GRACE PROPERTY
SOLUTIONS LLC

Residential Lease Package – Single Dwelling

LANDLORD:

LOTO Investments LLC

PROPERTY MANAGEMENT:

Grace Property Solutions LLC

TENANT:

Charday R. Fraling

Lease Start Date:

October 7, 2026

Doc ID: 1f8f9d5c44b6255592c002d0dd49782c8d1423cd

Residential Lease Agreement

Effective Date: 09 / 18 / 2026

This Lease Agreement ("Agreement") is entered into as of the Effective Date by and among:

- **Landlord:** LOTO Investments LLC
- **Property Manager:** Grace Property Solutions LLC
- **Tenant:** Charday R. Fraling (“Tenant”)

All parties agree to the following terms and conditions:

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1. Premises

Landlord leases to Tenant the property located at **1606 W. Franklin St., Baltimore, MD 21223** (the "Premises"), subject to all provisions of this Agreement.

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2. Term and Termination

- **Initial Term:** This Lease will begin on October 7, 2026, and continue month to month. Regardless of the actual move-in date, the Initial Term shall commence on the first day of the month following the Effective Date.
- **Renewal Term:** Upon expiration of the Initial Term, this Lease shall automatically continue on a month-to-month basis under the same terms and conditions, except as otherwise modified in writing, unless either party gives the required notice of termination.
- **Tenant Termination:** During any month-to-month renewal period, Tenant may terminate this Agreement by providing at least thirty (30) days’ written notice. Tenant shall remain responsible for rent through the effective termination date.
- **Landlord Termination:** Landlord may terminate this Agreement by providing sixty (60) days’ notice with or without tenant fault, or as otherwise required by law. Nonpayment of rent may result in the Landlord serving any required notice and pursuing all lawful remedies, including a Failure to Pay Rent action, or issuing a Notice to Vacate, in accordance with Maryland law.
- **Default / Nonpayment:** Nonpayment of rent or any other material breach may result in Landlord serving any required notice and pursuing all lawful remedies, including a Failure to Pay Rent action, breach of lease remedies, holdover proceedings, or a Notice to Vacate, as permitted by applicable law.

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3. Property Management

Grace Property Solutions LLC is designated as the property manager. For any issues or concerns, Tenant may contact the Property Manager using the following methods:

- **Email:** graceproperty.solu@gmail.com
- **Telephone:** (240) 557-9436
- **Website:** www.edenshomes.managebuilding.com

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4. Rent

- **Amount:** Tenant shall pay Rent in the amount of **$1,800.00** per month.
- **Due Date:** Rent is due in advance on the 1st day of each month.
- **Payment Methods:** Rent is to be paid via the Resident Online Portal at edenshomes.managebuilding.com or, with prior arrangement with the Property Manager, by cash, certified check, or money order. Rent for any partial month will be prorated based on the number of dates in the appropriate month.
- **Returned Payments:** If any payment is returned, rejected, reversed, or dishonored for any reason, Tenant shall promptly replace the payment with certified funds or another form acceptable to Landlord and shall be responsible for any actual bank charges or fees permitted by law.
- **Rent Increases:** During any month-to-month renewal period, Landlord may increase the Rent by providing Tenant at least 30 days' written notice.

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5. Security Deposit

- **Amount:** Tenant shall pay a Security Deposit of **$2,175.00** upon signing.
- **Holding:** The Security Deposit will be deposited in an escrow account at a federally insured financial institution in Maryland within 30 days of receipt, in compliance with Maryland law.
- **Use & Return:** The Security Deposit may be applied to unpaid rent, damages beyond ordinary wear and tear, cleaning required to restore the Premises to the condition required by this Agreement, and any other lawful charges permitted under Maryland law. Within the time required by Maryland law after termination of tenancy, Landlord shall deliver any required written itemization and any remaining balance, together with any interest then required by law.

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6. Late Payment and Default

- **Late Payment:** If Rent is not paid in full by the due date, any late fee charged shall not exceed the amount permitted by applicable Maryland law.
- **Breach of Lease:** Failure to pay Rent or comply with any material term of this Agreement constitutes a default or breach of lease. Landlord may, upon written notice, cure the default at Tenant's expense and pursue all legal remedies. Acceptance of partial payment shall not waive Landlord's right to collect the balance.

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7. Occupancy and Use

- **Occupancy:** The Premises shall be occupied only as a private residential dwelling by Tenant and the member(s) of Tenant's household specifically identified in Tenant's rental application and disclosed to Landlord. Any additional adult resident or material increase in regular occupancy requires Landlord's prior written approval, subject to applicable fair housing laws and reasonable occupancy standards.
- **Guests/Visitors:** Temporary guests and visitors are permitted, provided their presence does not violate this Agreement, disturb neighbors, create overcrowding, or establish unauthorized residency. Any person who remains on the Premises beyond a reasonable temporary visit, uses the Premises as a primary residence, or receives mail, keeps personal belongings, or otherwise holds themselves out as residing at the Premises may be deemed an unauthorized occupant, subject to applicable law.
- **Permitted Use:** The Premises shall be used solely for lawful residential purposes. No unlawful use, nuisance activity, hazardous activity, or commercial use materially inconsistent with residential occupancy is permitted. Incidental remote work or home office use that does not increase traffic, signage, noise, deliveries, licensing burdens, or insurance risk shall not constitute prohibited commercial use.
- **Extended Absences:** Tenant shall notify Landlord of any planned absence exceeding fourteen (14) consecutive days. Such notice does not release Tenant from rent or other obligations under this Agreement.

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8. Utilities and Services

Tenant shall be responsible for all utilities and services serving the Premises.

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9. Appliances

Tenant agrees to maintain any appliances provided and return them in the same condition (excluding ordinary wear and tear). Tenant will be responsible for any damage.

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10. Tenant Damage, Repairs, and Maintenance

- **Damage & Repairs:** Tenant is responsible for any breakage or damage caused by Tenant, guests, or invitees.
- **Plumbing:** Only toilet paper may be used; **the use of baby wipes or flushable wipes is prohibited**. Tenant shall reimburse Landlord for any plumbing repairs resulting from misuse.
- **Routine Maintenance:** Tenant shall maintain the Premises in a **clean, safe, and habitable condition**. Major repairs are Landlord's responsibility, but **Tenant must report issues within 24 hours**.
- **Access for Repairs:** With proper notice (reasonable advance notice, generally at least 24 hours when practicable, ***except in emergencies***), Landlord or the Property Manager may enter the Premises to make repairs or perform inspections.
- **Condition of Premises, Inspection and Acceptance:**

  Tenant acknowledges that Tenant has inspected the Premises, or has been afforded a reasonable opportunity to do so, prior to the commencement of this Agreement. Tenant accepts the Premises in its present condition at the commencement of the tenancy, as satisfactory for residential use, subject to ordinary wear and tear and Landlord's continuing obligations under applicable law.

  Tenant further acknowledges that no representations, promises, or agreements regarding repairs, alterations, improvements, or upgrades have been made by Landlord or Property Manager other than those expressly set forth in this Agreement or in a written move-in condition report, if any.

  Except for conditions affecting health or safety or otherwise required by law, Tenant agrees that requests for repairs, replacements, or improvements shall be limited to issues that arise after the commencement of the tenancy and were not present, observable, or reasonably discoverable at move-in.

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11. Yard and Landscaping

- **Usage:** Tenant may use the front and backyard, if any, for normal residential purposes only.
- **Maintenance:** Tenant is responsible for lawn mowing, weeding, trimming, watering, snow removal, and keeping exterior areas free of garbage and debris. No unauthorized installations or alterations are permitted. Failure to maintain the yard, if any, may result in Landlord contracting maintenance services at Tenant's expense. Failure to ensure the walkways, if any, are shoveled, salted, or otherwise clear, is a material breach of this Agreement.

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12. Pets, Pests, and Sanitary Maintenance

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No pets (including dogs, cats, birds, or any other animals) are allowed without Landlord's prior written consent. Unauthorized pet presence may result in additional cleaning fees and other charges.

Tenant is solely responsible for pest control within the Premises. Tenant agrees to maintain the property in a clean, sanitary, and well-organized condition to deter pests. This includes promptly cleaning up food debris, properly disposing of garbage, and avoiding clutter that could harbor pests. Tenant shall notify the Property Manager immediately upon noticing any signs of pest infestation. The Landlord or Property Manager reserves the right to conduct periodic inspections to ensure compliance with this provision. Should pest problems arise due to Tenant's failure to maintain proper sanitation, Tenant will be responsible for all costs associated with pest control services and any necessary remedial actions.

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13. Keys and Locks

- **Issuance:** Tenant will receive keys and access codes, if appropriate.
- **Restrictions:** Tenant shall not change locks or add additional locking devices without Landlord's written approval. Any changes require that Landlord be provided with copies of new keys immediately.
- **Return:** All keys must be returned upon termination of tenancy. Failure to return keys will result in a replacement fee deducted from the Security Deposit.
- **After-Hours Entry:** A fee of $75.00 per occurrence applies for after-hours (6:00 pm–7:00 am) lockout assistance, otherwise the fee is $50.00.

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14. Smoking

Smoking (or vaping) is strictly prohibited inside the Premises. Tenant is responsible for any damage resulting from smoking, and Tenant shall be responsible for reasonable remediation costs resulting from smoking or vaping in violation of this Agreement.

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15. Alterations and Improvements

Tenant shall not alter or improve the Premises without Landlord's prior written consent. Any approved alterations shall become the property of Landlord upon termination of this Agreement unless otherwise agreed in writing.

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16. Hazardous Materials

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Tenant shall not keep any dangerous, flammable, or explosive materials on the Premises that could increase fire risk. **Use of any fire pit is strictly prohibited**.

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17. Damage Due to Destruction

If the Premises are damaged or destroyed:

- Either party may terminate this Agreement by giving written notice within 15 days of the incident.
- If the damage is due to Tenant's negligence, Tenant shall be responsible for all repair costs and loss of rental income.

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18. Landlord Access

Landlord or its agents may enter the Premises for inspections, repairs, or to show the property (with at least 24 hours' notice, except in emergencies). ***Tenant shall not impose unreasonable restrictions on such access.***

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19. Indemnification

Tenant shall be responsible for losses, damages, or claims arising from Tenant's negligence, misuse, or violation of this Agreement, except to the extent caused by Landlord's negligence or obligations imposed by law. Nothing in this Agreement waives rights or remedies that may not be waived under applicable law.

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20. Equal Housing and Accommodation

Landlord complies with all applicable equal housing laws. Reasonable accommodations will be made for tenants with disabilities if Tenant submits appropriate documentation.

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21. Compliance with Laws and Regulations

Tenant agrees to comply with all federal, state, county, and local laws, ordinances, and regulations. Unlawful, disorderly, or dangerous behavior, including activities that disturb the peace of neighbors, may constitute a material breach of this Agreement and may result in lawful enforcement action.

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22. Mechanic's Liens

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Tenant (or anyone claiming through Tenant) shall not file any mechanic's or other liens against the Premises. Tenant agrees to notify any contractors that such liens are invalid.

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23. Subordination

This Agreement is subordinate to any existing or future mortgage on the Premises.

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24. Assignment and Subletting

Tenant shall not assign or sublet any interest in the Premises without prior written consent from Landlord. Unauthorized subletting or allowing additional occupants is a material breach of this Agreement.

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25. Insurance

While Landlord maintains property insurance, Tenant is encouraged to obtain renters' insurance to cover personal property and liability. Landlord is **not** responsible for loss or damage to Tenant's property. Tenant is solely responsible for insuring Tenant's personal property, guests, and personal liability exposures. Landlord strongly recommends renters' insurance.

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26. Notices

Communication Methods: Tenant agrees and consents to receive communications from Landlord/Property Manager via electronic means, including but not limited to email, text messages, and other digital platforms. These communications may pertain to lease matters, notices, maintenance requests, and other property-related issues. Primary Contact Information: Tenant shall provide the Landlord/Property Manager with a valid email address and phone number capable of receiving text messages. Tenant agrees to update this contact information promptly if changes occur.

Official Notices: Electronic communication shall be deemed sufficient for notices permitted under this lease or applicable law, unless a specific statute or regulation requires written notice by postal mail or in person.

Acknowledgment of Receipt: Tenant acknowledges and agrees that it is their responsibility to check their email and text messages regularly for communications from the Landlord/Property Manager.

Opt-Out Option: Tenant may opt-out of electronic communications by providing written notice to the Landlord/Property Manager. In such cases, all communications will be conducted via postal mail, and Tenant acknowledges this may result in delays for certain notifications.

Data and Privacy: Landlord/Property Manager will use the Tenant's electronic contact information solely for purposes related to the lease and property management.

- **Landlord:** LOTO Investments LLC

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- **Property Manager:** Grace Property Solutions LLC, 14605 Elm Street, #1219, Upper Marlboro, MD 20773;

  EdensHomes@gmail.com; (240)557-9436

- **Tenant:** Charday R. Fraling, mingleezhu1988@gmail.com; (443) 983-0339 CF

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27. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland.

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28. Waiver and Severability

- **Waiver:** Failure to enforce any provision of this Agreement shall not constitute a waiver of that provision.
- **Severability:** If any part of this Agreement is found invalid or unenforceable, the remaining provisions shall remain in full force and effect.

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29. Safety Precautions

Tenant acknowledges that all provided locks, smoke detectors, fire extinguishers, and carbon monoxide detectors are in working order at move-in. Tenant agrees to take reasonable steps to secure the Premises. Notwithstanding these measures, Landlord does not guarantee absolute security.

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30. Lost, Stolen, or Damaged Property

Landlord is not responsible for any loss, theft, or damage to Tenant's personal property. Landlord is not liable to Tenant nor any of Tenant's invitees, licensees, nor guests for any damages not proximately caused by Landlord and Landlord will not compensate Tenant or any other person for damages proximately caused by any other source, including acts of God and nature. Tenant hereby acknowledges this and agrees to make no such claims for any losses or damages against Landlord, its agents, or employees. Tenant is encouraged to secure adequate renters' insurance.

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31. Estoppel Certificate

Within three (3) days of receipt, Tenant shall execute and return any estoppel certificate delivered by Landlord. Failure to do so will be deemed acceptance of its contents.

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32. Entire Agreement

This Agreement constitutes the entire understanding between the parties. No modifications or additions shall be binding unless in writing and signed by all parties.

33. Rental Application Representations

Tenant represents that all information provided in the rental application is true and accurate. Any misrepresentation is grounds for termination of this Agreement. Tenant authorizes periodic credit checks and other screening by Landlord or Manager.

34. Binding Effect

This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, heirs, and assigns.

RULES AND REGULATIONS

Tenant agrees to comply with the following additional rules, which are incorporated herein:

- **A. Motor Vehicles:** Vehicles parked on premises must be in working order with necessary registrations and/or inspections**.**
- **B. Gatherings and Quiet Enjoyment:** Tenant must not disturb the peace or interfere with neighbors' enjoyment of their property. Loud gatherings are prohibited. Any disturbance resulting in police action or neighbor complaints may lead to termination.
- **C. Trash Disposal:** Garbage or trash must be taken to the curb on the scheduled day(s) of trash removal and not before.
- **D. Fines:** Tenant shall be responsible for any fines or penalties imposed on Landlord due to Tenant's actions or inactions.
- **E. Legal Compliance:** Tenant shall abide by all applicable laws, conduct themselves responsibly, and avoid any actions that could result in fines, penalties, or legal charges.
- **F. Illegal Activity:** Tenant shall report any illegal activities observed on or around the Premises.
- **G. Detector Maintenance:** Tenant is responsible for testing and maintaining smoke and carbon monoxide detectors, if any, and reporting any malfunctions.
- **H. Fire Extinguishers:** Tenant shall not misuse or tamper with provided fire extinguishers.
- **I. Hazardous Materials:** No hazardous or flammable materials are allowed on or around the Premises.

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- **J. Heating:** Kerosene, space heaters, or the use of stoves/ovens as a heat source are prohibited.
- **K. Open Flames:** Candles or any open flames are not permitted within the Premises. **Use of any firepit is PROHIBITED.**
- **L. Alterations:** No modifications to basements or attics are allowed without written consent.
- **M. Pest Control:** Although Tenant is responsible for routine pest control, any significant pest problems must still be reported to Landlord.
- **N. Furniture and Equipment:** Waterbeds, liquid furniture, and installation of satellite systems require prior written approval.
- **O. No Vehicle nor Other Storage Permitted:** No recreational or commercial vehicles, or watercraft, may be stored on the Premises without Landlord's permission. No additional storage space on the Property is authorized, permitted or provided.
- **P. Outdoor Equipment:** Use of any outdoor equipment is at Tenant's own risk. **Use of any trampoline is PROHIBITED**.
- **Q. Signage:** Tenant may not hang signs on or about the Premises.
- **R. Property Showing:** Tenant acknowledges that the Premises may be for sale and agrees to keep it show-ready with proper notice.
- **S. Fire Escapes:** Fire escapes must remain unobstructed.
- **T. Grills:** Charcoal or gas grills are not to be used inside or stored inside the property.
- **U. Laundry:** Windows, decks, or balconies must not be used for drying laundry.
- **V. Association Rules:** Tenant shall comply with any rules imposed by any Homeowners Association or Condominium Association.
- **W. Short-Term Rentals:** Listing the property on short-term rental sites is strictly prohibited.
- **X. Surveillance:** Outside video surveillance is in operation for property protection; ***no warranty is made regarding monitoring.***

MOVE-IN FEES

Description	**Amount**
Security Deposit	$1,800.00

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Description	Amount
First Month's Rent	$2,175.00
Application Fee	$2*5.00*
Total Due	**$4,000.00**

MOVE-OUT PROCEDURES

- **Tenant Notification:** Tenant must provide any notice of non-renewal or termination required under this Agreement. After giving such notice, Tenant shall coordinate move-out logistics with Property Manager at least 14 days prior to expected move-out date.
- **Inspection:** Tenant shall *schedule* a move-out inspection with the Property Manager at least 7 days before vacating the Premises. The inspection will occur after the Premises are completely vacated and cleaned.
- **Condition of Premises:** Tenant must return the Premises in the condition specified in this Agreement, excluding ordinary wear and tear.
- **Key Return:** All keys, remotes, and access devices must be returned to the Property Manager. Failure to return keys may result in deductions from the Security Deposit.

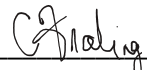
SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Lease Agreement as of the Effective Date.

Landlord:

 Date: 09 / 20 / 2026

Tenant:

 Date: 09 / 18 / 2026

Property Manager:

 Date: 10 / 15 / 2026

Doc ID: 1f8f9d5c44b6255592c002d0dd49782c8d1423cd

Dropbox Sign

Audit trail

Title	Residential Lease - 1606 W. Franklin - Charday R. Fraling
File name	Residential_Lease...ay_R._Fraling.doc
Document ID	1f8f9d5c44b6255592c002d0dd49782c8d1423cd
Audit trail date format	MM / DD / YYYY
Status	Signed

Document History

SENT	**09 / 18 / 2026** 13:44:04 UTC	Sent for signature to LOTO Investments LLC (lotoinvestmentsllc@gmail.com), Charday R. Fraling (mingleezhu1988@gmail.com) and Grace Property Solutions LLC (graceproperty.solu@gmail.com) from edenshomes@gmail.com IP: 71.191.162.161
VIEWED	**09 / 18 / 2026** 14:02:02 UTC	Viewed by Charday R. Fraling (mingleezhu1988@gmail.com) IP: 172.58.241.255
SIGNED	**09 / 18 / 2026** 14:11:08 UTC	Signed by Charday R. Fraling (mingleezhu1988@gmail.com) IP: 172.58.241.255
VIEWED	**09 / 20 / 2026** 17:48:40 UTC	Viewed by LOTO Investments LLC (lotoinvestmentsllc@gmail.com) IP: 162.223.180.47

Dropbox Sign

Audit trail

Title	Residential Lease - 1606 W. Franklin - Charday R. Fraling
File name	Residential_Lease...ay_R._Fraling.doc
Document ID	1f8f9d5c44b6255592c002d0dd49782c8d1423cd
Audit trail date format	MM / DD / YYYY
Status	Signed

Document History

SIGNED	**09 / 20 / 2026** 17:53:01 UTC	Signed by LOTO Investments LLC (lotoinvestmentsllc@gmail.com) IP: 162.223.180.47
VIEWED	**10 / 15 / 2026** 04:15:57 UTC	Viewed by Grace Property Solutions LLC (graceproperty.solu@gmail.com) IP: 71.191.162.161
SIGNED	**10 / 15 / 2026** 04:16:07 UTC	Signed by Grace Property Solutions LLC (graceproperty.solu@gmail.com) IP: 71.191.162.161
COMPLETED	**10 / 15 / 2026** 04:16:07 UTC	The document has been completed.