.


INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f



TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

9. BASEMENT—Never hangs clotheslines, hangers, or anything else on basement water pipes, gas pipes, electrical conduit or writing or joist bridging.

10. LIGHT BULBS—Use nothing higher than 60-watt bulbs for all light fixtures. Check any warnings on light fixtures first. Most fixtures have safety warnings stamped on metal. Basement porcelain light bulb fixtures can accept higher wattage bulbs.

11. PILOT LIGHTS—The pilot light for a gas-fired hot water heater or furnace is as follows: Turn on gas valve, push pilot button in, light pilot, keep pilot button in for 1 minute, turn main burner control on. For a gas stove, just turn on gas valve and light pilot. If unsuccessful in lighting gas appliance, do not attempt again for at least 5 minutes so gas vapors can exit.

12. WINDOW SHADES—Use only white or bone colored shades for all windows for uniformity. No other colors permitted without written permission from owner. Shade brackets are to be attached with screws only. All other window treatments (blinds, etc.) shall have mounting hardware attached with screws.

13. COMMUNICATION—Report all problems in writing as they occur; call with emergencies. Acknowledge receipt of all correspondence from owner and respond to specific questions in writing.

14. FURNACE—The furnace requires the following size filter _____. Change as necessary, usually monthly, during the heating season.

15. LOCKS—A lock at the gate is an advisable security measure. A key shall be provided to the owner for any lock, which is added or changed, regardless of reason and location. Key shall be identified for owner. Written permission shall be obtained from owner for any desired changes to his property, including locks on bedroom doors.

16. FLOORS—Use only a damp (not wet) mop or cloth on wood and linoleum floors. Keep floors waxed with a good quality wax (with no water content) to seal linoleum and make cleanup of dirt and spills easy. All wood floors are to be covered in hard wear (high traffic) areas.

17. TRASH—Do not hang trash bags or other heavy items on doorknobs; obtain sufficient small trash containers for kitchen, bathroom, and bedrooms. 20-gallon metal trashcans are required for yard. Protect wood floors from damage from cans.

18. DECORATIONS—Only those decorations that can be hung with thumb tacks on walls or doors are permitted at Christmas and on other occasions. No posters of any kind are permitted in windows at any time. Remove all tape and tacks afterward.

19. PAINTING—Painting of walls, ceilings, floors, basement, and exterior is done at owner's discretion. NO PAINTING IS PERMITTED BY TENANT WITHOUT WRITTEN PERMISSION; SECURITY DEPOSIT WILL BE FORFEITED.

20. RENTAL AGREEMENT, APPLICATION PACKET, MOVE-IN PACKET—Tenant is responsible for all items in these papers and acknowledges that owner may intercede if tenant does not fulfill his obligation.

21. ROCK SALT—Avoid rock salt. Use a salt substitute ice and snow melted. Rock salt will harm wood and concrete surfaces and plant life. Flush surfaces with water a soon as practical afterward to remove residue.



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

NOTE: ANY AND ALL COSTS INCURRED BY OWNER DUE TO NEGLIGENCE OR NONCOMPLIANCE ON TENANT'S BEHALF WILL BE ASSESSED THE TENANT AND BE BILLED DIRECTLY TO TENANT. NONPAYMENT COULD RESULT IN A LAWSUIT. TREAT THE PREMISES AS THOUGH IT WAS YOUR OWN AND YOU VALUE IT.

1. _____ LEASE AGREEMENT
2. _____ LEAD PAINT WARNING ADDENDUM
3. _____ LEGAL PROCEEDINGS ADDENDUM
4. _____ REPOSSESSION PROCEEDINGS ADDENDUM
5. _____ WATER USAGE ADDENDUM
6. _____ LEAD WARNING DISCLOSURE STATEMENT
7. _____ EPA PROTECT YOUR FAMILY PAMPHLET
8. _____ LEAD POISONING PREVENTION PAMPHLET


INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

## Request for Verification of Employment

Company/University Name:_____

Company Address:_____City:_____State:____ Zip Code:_____

Contact Person:_____Phone: _____Fax#: _____

Your Authorized Signature: _____Printed Name of Applicant: _____

Social Security #: _____ Today's Date:_____

To Whom It May Concern:

An application has been made to me by the above named applicant to lease:_____
I would appreciate your forwarding a confirmation of the applicant's employment status to me for my confidential use. A space for your reply is provided in the lower portion of this form, but you may use any method of acknowledgment most convenient to you.

Your prompt consideration and reply will be sincerely appreciated by your employee and the undersigned.

_____
TFG Management Services – The France Group

The following information is furnished to you in strict confidence in response to the above request.

Employment Verification

Length of time employed:_____Salary of hourly rate:_____

Present position:_____Approximately annual earnings:_____

Probability of continued employment and
Remarks:_____

_____

Date:_____

_____
Employee Representative:

_____
Position:



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

## Applicants Authorization to Release Information On Current & Prior Occupancy Status

**I,** Jasmine Boyer having applied to lease a dwelling unit from
(Please Print Your Name)

***TFG Management Services*** do hereby authorize them to make the following thorough inquiries of the landlords, owners and/or co-occupants of my current and prior residences of the past 2 years. These inquiries may not be made in regards to addresses that I have supplied, or in regards to additional residences if appear on any of my current identification, employment verification, or on my credit report.

Signature: _____ Date: _____

Signature: Jasmine Boyer Date: _____

REQUEST FOR VERIFICATION OF OCCUPANCY STATUS

Name of Applicant: _____ Social Security #: _____

Name of Applicant: _____ Social Security #: _____

REGARDING OCCUPANCY AT: _____

To Whom It May Concern: _____

Phone Number: _____

Address of Landlord: _____

An application has been made to me **TFG Management Services – The France Group** by the above named applicant to lease a dwelling unit for occupancy on ***110 Reisterstown Rd. 2nd, Pikesville, MD. 21208***
I **TFG Management Services – The France Group** would appreciate you forwarding to me the answers to some questions regarding the applicant's current or former address. This information is for my confidential use.

Your prompt consideration and reply will be sincerely appreciated.



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

Name of Applicant:_____ Social Security #:_____

Name of Applicant:_____ Social Security #:_____

Date of Occupancy:_____

Lease End Date:_____

Is Rent Paid on Time:_____

Number of Warrant of Restitutions Served:_____

Any Outstanding Debts?_____

Have you had any complaints concerning an authorized occupant at this address during this time period? If yes, please explain:

_____

Have there been any written complaints, warnings or lease cancellations to this address during this time period?

_____

Would you allow the occupant (s) to occupy a unit of yours again?_____

Comments:_____

_____

During this time period was there either a forfeit Right of Redemption, RP 8-401(e) a tenant Hold Over Action (PR) 8-402; or a Breach of Lease (RP) 8-402; filed on this unit? If yes, please explain:

_____



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f




**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

## Sole Occupancy Form

I/We verify that should I /We enter unto a lease for rental with ***TFG Management Services*** that I/We will be the sole occupant (s) of such unit and that I/We will continuously occupy the leased premises during the continuance of this lease and any renewal. I/We further understand and agree should ***TFG Management Services*** find anyone other than myself/ourselves and the children listed below living in the above unit, or if I/We are not continuously occupying such unit, they will terminate my/our tenancy with a 30 days notice and I/We will be held liable for all the default charges subject to my/our lease.

The ***TFG Management Services*** reserves the right to inspect this unit at any time. I/We acknowledge that upon execution of a lease, this documentation shall become part of the lease.

Children:_____ Age:_____

Children:_____ Age:_____

Children:_____ Age:_____

Children:_____ Age:_____

| | |
|---|---|
| _____ (Witness) | _____ (Applicant for Rental) |
| _____ (Witness) | Jasmine Boyer (Applicant for Rental) |
| _____ (Witness) | _____ (Applicant for Rental) |



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER** _____
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218** _____

## Tenant Responsibility

Resident: Jasmine Boyer

Date: _____

Address: _____

It is the tenant's responsibility to abide by the following rules while residing at. Failure to comply may cause termination of your lease. Please read carefully and initial beside each statement. If security deposit and first month's rent is not paid in full by March 1, 2026, this lease is null and void

_____ The tenant is responsible for the full payment of the following utilities: gas and electric and water bill.

_____ Non-emergency maintenance issues/repairs will be handled within 72 hours from applicant's initial call to landlord/agent.

_____ Emergency maintenance issues/repairs will be contracted out to a contractor and will be addressed within 24 to 48 hours from applicant's initial call to landlord/agent.

_____ Inspections are mandatory and will be held quarterly (every 3 months). Tenant can elect to be present or not for inspection.

_____ You will be charged $25.00 for lockouts after the first initial occurrence. Charge will be attached to your following months rent.

_____ Tenant must report to landlord/agent all problems concerning appliances that are part of Lease before applicant takes any type of action.

_____ If a fine is imposed on this property by the City because of your negligence it will be charged to your following months rent.

_____ Keep your grass cut and trimmed neatly, both inside and outside the fenced area, and along the sidewalks on a weekly basis or we will cut it and charge $65.00 on your following months rent.

_____ Keep your front yard (including all curb sides) and back yards clean, picking up all trash.

_____ When snow falls, it is the tenant's responsibility to shovel snow on the sidewalk in front of their unit and street walk within 24 hours.

_____ Tenant's are allowed (1) pet per household. Dogs must be on a chain or in a kennel if (APPROVED) they can reach or jump the top of the fence in your yard. All dog/cat feces must be cleaned daily.

_____ Do not store/park vehicles without proper tags on the property.

_____ Tenant must provide a mailbox and trash cans with tight fitting lids. Trash must be put in trash cans and placed in the alley on trash days.

_____ Respect your neighbor's property and talk to your children about respecting our community. Please explain that playing in any vacant unit/yard is not allowed and can be considered breaking and entering.



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____

DigiSign Verified - dfe7e3d7-b4ab-4500-86fd-32721150114f

**Residential Lease**
**110 Reisterstown Rd, Ste B, Pikesville, MD 21208**
**Business Phone: 443.595.9175**
**Visit our website at www.sellmdhomes.com**

TENANT: **JORDAN GAITHER & JASMINE BOYER**
PROPERTY ADDRESS: **2728 HARFORD RD. BALTIMORE, MD. 21218**

_____ Only tenants on the lease can reside in your unit.

_____ The tenants are responsible for all maintenance.

_____(Applicant Signature & Date)

_____
(Landlord/TFG Management Services – The France Group & Date)

Jasmine Boyer_____(Applicant Signature & Date)

_____
SIGNATURE OF OWNER/AGENT

_____
SIGNATURE OF TENANT

_____
OWNER/AGENT

_____
TENANT

_____
ADDRESS

_____
ADDRESS



INITIAL: _____ INITIAL: JB INITIAL: _____ INITIAL: _____