RENTAL AGREEMENT

In consideration of the Agreement of the Resident Krystal Early, the Owner rents them the dwelling located at 511 Wildwood Pkwy Baltimore, MD 21229 for the period commencing Sept 26th, 2026 until the last day of Sept 2027, at which time this Agreement becomes a month-to-month contract. _____ (initials)

In consideration of the Owner permitting the Resident to occupy the above Property, the Resident hereby agrees to the following terms:

1. Rent: The Resident agrees to pay a rental the sum of $1997.00 per month, due and payable in advance on the first day of every month. Failure to pay rent when due will result in the Owner taking immediate legal action to evict the Resident from the premises. Proration: Should this lease commence on a date other than the first of the month, one (1) full month's rent is still due upon signing this rental contract. The second month's rent will be prorated as $N/A.

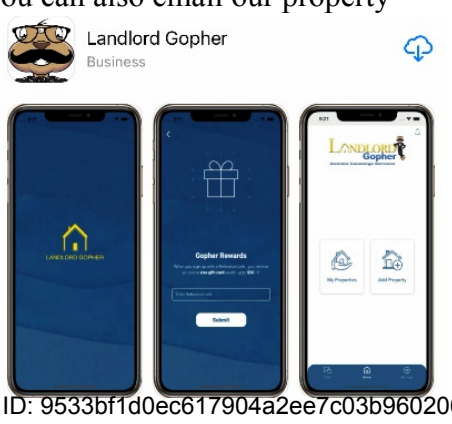
2. Late Rent & Fees: Rent received after the tenth of the month will be subject to a late fee of five percent (5%) of the monthly rental amount, plus any Additional Rent. Rent is due on the first of the month, and eviction proceedings may begin on the eleventh should rent go unpaid. Resident is aware that the Owner may report past rent, damages, utilities, or other costs owed by Resident to credit reporting agencies. The Resident understands this reporting could affect the Resident's ability to obtain credit for future housing.

3. Partial Payments: The acceptance by the owner of a partial payment of rent due shall not under any circumstances constitute a waiver by the owner nor affect any notice or legal eviction proceedings theretofore given or commenced.

4. Security Deposit: The Resident agrees to pay a Deposit in the amount of $1997.00, 0 receipt of which is hereby acknowledged, to secure the Resident's pledge of full compliance with the terms of this Agreement. **The Deposit may not be used by the Resident to pay rent during the tenancy.** The Security Deposit will be used by the Owner at the end of the tenancy to compensate for any damages, charges, or maintenance that was the responsibility of the Resident. The landlord may withhold the return of the security deposit if the tenant has multiple missed rent payments.

5. Method of Payment:

6. Other Contact and Service Calls: All other contact should be sent to the management company "Landlord Gopher" by the Landlord Gopher app, available in the Apple Store and Google Play. There, you can create tickets, contact admin, review your lease, and more! You can also email our property manager Jayla.landlordgopher@gmail.com or call our office 410-92



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7. Allocation of Payments: All payments made by the Resident to the Owner shall be applied as follows: 1) first to any late charges due, 2) second to any court costs due arising from a summary suit for rent, 3) third to any costs, fees, fines, or charges that are the obligation of the Resident under this Agreement, 4) forth to any past due rents, and 5) fifth to any currently due rent.

8. Monthly Rent Increases: For multi-year leases, the landlord wishes to increase the rent by 5 % annually. If the tenant does not pay the increased rent at the time of increase, all rent paid with the previous rental amount will be considered partial payment. At that point, the landlord can require all back rent. **The tenant does not require an addendum.**

_____ (initials)

9. Occupants: The Resident may use the premises as living quarters for only 1 adults and 3 children or adult dependents. The following persons, and no others, except for afterborn children, are authorized to reside within the Property: _____

_____.

The Resident will not use the premises for any disorderly or unlawful purposes or disruptive to the quiet enjoyment of others and will comply with all applicable Federal, State, County, and Local laws and ordinances. Guests: The Resident will not allow any person of bad or loose character or of improper behavior into the Property, nor permit any illegal or immoral conduct. Persons visiting the Resident may not reside at the premises for more than fourteen (14) days during a calendar year without prior written approval from the Owner. **Resident further agrees to pay $150 each month for each other person who shall occupy the premises for more than fourteen (14) days.** _____ (initials)

10. Possession: Should the Owner be unable to deliver possession at the start of this Agreement due to holding over by the prior resident, the Resident's right of possession is postponed until the Property has been vacated by the prior resident, and rent will be prorated to the date of possession.

11. Acceptance of the Property: The Resident has inspected the Property before the signing of this Rental Agreement and has found the Property to be safe and sanitary, free of rodents and vermin, suitable for habitation, and in compliance with the law. The Resident agrees that the Resident has been provided with an Inspection Sheet that documents any issues in the Property, if any, before the Resident's date of possession. The Resident accepts the condition of the Property and agrees to notify the Owner in writing of any defects within three (3) days. It will be presumed that the Property is functioning satisfactorily in all respects after the expiration of the three (3) days.

12. Agency Inspection: It is the responsibility of the Resident to be present at all inspections performed by the Agency that subsidizes the rent, if applicable. Should the Resident not be present for inspection, and the Agent terminates the rent subsidy, the Resident is fully responsible for the total amount of the rent due, inclusive of the amount that was terminated.
_____ (initials)

13. Utilities and Municipal Fees: The Resident is responsible for payments of all utilities and municipal fees, including heat, gas, oil, electricity, water, sewer, private trash collection, phone, environmental fees, or other bills incurred during their residency. **The Resident agrees to transfer all utilities to their name within three (3) days of the beginning date of this Agreement.** If the Resident fails to do so, utilities

are subject to be disconnected at any time by the Owner. If the Owner is billed for any utility service, not in the Resident's name, the Owner shall bill the Resident for the cost as Additional Rent. Nonpayment of bills or fees is a direct violation of your lease. If any bill remains unpaid after the termination of this Agreement, the Resident specifically authorizes the Owner to deduct amounts of the unpaid bills from the Security Deposit.

14. Water and Sewer Bills: **The Resident agrees to pay the water and sewer bill promptly and on time every month to avoid a lien on the Owner's Property.** In the event of an unusually high water bill, it is the Resident's responsibility to notify the Owner immediately of any plumbing issues that could be the cause of extreme water usage (i.e., dripping faucets, toilets running constantly, etc.) **The landlord nor management company are responsible for issuing the bill to tenant. If bill does not come to address, the tenant should go online to the Water Dept for the city or county where the property is located and view the bill online.** You can also pay the bill online in many areas. It is also the Resident's responsibility to request a water bill adjustment from the local City or County Water Department after repairs have been made.

** Water included in rent by landlord

N/A (initials)

15. Basements: The basement is (Check One) **Finished** ___ **Unfinished** ✓ and (Check One) **Can** ___ **Cannot** ✓ be used as living quarters. The Resident agrees to hold the Owner harmless if any personal property is damaged due to the Resident's using the unfinished basement as living quarters. Additionally, the Resident holds the Owner harmless if any person living in the basement is exposed to health risks due to the basement being unfinished. The Resident releases the Owner from any liability against any damages or injuries happening in or about the Property to the Resident or Resident's guest due to exposure to mold, related contaminants, or ANY other illnesses that could be caused by being in the basement.

_____ (initials)

16. Resident Maintenance Required by Law: By law, the Resident is obligated to perform the following maintenance:

a) To keep the dwelling unit in a clean, sanitary, and safe condition;
b) To mow the lawn and weed periodically. The Resident must not allow grass and weeds to grow more than eight (8) inches high;
c) To dispose of all rubbish, garbage, and other organic or flammable waste in a clean and sanitary manner. The Resident must provide and maintain appropriate receptacles to remove ashes, rubbish, and garbage;
d) To keep all plumbing fixtures clean and sanitary;
e) To use all plumbing and electrical fixtures properly;
f) To clear the walkway of snow and ice;
g) To NOT permit any person to willfully destroy, deface, damage, impair, or remove any part of the rental Property;
h) To inform the Owner promptly of any defects or problems;
i) To comply with all covenants, rules, and requirements of the lease.

17. Additional Resident Maintenance: The Resident agrees to maintain the house and the yard during the period of this Agreement. This includes woodwork, floors, walls, furnishings and fixtures, appliances, windows, screens, doors, lawns, landscaping, and fences. **The Resident acknowledges specific responsibility for replacing filters on heating and air conditioning units.** Any damages caused to units because of not changing filters will be paid for by the Resident. Damage caused by rain, hail, or wind as a result of leaving windows or doors open, or damage caused by overflow of water, or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping, whether caused by abuse or neglect is the responsibility of the Resident. **The Resident agrees to turn off water to exterior spigots in cold weather and to maintain an interior temperature of at least fifty (50) degrees Fahrenheit to avoid freezing pipes and agrees to provide pest control in the event it is needed**. Should the Owner have to perform maintenance that is the Resident's responsibility or make a repair for damage caused by the Resident's negligence, the Resident is liable for the entire cost of the maintenance or repair as Additional Rent. If any government agency issues a citation or violation notice for the Resident's action or inaction in violation of any governmental law or regulation or any provision of this Rental Agreement, the Resident shall be required to pay all associated fines and fees. If the Resident fails to promptly pay the fine or fee, the Owner may pay and charge the Resident the full cost as Additional Rent.

18. Mold, Mildew, and Water Damage: Mold contaminants may exist in the Property of which the Owner is unaware. The Owner is not an expert in the field of mold contaminants, and the Resident agrees to hold the Owner harmless if mold contaminants are discovered on the Property. The Resident has an affirmative responsibility to take measures to retard and prevent mold and mildew from accumulating in the Property such as providing appropriate climate control, keeping the Property clean, and ventilating bath areas. The Resident agrees to promptly report to the Owner any water leaks, any evidence of excessive moisture in the Property, any evidence of mold or mildew-like growth that cannot be removed by the common household cleaner, or any failure or malfunction of the heating, air conditioning, or ventilation systems in the Property. The Resident agrees not to use water to wash vehicles. **Waterbeds and swimming pools are not allowed**. The Resident will hold the Owner and Owner's Agent harmless for damages or injury to person or property as a result of the Resident's failure to comply. A Default under the terms of this Agreement shall be deemed a material and substantial Default, and the Owner shall be entitled to exercise all rights and remedies at law or in equity.

19. Repairs: Resident agrees to notify the Property Manager by the Landlord Gopher App (or other verifiable means) of any repairs necessary to keep the Property in a safe condition, including, but not limited to, chipping or peeling interior or exterior paint and defective smoke detectors or other alarms. The Resident shall be responsible for any damage to the Property, any liability, or any injury as a result of the Resident's failure to notify the Owner of a defective condition. Should any damage be caused by the Resident or the Resident's guests either directly or due to neglect, the Owner may make repairs, the cost of which will be treated as Additional Rent to be paid by the Resident. In no case will the Owner pay for costs to unplug toilets or sinks or shower or tub drains due to foreign materials or waste. If there is a leak or plumbing backup that is the Resident's fault, the Resident will be billed. Should the Owner perform any repairs that were not requested by the Landlord Gopher App (or other verifiable means), this shall not constitute a waiver of the Resident's obligation to notify the Property Manager of repairs via the Landlord Gopher App (or other verifiable means). Any improvements made by the Resident shall become the property of the Owner.

20. Pests: The Resident must report to the Owner any pest infestation or problems as soon as it is noticed. This includes and is not limited to bed bugs, roaches, ants, carpenter ants, mice, or rats. The Owner is responsible for the treatment of any pests found in the Property. Failure to promptly report and treat a pest

infestation shall be a material and substantial breach of the Rental Agreement and constitute grounds to terminate the Resident's occupancy of the Property. The tenant is expected to maintain the property cleanly with waste in its proper receptacles to further reduce the attraction of pests.

21. Lockouts: The resident is responsible to keep keys and maintain access to the property. Management suggests tenants make extra keys and keep them in a safe place or give them to a trusted family member for use if they get locked out. In the event a resident is locked out, they can contact our office to get access. **We require a lockout fee of $100 to be paid before we come to the property** that can be sent via Cashapp or Venmo. Residents can also call a locksmith on their own.

_____(initials)

22. Owner and Agent Access to Property: The Resident specifically agrees to permit the Owner or Agent access to the premises on request, after providing twenty-four (24) hours' notice, for the purposes of inspection, repairs, or to show the Property to another person at reasonable hours. The Owner may be represented by an Agent who will carry identification. Inspection intervals will be at the Owner's discretion. In case of emergency, or when the Owner has good cause to believe the Resident may have damaged the Property, no notice is necessary. The Resident MAY NOT change the locks without prior permission from the Owner and must provide the Owner/ Property Manager with new keys within three (3) days. The owner withholds the right to inspect the property twice a year (on average every 6 mos) to ensure that the property is well maintained.

_____(initials)

23. Worker's Warranty: All Parties to this Agreement warrant that any work or repairs performed by the Resident will be undertaken only if the Resident is competent, licensed, insured, and qualified to perform it, and the person performing the work will be totally responsible for all activities to assure the work is done in a safe manner which will meet all applicable statutes. The Resident further warrants that the Resident will be accountable for any mishaps or accidents resulting from such work and that the Resident will hold the Owner free from harm, litigation, or claims of any other person.

24. Interruption of Service: The Resident will receive no rent reduction, nor will the Owner be liable to the Resident due to repairs or interruption of services to utilities, appliances, or equipment in or about the Property or due to defects in the Property or due to the inability to obtain proper fuel, utilities, or repair/replacement parts.

25. Owner's Property: The Resident agrees not to remove or alter in any way the Owner's Property without specific written permission from the Owner. Any removal or alteration of the Owner's Property without permission shall constitute a breach of this Agreement and result in termination by the Owner. **The following are prohibited on the Property at any time: swimming pools, water-filled furniture including waterbeds, playground equipment, electric heaters, or kerosene heaters.** Outside TV, radio aerials, antennae, satellite dish, or any other apparatus designed to receive electronic signal transmission will not be installed without written prior consent of the Owner, nor shall the Resident overload the electrical system. Nothing shall be attached to the Property which would, in any manner, cause damage to the Property or change the outside appearance of the Property, without the Owner's express written permission. **No smoking is allowed inside the house at any time.**

26. Owner's Insurance Does Not Cover Resident's Personal Property: No rights of storage are given by this Agreement. The Owner shall not be liable for any loss of personal property by fire, theft, breakage, burglary, or otherwise, nor for any accidental damage to persons or property in or about the rented Property resulting from electrical failure, water, rain, windstorm, or any act of God, or by any other cause, whatsoever. **The Resident covenants and agrees to make no claim for any such damages or loss against the Owner, but to purchase the renter's insurance in an adequate amount to offset any risk. The Resident agrees to provide proof of renter's insurance within thirty (30) days of the date of this Agreement.** KS (initials)

27. Vehicles: The Resident agrees never to park or store a motor home, recreational vehicle, or trailer of any type on the premises, and to park only Mot automobile(s), described as follows:

2016 Chevy Travers

only on the paved driveways provided. The Resident agrees that no vehicle may be repaired, nor may any vehicle be stored on the Property without a current registration and tag, except in the garage. **The Resident agrees that any vehicle parked on any unpaved areas or vehicle without a current registration may be towed and stored at the Resident's expense by a towing service of the Owner's selection.**

28. Pets: **No pets are ever allowed on the Property unless written permission has been obtained in advance from the Owner.** No more than three (3) pets are allowed on the Property (excluding tropical fish). The total combined weight of all pets may not exceed one hundred twenty-five (125) pounds. The Resident agrees to pay…

KS (initials)

Pet Name	Type & Color	Weight	Gender	Fixed	Current Rabies
1.		lbs		( ) Yes ( ) No	( ) Yes ( ) No
2.		lbs		( ) Yes ( ) No	( ) Yes ( ) No
3.		lbs		( ) Yes ( ) No	( ) Yes ( ) No

In the event a Resident harbors an undisclosed pet, the Resident agrees to pay a pet fee for the entire Term of the Agreement, regardless of when the pet was first introduced to the household. The Resident specifically understands and agrees:

a) No pet that is attack-trained or vicious, with a history of biting people or other animals, or of property damage will be kept on the premises;

b) That the Resident is solely responsible for any and all damage to the Property including, but not limited to the premises, carpeting, draperies and blinds, wall coverings, furnishings, appliances, and landscaping, including the lawn and shrubbery;

c) That in a like manner, the Resident is responsible for any and all damage or loss to persons or property of others caused by the Resident's pet(s) and in this regard does hereby agree to hold the Owner harmless for any such damage;

d) That all pet(s) should be cared for and maintained in a humane and lawful manner;

e) The Resident will maintain a valid rabies vaccination certificate issued by a licensed veterinarian that must include the animal's name, description, age, date, and type of vaccination.

f) The Resident must renew all pet registrations annually, and provide a copy of the registration to the Owner.

g) Resident requires written permission from Owner to breed pets

h) That all pet waste shall be removed and disposed of promptly, including wastes in neighbor's yards distributed by Resident's pet(s);

i) That all pet(s) shall be maintained so as to not cause annoyance to others.

j) The Resident shall remove or confine the pet(s) at the Owner's request to allow the Owner or Owner's Agent access for purposes of repairs or inspection.

k) Any damage to the Property caused by a pet or an aquarium leak must be immediately repaired, cleaned, and/or replaced at the Resident's expense, including but not limited to stained carpets, broken window shades or blinds, and scratched and chewed cabinetry. The Resident must protect all carpeting from odor, infestation, and stain by cleaning it annually.

l) Upon move-out, the Resident shall pay for the Property to be defleaed and deticked and shall pay for any carpet to be shampooed at the Owner's discretion.

28. Service Animal: Service animals are allowed for Residents who have an apparent or verified disability for which a service animal is required. Service animals are not pets and thus no pet rent is required, but the Resident is responsible for cleaning up after the animal. The Resident is also responsible for any damage done to the Property by the service animal, including grounds, beyond reasonable wear and tear. Service animals must meet local and state laws for vaccinations and registrations.

29. Rental Application: The Resident represents and warrants that all information supplied in the Rental Application, which is made a part of this Agreement, is true and, in the event, that any information is not complete and true in every respect, the Owner shall be entitled to possession of the Property under law, and the Resident shall be liable for all costs and expenses including actual attorney's fees incurred in connection therewith.

30. Subletting/Assignment: The Resident may not sublet or assign this Rental Agreement in any way.

31. Drug-Free Housing and Criminal Activity: **The Owner has zero tolerance for criminal activity in or around the Property.** This policy applies to the Resident, members of the Resident's household, and guests. The Owner will immediately report any evidence of criminal activity to the proper authorities, and the Resident's engagement in any criminal activity is a default of this Rental Agreement. The Resident understands that domestic disturbances not only infringe on the neighbors' peaceful enjoyment of their property but are also a default of the Rental Agreement. The Resident understands that it is the Resident's responsibility to call 911 and report any suspicious activity observed, and then notify the Owner/Property Manager. In the event of any criminal activity in which the Resident is directly or indirectly involved, the Owner will take legal measures to evict the Resident from the Property. This includes, but is not limited to, drug activity, gang involvement, and domestic disturbances. The Resident specifically understands and agrees:

a) The Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in or facilitate criminal activity, including drug-related criminal activity on or near the premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802), including any amendments, or a controlled dangerous substance as defined in Section 5-101 of the Criminal Law Article of the Annotated Code of Maryland, including any amendments.

b) The Resident or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location whether on or near the premises or otherwise.

c) The Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in acts of violence or threats of violence including, but not limited to, the unlawful possession or discharge of firearms on or near the premises.

d) The Resident understands and agrees that, if there are any court-approved search warrants issued for the above-described premises, it will cause an automatic breach of the Rental Agreement and the Owner may seek eviction based upon that occurrence. It is further understood that no arrests or convictions need to occur before a breach of the Rental Agreement under this paragraph, just the judicial determination of probable cause to believe that some form of criminal and illegal activity has occurred will be deemed sufficient for such breach.

e) Any breach of the "Drug-Free Housing and Criminal Activity" section will be deemed a material and substantial breach of this Rental Agreement and will be grounds to terminate the Resident's occupancy of the Property. Proof of violation shall not require criminal conviction but shall be determined by the Owner in a good faith determination that the above provisions have been violated.

32. Termination: Tenant and landlord agree to inform one another (or management company) if they do not wish to renew the lease for any reason. (If an annual lease this means notification will come before the 10th month or before the last 60 days of the lease). After the expiration of the Initial Term, this Agreement may be terminated by either party giving written notice at least sixty (60) days before the end of any monthly period. All Parties agree that termination of this Agreement by the Resident during the Initial Term will constitute a breach of the Rental Agreement. If the Resident is in the United States military, in cases of change of military station for more than three (3) months, the Resident is permitted to terminate this Agreement during the Initial Term after providing sixty (60) days written notice to the Owner. The Resident is liable for actual damages incurred by the Owner as a result of the breach of the Agreement. The Resident agrees to provide appropriate documentation thereof.

33. Breach of Agreement: If the Resident, any member of the Resident's household, or the Resident's guest violates any terms of this Rental Agreement, it shall be considered a material and substantial breach and the Owner may terminate this Agreement at any time, during the Initial Term or any renewal or extension, by providing a sixty (60)-day written notice. If the breach demonstrates a clear and imminent danger to the Resident, Owner, or Owner's Agent, the Owner may terminate the Agreement with a fourteen (14)-day written notice. If the Resident's possession of the Property should be so terminated, or if the Property should otherwise become vacant during the Term, or any renewal or extension thereof, the Resident will remain liable to the Owner for the rent through what would have been the expiration date of the Term of this Agreement, or any renewal or extension thereof, had the Resident's possession not been so terminated. The Resident shall further remain liable for such other damages sustained by the Owner due to the Resident's breach of the Rental Agreement and/or the Resident's termination of possession of the Property so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Property (such as actual legal fees incurred, expended court costs, and Agent's fees), heat, gas, and electricity costs, and water and sewer costs for the balance of the Term, including renewals or extensions,

while the Property remains vacant, and costs incurred in redecorating the Property. Failure to pay rent IS considered a breach of this lease agreement. **If the tenant is more than 15 days late twice during the lease term, this lease will auto-convert to a Month-to-Month lease and the landlord holds the right to issue the tenant a notice to vacate due to breach of lease.**

I am signing confirming I have read and fully understand Section#33

Tenant1_____ Tenant2_____

Tenant3_____ Tenant4_____

34. Resident Holding Over: If the Resident does not surrender the Property at the end of the Term, or any renewal or extension thereof, the Resident will pay the Owner for all of the damages which the Owner suffers as a result thereof, including but not limited to actual attorney's fees and costs incurred, and will further indemnify the Owner against all claims made by any succeeding Resident against the Owner founded upon delay by the Owner in delivering possession of the Property to said succeeding Resident, so far as such delay is caused by the failure of the Resident to surrender the Property. **If the Resident shall continue to occupy the Property after the expiration of this Rental Agreement, or any renewal or extension thereof, the Resident will owe twice the rent payable hereunder just before the Resident holding over.** As long as the Resident has the Property, all of the obligations of the Resident and all of the rights of the Owner applicable during the Term shall be equally applicable during such period of subsequent occupancy.

35. Move-Out: When the Resident moves out, the Resident will clean the Property, including the appliances and other equipment if supplied by the Owner, and will remove all trash, furniture, and other belongings. The Resident will secure the Property and leave same in as good a condition as when received and will return all keys to the Owner within twenty-four (24) hours after vacating.

36. Abandoned Property: Any personal property, including but not limited to vehicles, equipment, and appliances, that is left on the premises after the termination of this Agreement will be considered to be abandoned. The Owner may dispose of any abandoned property at the Resident's expense. The Owner will not be liable to the Resident or any other person for the loss of property so abandoned.

37. Destruction of Property and Condemnation: In the event the Property 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 Resident, or if the Property is taken or seized under the power of eminent domain, the obligation to pay rent shall cease as of the date of the destruction or seizure and the Resident agrees to vacate the Property at once. The Owner shall not be liable for any loss or damages to any property located on the Property at any time, whether due to theft or suffered because of fire, water, rain, snow, hail, lightning, vermin, or any other cause. In the case of condemnation proceedings, the Owner shall be entitled to receive the entire award.

38. Return of Security Deposit: Security Deposits will be deposited in an interest-bearing federally insured financial institution that does business in Maryland. Release of the Deposit is subject to the provisions of the Maryland Statutes as follows:

a) Should the Resident wish to be present for the move-out inspection, the Resident must notify the Owner by certified mail at least fifteen (15) days before the termination of the tenancy.
The notice should include the following:

- The Resident's intention to move,
- The date of moving, and
- The Resident's new address.

b) The Property Manager will then schedule the move-out inspection within five (5) days before or after the Resident's stated move-out date. The Resident will be notified by certified mail of the date of inspection.

c) Within forty-five (45) days of the termination of the tenancy, the Resident will receive a written list of actual damages incurred and charges against the Security Deposit along with any unused portion of the Deposit by first class mail and delivered to the last known address of the Resident.

39. Court Costs, Attorney's Fees, and Prejudgment Interest: Resident agrees to pay all court costs, attorney's fees, or other legal fees, within reason, incurred by the Owner in enforcing legal action or any of the Owner's other rights under this Agreement or the law, whether or not the Owner initiates the legal proceedings. If the Resident violates this Rental Agreement and said violation results in a monetary loss to the Owner, the Owner shall be entitled to prejudgment interest at the highest rate allowed by law on the amount due the Owner, from the date the Owner mails the written list of damages to the Resident.

40. Smoke Detectors: Smoke detectors have been installed in the Property. It is the Resident's responsibility to maintain them including testing periodically and replacing batteries as recommended by the manufacturer. In the event the detector is missing or inoperative, the Resident has an affirmative duty to notify the Property Manager by the Landlord Gopher App (or other verifiable means).

41. Phone and Email: **The resident agrees to communicate by phone, email, and the Landlord Gopher app..** The Resident agrees to maintain a phone and an email account. The Resident must inform the Owner of any changes within three (3) days.

Phone1 443-766-4705 Email1 k.early131125@gmail.com

Phone2 _____ Email2 _____

42. Emergency Contact: In the event of an emergency, the Owner may contact:

Name Duane Early Relationship Father

Phone 443-768-5936 Email Duane_early@msn.com

Address 3506 Washington Ave

City Windsor Mill State MD Zip 21244

43. CHARGES TO TENANT DUE WITH RENT

***These only apply in instances of tenant neglect or error*

***Prices are estimated and subject to change according to the price of materials and the extent of damage*

Service to oil burner due to empty tank $50.00 to $85.00 N/A

Service to furnace/HVAC unit due to failing to change filters. $ Full Price Due. KZ

Door lock changes $75.00 each KZ

Keys not returned $80.00 KZ

Tenant locked out $100.00 KZ

Toilet stoppage $95.00 to $255.00 KZ

Drain stoppage $95.00 to $255.00 KZ

Broken or kicked-in doors $265.00 KZ

Holes in walls $50.00 and up KZ

Trash and/or furniture removal $175.00 per truckload KZ

Carpet not cleaned $50.00 per room KZ

Environmental Clean-ups + Fines $50.00 to $250.00 KZ

Missed Service Appointments $100.00 KZ

44. Owner's Statements and Rights: All agreements not contained within this Rental Agreement must be put in writing and attached as an addendum to the Rental Agreement. No statement or promise of the Owner or Agent as to tenancy, repairs, alternations, or other terms and conditions will be binding unless specified in writing and specifically endorsed. Any exercise, or failure to exercise, by the Owner of any right, will not act as a waiver of any other rights. All rights given to the Owner by this Agreement shall be cumulative in addition to any other laws that might exist or come into being. In the event any provision of this Agreement is found to be unsupportable under the law, that provision shall be deemed modified to the extent necessary to comply with the law, and the remaining provisions will continue to be valid and subject to enforcement in the courts without exception. Covenants contained in this Rental Agreement once breached cannot afterwards be performed, and eviction proceedings may be commenced at once.

45. Those Signing This Agreement Are Responsible for Others: The individual(s) signing this Rental Agreement as to Resident stipulates and warrants that he/she/they have the right to sign for and to bind all occupants. If there are two or more persons undersigned as Resident, then any notice given by the Owner to one Resident shall constitute notice to all Residents.

Acknowledgment: In this Agreement, the singular number where used will also include the plural, the masculine gender will include the feminine, the term Owner will include Landlord, Lessor, or Owner's Agent, and the term Resident will include Tenant, Lessee, the Resident's family, roommates, Resident's agents, guests, and all other occupants of the Property. The headings in this Agreement are for the convenience of reference only and shall not limit or otherwise affect the meaning of this Agreement. The below-signed Parties acknowledge that they have read and understand all of the provisions of this Agreement and have received a copy of the same. Resident warrants that the Resident will meet the above conditions in every respect, and acknowledges that failure to do so will be grounds for termination of this Agreement as a breach of Agreement. The Parties have reviewed the information above and certify to the best of their knowledge that the information provided by the signatory is true and accurate.

ACCEPTED THIS 25th day of September, 2026

Krystal Early	
Resident 1 (Print Name)	Resident 1 (Signature)
Resident 2 (Print Name)	Resident 2 (Signature)
Jones Family Trust	
Landlord (Print Name)	Landlord (Signature)

Dropbox Sign

Audit trail

Title	Lease - 511 Wildwood Pkwy
File name	Lease_511_Wildwood_Pkwy_-_Early.pdf
Document ID	9533bf1d0ec617904a2ee7c03b9602060e7737d5
Audit trail date format	MM / DD / YYYY
Status	● Signed

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