Baltimore Management Firm

PO BOX 12032 Baltimore, MD 21281

Email: Staff@baltimoremanagementfirm.com

Phone: 443-762-1281

Residential Dwelling Lease

DATE OF LEASE: September 28, 2026

PREMISES: 336 Joplin Street, Baltimore, MD 21224
The Premises shall be used solely as a private residence by the Tenant(s) and authorized occupants listed above.

List all persons who will occupy the property including above named individuals. Please list all the names. Social Security Numbers and contact info are required only for the applicants.

Full Name	Social Security Number	Phone Number	Email Address
Ashley Wilson	417353665	2517538647	ash.wilson12@gmail.com

This lease has the following terms, covenants, rules, and regulations which the Landlord and the Tenant(s) agree to keep and perform.

LEASE TERM:
The term of this lease shall commence on October 15, 2026 and shall terminate on September 30, 2027. Landlord shall offer the Tenant a reasonable opportunity to renew the lease on reasonable, non-retaliatory terms. Either party may terminate this lease at the end of the initial term, or any renewal term, upon providing the other party with at least 60 days' prior written notice.

RENT: Monthly Rent $1,600.00. Rent is due on the first day of the month and shall be deemed late if not received by the tenth (10th) day of the month. Rent is payable to Baltimore Management Firm via the Tenant Portal/DoorLoop (digital receipt applicable). Per agreed move-in date, rent for October 2026 is prorated at 15 days in the amount of $800.00 due 5 business days prior to commencement date.

Doc ID: 0cb067bd4670d0ddba7168b702df294c5d891d19

ENTIRE AGREEMENT: The Landlord has made no promises or representations except those stated in this Lease Agreement and it is agreed that this Lease and the Agreements herein contained can be changed only in writing and signed by both Landlord and Tenant. TENANTS HAVE READ OR HAVE HAD THIS AGREEMENT READ TO THEM, UNDERSTAND SAME, HAVE RECEIVED A COPY OF THIS AGREEMENT, AND BOTH LANDLORD AND TENANT BY THEIR SIGNATURES HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH HEREIN. This document is under SEAL. IN WITNESS WHEREOF the parties hereto have set their hands the day and year first above written.

Ashley L Wilson — 09 / 28 / 2026

Tenant — Date:

Lori McDermott — 09 / 29 / 2026

Landlord, and/or Landlord's Agent: — Date:

Acknowledgement: At signing, the property manager provided tenant(s) with a fully executed copy of this lease, security deposit receipt (electronic), Maryland Tenants' Bill of Rights, lead disclosures (if applicable), and any other required notices.

Doc ID: 0cb067bd4670d0ddba7168b702df294c5d891d19