LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") made and entered into this **8th** day of **October** 2026, by and between **HT SIX LLC** ("Landlord") and **Mohamad S Jafar** ("Tenant").

W I T N E S S E T H :

WHEREAS, Landlord is the fee owner of certain real property being, lying and situated in Baltimore City, Maryland, such real property having a street address of **3511 E Fayette St.** the "Premises").

WHEREAS, Landlord desires to lease the Premises to Tenant upon the terms and conditions as contained herein; and

WHEREAS, Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein;

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. TERM. Landlord leases to Tenant and Tenant leases from Landlord the above-described Premises together with any and all appurtenances thereto, for a term of One Year (12 months), such term beginning on **October 9, 2026**, and ending at 11:59 PM on **September 30, 2027.**

2. RENT. The total rent for the term hereof is the sum of **Twenty thousand four hundred** and 00/100 DOLLARS ($**20,400.00**) payable monthly in advance, on the first day of each month of the term, in equal installments of **One thousand seven hundred** and 00/100 DOLLARS ($**1700.00**) (the "Rent"). All such payments shall be made to Landlord at Landlord's address as set forth in this Lease on or before the due date and without demand. Whenever it is provided in this Lease that Tenant is required to make any payment to Landlord, such payment shall be deemed to be Additional Rent and included in Rent, and all remedies applicable to the nonpayment of rent shall be applicable thereto.

PRO RATA RENTAL PAYMENTS
It is additionally understood and agreed that Tenant is to commence occupancy of the premises on **October 9, 2026.** Tenant is to pay the sum of (**$1262.00)** on **October 8, 2026**, as "pro rata" rent for the period **October 9, 2026, through October 31, 2026**.

3. SECURITY DEPOSIT
In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited with the Landlord/Agent the sum of **One thousand seven hundred** and 00/100 Dollars ($**1700.00**), receipt of which is hereby acknowledged, which sum does not exceed one (1) months' rent, which is to be held as collateral security and applied on any unpaid rent or unpaid utility bill that may remain due and owing at the expiration of this Lease, any extension thereof or holding over period, or applied to any damages to the premises in excess of ordinary wear and tear caused by the Tenant, the Tenant's family, guests, agents, employees, trades people, or pets, or other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Lease. Tenant may not utilize the security deposit as rent and must not apply the same as the last month's rent. The security deposit will be deposited and maintained in an escrow account in a federally insured financial institution which does business in the State of Maryland, devoted exclusively to security deposits, within thirty (30) days after it has been received. The security deposit may be held in insured certificates of deposit at branches of a federally insured financial

institution within the State of Maryland or in securities issued by the federal government or the State of Maryland.

The landlord, within 45 days of receipt of such notice, shall present, by first-class mail to the tenant, a written list of the damages together with a statement of the costs actually incurred and shall return to the tenant the security deposit together with simple interest paid at the rate provided by law, less any damages rightfully withheld. Interest will accrue at six (6) month intervals from the day Tenant deposits said security deposit with Landlord/Agent, provided the said security deposit is Fifty Dollars ($50.00) or more. The foregoing provisions do not apply to any Tenant who has abandoned the premises or who has been evicted unless such Tenant makes a written demand for the return of the security deposit within 45 days of being evicted, ejected or abandoning the premises, and provides the Landlord with his/her new address.

Tenant's obligations under this Lease may not end when Tenant ceases to occupy the premises. Repairs required may be so substantial or of such a nature that work will not be completed within the forty-five (45) day period following the termination of the tenancy; in such event, Landlord reserves the right to pursue Tenant for reimbursement for expenses incurred to repair damages to the premises.

In the event of a sale of the property upon which the premises is situated or the transfer or assignment by the Landlord/Agent of this Lease, the Landlord/Agent has the obligation to transfer the security deposit to the transferee and Landlord/Agent is released from all liability for the return of the security deposit, and the Tenant must look solely to the new Landlord/Agent for the return of his security deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the security deposit to a new Landlord/Agent.

In the event of any rightful or permitted assignment of this Lease by the Tenant to any assignee or sublessee, the security deposit is deemed to be held by the Landlord/Agent as a deposit made by the assigned or sublessee and the Landlord/Agent will have no further liability with respect to return of such security deposit to the assignor.

The Landlord or Landlord's estate, but not the managing agent or court appointed receiver, will remain liable to the Tenant for the maintenance of the security deposit as required by law. Failure of the Landlord to comply with the security deposit law may result in the Landlord being liable to the Tenant for a penalty of up to three (3) times the security deposit withheld, plus reasonable attorney's fees.

4. USE OF PREMISES. The Premises shall be used solely for the purposes of a private dwelling. The Premises shall not be occupied by any person other than those individuals named in Tenant’s application for residency filed with Landlord. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

5. CONDITION OF PREMISES. Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition. Tenant acknowledges inspection of the Premises and accepts the Premises in its present condition, subject to Landlord’s continuing obligations under applicable Maryland and Baltimore City housing laws.

6. ASSIGNMENT AND SUB-LETTING. Tenant shall not assign this Lease, or sublease or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. A consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Lease.

7. ALTERATIONS AND IMPROVEMENTS. Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on

the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Lease.

8. NON-DELIVERY OF POSSESSION. In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the term of this Lease, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Lease and all rights hereunder shall terminate.

9. HAZARDOUS MATERIALS. Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

10. UTILITIES; ADDITIONAL EXPENSES. Tenant shall be responsible for arranging for and paying for all utility services required on the Premises. Tenant shall arrange for electrical service to begin the day immediately preceding the beginning of the term of this Lease. If the Premises are fitted with a security alarm system, Landlord shall invoice Tenant for any monthly monitoring fee, which Tenant shall pay as additional rent.

Water is included in the monthly rent at a monthly rate of $90.00 per month. The monthly rent and water allocation are based upon 2 authorized occupants:

Mohamad S Jafar (Authorized Occupant)
Salimah M Islam (Authorized Occupant)

Landlord will periodically review the actual water usage for the Premises. If the actual water usage exceeds the monthly water allocation included in the rent, Tenant shall be responsible for payment of any excess water and sewer charges assessed by Landlord. Any unused portion of the monthly water allocation shall not result in credit, reimbursement, offset, or refund to Tenant.

All charges for excess water usage, sewer usage, leaks, repairs caused by Tenant negligence, and any unpaid water-related balances shall be deemed additional rent under this Lease and shall be due and payable with the next monthly rental payment.

Tenant also agrees to promptly report to Landlord/Management any running water, leaks, or plumbing issues which may cause damage or increase the water bill. Tenant shall be liable for any damage, excess charges, or bills incurred as a result of failing to report such problems.

It is understood and agreed that the Landlord shall not be liable for any damage occasioned by the temporary or periodic interruption due to repairs or interruption of utilities on the Premises not arising out of the negligence of Landlord.

Landlord may provide copies of utility invoices or allocation calculations upon written request.

11. VEHICLES. If Landlord makes vehicle parking available to Tenant, Tenant agrees to obey all parking and speed regulations with Landlord may post. No unlicensed, dismantled, inoperable and/or wrecked motor vehicles, including but not limited to automobiles, trucks, motorcycles,

trailers or other such vehicles shall be parked on the property. Any vehicle as described herein that is parked on the property must have current license plates attached and said vehicles must be in operable condition. Licensed vehicles may be parked only in garage, driveways, if provided, or on the street. No vehicles shall be parked or stored on the grass or lawn of the property. In addition, the repair or maintenance of any and all motor vehicles is prohibited on or in front of said property. There also shall be no parking or storage of commercial vehicles on the property at any time. Landlord shall have the right to tow any vehicles parked on the property in violation of these provisions.

12. TENANT MAINTENANCE AND REPAIR; RULES. Tenant shall maintain the Premises in a clean and sanitary condition and shall be responsible for damage caused by Tenant, Tenant's guests, or Tenant's negligence, except for repairs and maintenance required by law to be performed by Landlord. Without limiting the generality of the foregoing, Tenant shall:

(a) Keep the Premises free of insects, rodents, vermin and other pests;

(b) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;

(c) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair. **Under no circumstances, should locks be changed on the property without prior landlord approval;**

(d) Not obstruct or cover the windows or doors;

(e) Not leave windows or doors in an open position during any inclement weather;

(f) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;

(g) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;

(h) Keep all air conditioning filters clean and free from dirt;

(i) Keep the heat control to a minimum thermostat setting of fifty-five (55) degrees during the period from October 1st through April 15th;

(j) Check smoke detectors periodically and replace batteries as necessary;

(k) Keep grass cut and bushes trimmed. Rake yard of all leaves and debris. Shovel walkways and sidewalks in front of house of snow; and

(l) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage or leakage to any such apparatus and the cost of clearing stopped plumbing or leakage resulting from misuse shall be borne by Tenant.

At all times, Tenant and any guests or cohabitants shall:

(a) Not make or permit any loud or improper noises, or otherwise disturb neighbors;

(b) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with neighbors; and

(c) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements.

Tenant shall be liable for Landlord for any damages resulting from any failure to comply with these rules. Landlord shall have the right to make such reasonable rules and regulations as it may deem necessary and desirable for the safety of its property, the care and cleanliness thereof, the comfort of tenants, or for the preservation of good order. Tenant shall comply, and shall cause its co-tenants and guests to comply, with such rules and regulations.

13. LANDLORD MAINTENANCE Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant. Landlord shall be responsible for (a) all exterior structural repairs to the Premises, including the roof and exterior of the building, and (b) maintenance of the exterior walls of, and drainage lines to, the Premises. Landlord will perform maintenance to the water leading up to the building. (c) Landlord shall be responsible for maintenance of the stove and refrigerator as required by applicable law. All other appliances will be the tenant's responsibility. (d) Lastly, heat during the winter is also the responsibility of the landlord. Air conditioning is the tenant's responsibility. Tenant understands and assumes responsibility for reporting maintenance. Failure to do so is considered negligence, as it may result in further damage. Tenant understands that cancelling or missing maintenance appointments, not providing vendor access, or failing to report ongoing or urgent maintenance issues may result in fines or charges.

Tenants agree that they have read, understand and agree to what maintenance they are legally responsible for:

Jafar
Mohamad S Jafar (Oct 8, 2026 13:31:09 EDT)

Mohamad S Jafar Date 08/10

14. DAMAGE TO PREMISES. In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Lease shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The Rent shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying Rent up to such date and Landlord refunding Rent collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the Rent shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Lease continue according to its terms.

15. INSPECTION OF PREMISES. Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Lease and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon, and for the

purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Except in emergencies, Landlord shall provide reasonable advance notice prior to entry, generally not less than 24 hours. In the event of an emergency, Landlord may enter the Premises without prior notice. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, that do not conform to this Lease or to any restrictions, rules or regulations affecting the Premises.

16. SUBORDINATION OF LEASE. This Lease and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

17. TENANT'S HOLDOVER. If Tenant remains in possession of the Premises after the expiration of the Lease term without having executed a written renewal agreement with Landlord, Tenant shall be deemed a holdover tenant. Any holdover tenancy shall be month-to-month only and subject to all terms and conditions of this Lease except as to term. During any holdover period, Tenant shall pay Rent in an amount equal to two hundred percent (200%) of the monthly Rent in effect immediately prior to the expiration of the Lease term, unless a different amount is required or prohibited by applicable law. Holdover Rent shall be due and payable in advance. Landlord's acceptance of Rent during any holdover period shall not be deemed a renewal or extension of this Lease for any fixed term and shall not waive Landlord's right to terminate the tenancy or recover possession of the Premises in accordance with applicable law. Tenant acknowledges that failure to timely vacate the Premises after expiration of the Lease term or after proper notice of non-renewal constitutes a material breach of this Lease and may subject Tenant to all remedies available to Landlord at law or in equity.

18. SURRENDER OF PREMISES. Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear thereof and damages by the elements excepted.

19. PETS. No domestic or other animal shall be permitted on the Premises without, in each instance, Landlord's prior express written consent. In the event an animal not authorized under this section is kept on the Premises, Tenant shall be liable for a charge of Fifty Dollars ($50.00) for each day the animal remains on the Premises, payable immediately upon Tenant's receipt of written notice.

20. QUIET ENJOYMENT. Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.

21. INDEMNIFICATION. Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every

kind and nature.

22. DEFAULT. If Tenant fails to comply with any of the material provisions of this Lease, or of any rules and regulations prescribed by Landlord or by any applicable laws, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Lease. If Tenant fails to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, (a) terminate this Lease, and (b) eject Tenant and exercise any and all rights and remedies available to Landlord at law or in equity. These remedies are cumulative and non-exclusive.

23. FEES. In the event that any rent payment required to be paid by Tenant hereunder is not made by 5:00 p.m. on the tenth day of when due, Tenant shall pay to Landlord, in addition to such rent payment or other charges due hereunder, a "late fee" in the amount of five percent (5%) of the monthly rent. Tenant shall be further liable for a fee of thirty-five dollars ($35.00) for any returned check, which shall be paid by Tenant to Landlord immediately upon notice thereof.

24. ABANDONMENT. If at any time during the term of this Lease Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.

25. RENT INCREASES; RENEWAL; NON-RENEWAL; HOLDOVER.
A. Rent Increases: After the initial term of this Lease expires, Rent may not be increased more than once in any twelve (12) month period. Any proposed rent increase shall be provided to Tenant in writing at least ninety (90) days prior to the effective date of the increase, as required by applicable law. B. Lease Renewal: Unless otherwise agreed to in writing by the parties, this Lease shall not automatically renew for an additional fixed term. Any renewal of this Lease must be agreed to in writing and signed by both Landlord and Tenant. C. Landlord Non-Renewal: Landlord may elect not to renew this Lease by providing Tenant with at least sixty (60) days' written notice prior to the expiration of the Lease term. D. Tenant Non-Renewal: Tenant may elect not to renew this Lease by providing Landlord with at least sixty (60) days' written notice prior to the expiration of the Lease term. Failure to provide timely notice shall result in Tenant being deemed a holdover tenant as provided below. E. Holdover Tenancy: If Tenant remains in possession of the Premises after the expiration of the Lease term without executing a written renewal agreement, Tenant shall be deemed a holdover tenant. Any holdover tenancy shall be month-to-month only and subject to all terms of this Lease except as to term, as further provided in Section 17 of this Lease. F. Acceptance of Rent: Acceptance of Rent during any holdover period shall not be deemed a renewal of this Lease for a fixed term and shall not waive Landlord's right to recover possession of the Premises in accordance with applicable law.

26. TENANT PROPERTY. Any personal property left on the Premises at the end of the term of this Lease shall be deemed abandoned by the Tenant and Landlord shall have the right, in its sole discretion, to dispose of or sell the property.

27. ENFORCEMENT. Should it become necessary for Landlord to expend funds to enforce any of the conditions or covenants hereof, including the collection of Rent or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including a reasonable attorneys' fee.

28. RECORDING OF LEASE. Tenant shall not record this Lease on the Public Records of any public office. In the event that Tenant shall record this Lease, this Lease shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.

29. GOVERNING LAW. This Lease shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

30. SEVERABILITY. If any provision of this Lease or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Lease nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

31. BINDING EFFECT. The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

32. DESCRIPTIVE HEADINGS. The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.

33. CONSTRUCTION. The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.

34. NON-WAIVER. No indulgence, waiver, election or non-election by Landlord under this Lease shall affect Tenant's duties and liabilities hereunder.

35. MODIFICATION. The parties hereby agree that this document contains the entire agreement between the parties and this Lease shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.

36. NOTICE. Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, or first-class mail as permitted by applicable law.

If to Landlord to:

HT SIX, LLC
c/o Baltimore Scattered Sites, LLC
330 Clubhouse Road
Hunt Valley, MD 21031

If too Tenant to:

Mohamad S Jafar
3511 E Fayette St. Baltimore MD 21224

ADDENDUMS ATTACHED and made part of this Lease Agreement: *Lead Based Paint, Smoke & Carbon Monoxide, Bedbug, Mold, Plumbing & Drain, Smoke & Odor, Pet, Tenant's Rights, and Legal Assistance Resources*

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Landlord and Tenant have signed this Lease or caused it to be signed on its behalf by its authorized representatives, on the date first above written.

LANDLORD:

HT SIX, LLC
a Maryland limited liability company

By: _____
Name: **Martha Chapman**
Title: Agent for **HT SIX, LLC**

TENANT :

Mohamad S Jafar (Oct 8, 2026 13:31:09 EDT)
_____
Mohamad S Jafar

Address of Property: **3511 E Fayette St. Baltimore MD 21224**

LEAD BASED PAINT ADDENDUM TO LEASE

Landlord: **HT SIX, LLC**
Tenant(s): **Mohamad S Jafar**

Disclosure of Information on Lead-Based Paint and 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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Residents must also receive a Federally and State approved pamphlet on lead poisoning prevention and the Maryland State pamphlet on tenant's rights.

Landlord's Disclosure *(initial)*

MC (a) ☐ Presence of lead-based paint or lead-based paint hazards *(check one below):*

Known lead-based paint and/or lead-based paint hazards are present in the housing. Explain. _____

☑ Landlord has no knowledge of lead-based paint in the housing.

☑ Landlord has no knowledge of lead-based paint hazards in the housing.

MC (b) Records and repairs available to the Landlord *(check one below):*

☑ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards that are present in the housing *(list documents below)*

(Full Risk Reduction/Limited Lead Free/One-Time Lead Free Report)

(Pertinent Repairs)

☐ Landlord has no reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment *(initial)*

SJ (c) Tenant has received copies of all information listed above.

SJ (d) Tenant has received the pamphlet *Protect Your Family from Lead in Your Home.*

_____ (e) Tenant has received the pamphlet *Notice of Tenant's Rights,* pursuant to § 6-823 (Envir.), Annotated Code of Maryland, 1996.

Agent's Acknowledgment *(initial)*

MC (f) Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C.4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following 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.

LANDLORD/AGENT: **HT SIX, LLC**

10/08/2026
Landlord/Agent Date

Mohamad S Jafar (Oct 8, 2026 13:31:09 EDT) 08/10/2026
Mohamad S Jafar **Date**

Tenant **Date**

Address of Property: **3511 E Fayette St. Baltimore MD 21224**

SMOKE & CARBON MONOXIDE DETECTOR ADDENDUM TO LEASE

Landlord: **HT SIX, LLC**
Tenant(s): **Mohamad S Jafar**

SMOKE & CARBON MONOXIDE DETECTOR ADDENDUM NOTICE: THIS DOCUMENT PLACES A DUTY UPON THE TENANT TO REGULARLY TEST THE SMOKE & CARBON MONOXIDE DETECTOR(S) AND REPORT ALL MALFUNCTIONS TO LANDLORD IN WRITING.

Smoke & Carbon Monoxide (CO) Detector: Tenant acknowledges that as of this date, the premises is equipped with one or more smoke & CO detectors; that Tenant has inspected the smoke & CO detector(s); and that Tenant finds it/them to be in proper working condition.

Repair: Tenant agrees that it is Tenant's duty to test and clean the smoke & CO detector(s) on a monthly basis and Tenant agrees to notify Landlord immediately in writing of any problem, defect, malfunction or failure of the smoke & CO detector(s).

Maintenance: Tenant agrees to replace the smoke & CO detector(s) battery, if any, at anytime the existing battery becomes unserviceable. If after replacing the battery, the smoke & CO detector will not operate, Tenant must immediately inform Landlord of this fact.

Replacement: Tenant agrees to reimburse Landlord for the cost of a new smoke & CO detector and the installation thereof in the event the existing smoke & CO detector(s) becomes damaged by Tenant or Tenant's guests or invitees.

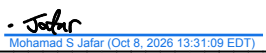
Disclaimer:
TENANT SHALL INDEMNIFY AND HOLD LANDLORD HARMLESS FROM ANY LOSS, COST, DAMAGE OR INJURIES TO PERSONS OR PROPERTY CAUSED BY (1) TENANT'S FAILURE TO REGULARLY TEST THE SMOKE & CO DETECTOR(S); (2) TENANT'S FAILURE TO NOTIFY LANDLORD OF ANY PROBLEM, DEFECT, MALFUNCTION OR FAILURE OF THE SMOKE & CO DETECTOR(S); (3) THEFT OF THE SMOKE & CO DETECTOR(S) OR REMOVAL OF ITS/THEIR BATTERY/BATTERIES; (4) TENANT'S FAILURE TO COMPLY WITH THE TERMS OF THIS ADDENDUM.

Entire Agreement: The parties acknowledge that this Addendum is the entire agreement of the Tenant and Landlord relative to the smoke & CO detector(s) in the premises.

Term: The term of this Addendum shall be for the same term as any lease or rental agreement between the parties, or the period, during which the Tenant occupies the premises, whichever is longer.

Acknowledgment: Tenant acknowledges that Tenant has read this Addendum and it places a duty upon Tenant to regularly test the smoke & CO detector(s) and report all malfunctions of the same to Landlord in writing.

Validity. If any term of this Addendum shall be illegal or unenforceable, the remaining terms or provisions hereof shall remain in full force and effect.



08/10/2026

Mohamad S Jafar **Date**

Tenant **Date**

Address of Property: **3511 E Fayette St. Baltimore MD 21224**

BEDBUG ADDENDUM TO LEASE

Landlord: **HT SIX, LLC**
Tenant(s): **Mohamad S Jafar**

This Addendum is added to and made a part of the Lease Agreement between **HT SIX, LLC**"Owner/Agent" and **Mohamad S Jafar** "Resident" for the premises located at **3511 E Fayette St. Baltimore MD 21224**. It is our goal to maintain the highest quality living environment for our Residents. Owner/Agent has inspected the home prior to lease and knows of no bedbug infestation, Residents have an important role in preventing and controlling bedbugs. While the presence of bedbugs is not always related to cleanliness or housekeeping, good housekeeping will help control the problem by identifying bedbugs, minimizing infestation, and limiting its spread.

1. RESIDENT REPRESENTATION. Resident represents and warrants that all furnishings and other personal property that will be moved into the premises at any time have been inspected by resident and are free of bedbugs.
2. RESIDENT RESPONSIBLITIES. Resident agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation, and to respond appropriately to any infestation. Resident agrees to comply with the following responsibilities:
   a. RESIDENT MUST REPORT ANY SIGNS OF BEDBUGS IMMEDIATELY. Do not wait. Even a few bugs can rapidly multiply to create a major infestation. When an infestation is caught early, treatment is often much quicker and less disruptive to the occupants than when the infestation is more advanced.
   b. RESIDENT SHALL PRACTICE GOOD HOUSEKEEPING TO PREVENT INFESTATION.
      1) Remove clutter. Bedbugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals and laundry. especially under the beds and in closets. Reducing clutter also makes it easier to carry out housekeeping. If the home is excessively cluttered, Owner/Agent has a right, in its sole discretion, to demand that the clutter be reduced to a reasonable amount.
      2) Keep the home clean. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bedbugs, and report any immediately.
      3) Avoid using secondhand or rental furnishings, especially beds and mattresses. Used items may be infested with bedbugs. If you must use rented or secondhand items inspect them carefully and never accept any item that shows signs of bedbugs. Do not bring discarded items from the curbside into the home.
      4) Cover mattresses and box springs with zippered, vinyl coverings. These are relatively inexpensive and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer. Though using these coverings is only a suggestion at this time, if a bedbug infestation occurs in your home, you will then be required to encase any salvageable mattresses and box springs at your expenses and failure to do so will be a violation of the Lease Agreement.
      5) Arrange furniture to minimize bedbug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls. Bedbugs can jump as far as three inches.
      6) Check for hitch-hiking bedbugs. If you stay in or just visit a hotel room or another home, inspect your clothing. luggage. shoes, and belongings for signs of bedbugs before you enter your home. After guests visit you, inspect beds, bedding, and upholstered furniture.
   c. RESIDENT SHALL COOPERATE WITH PEST CONTROL EFFORTS TO TREAT INFESTATION. If infestation of Resident's home (or a neighbor's home) is reported, a pest management professional will be called in for evaluation and treatment if necessary. Resident will be responsible for the cost of retreatment of the Resident's home, regardless of the origin of the infestation, as well as cost of treatment of any neighboring homes resulting from Resident's failure to comply with this Addendum. These charges will be considered additional rent and will continue to be assessed until the Resident has properly prepared the home. If treatment is required, Resident must comply with the recommendations from the pest management professional, including the removal of all bedding, drapes, curtains and small rugs for cleaning.

Jafar
Mohamad S Jafar (Oct 8, 2026 13:31:09 EDT)

08/10/2026

Mohamad S Jafar **Date**

Tenant **Date**

Address of Property: **3511 E Fayette St Baltimore MD 21224**

MOLD ADDENDUM TO LEASE

Landlord: **HT SIX, LLC**
Tenant(s): **Mohamad S Jafar**

LEASE ADDENDUM ON MOLD

To minimize the occurrence and growth of mold in the Leased Premises, Resident hereby agrees to the following:

1. MOISTURE ACCUMULATION. Resident shall remove any visible moisture accumulation in or on the Premises, including on walls, windows, floors, ceilings and bathroom fixtures; mop up spills and thoroughly dry affected areas as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Premises at reasonable levels.

2. HOME CLEANLINESS. Resident shall clean and dust the Leased Premises regularly and shall keep the Premises, particularly kitchen and bath clean.

3. NOTIFICATION OF MANAGEMENT. Resident shall promptly notify management in writing of the presence of the following conditions:
   a. A water leak, excessive moisture or standing water inside the Premises;
   b. A water leak, excessive moisture or standing water in any community common area;
   c. Mold growth in or on the Premises that persists after resident has tried several times to remove it with household cleaning solutions such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover or bleach or a combination of bleach and water;
   d. A malfunction in any part of the heating, air-conditioning or ventilation system in the Premises.

4. LIABILITY. Resident shall be liable to Owner for damages sustained to the Leased Premises to Resident's person or property as a result of Resident's failure to comply with the terms of this Addendum.

5. VIOLATION OF ADDENDUM. Violation of this Addendum shall be deemed a material violation under the terms of the Lease and Owner shall be entitled to exercise all rights and remedies it possesses against Resident at law or in equity. Owner also has all other rights and remedies set forth in the Lease including damages, eviction and attorney fees to the extent allowed by law.

6. ADDENDUM SUPERSEDES LEASE. In case of conflict between the provisions of this Addendum and any other provision of the Lease, the provisions of the Addendum shall govern.

Mohamad S Jafar (Oct 8, 2026 13:31:09 EDT) 08/10/2026

Mohamad S Jafar **Date**

Tenant **Date**

Address of Property: **3511 E Fayette St. Baltimore MD 21224**

PLUMBING AND DRAIN ADDENDUM TO LEASE

Landlord: **HT SIX, LLC**
Tenant(s): **Mohamad S Jafar**

This Addendum is incorporated into and made part of the Lease Agreement for the above-described Premises.

Tenant agrees to use all plumbing, drains, toilets, sinks, tubs, and sewer systems in a reasonable and proper manner and to avoid any actions that may cause plumbing stoppages or damage.

Tenant shall not pour grease, oil, corrosive liquids, or other damaging substances into drains or plumbing fixtures.

DO NOT FLUSH OR POUR THE FOLLOWING INTO TOILETS OR DRAINS:

- "Flushable" wipes or cleaning wipes
- Paper towels
- Baby wipes
- Feminine hygiene products
- Q-Tips or cotton products
- Grease, fats, or oils
- Hair in excessive amounts
- Plastic items or wrappers
- Condoms
- Toys or foreign objects
- Food waste, bones, or similar materials
- Any material likely to cause blockage or damage

Tenant agrees to promptly report plumbing leaks, backups, stoppages, or water issues to Landlord or Management.

Plumbing and sewer maintenance caused by normal wear, root intrusion, or defective plumbing systems shall remain the responsibility of Landlord. However, if a plumbing stoppage, backup, overflow, or drain issue is caused by Tenant misuse, negligence, prohibited materials, or failure to timely report a known issue, Tenant shall be responsible for the reasonable cost of repairs, drain clearing, remediation, cleanup, and any resulting damages.

During freezing weather, Tenant shall take reasonable precautions to prevent frozen pipes, including maintaining adequate heat, removing hoses from exterior spigots, and notifying Landlord of any plumbing concerns. Tenant may be responsible for damages caused by failure to take reasonable precautions.

If Tenant will be away from the Premises for an extended period, Tenant is encouraged to have the property periodically checked and to notify Landlord of an emergency contact.

Tenant must initial both statements below.

SJ **Tenant WILL BE RESPONSIBLE for plumbing stoppages and cesspool fill-ups.**

SJ **Tenant WILL BE RESPONSIBLE for the cleanup of waste spills as a result of stoppage.**

J. Jafar
Mohamad S Jafar (Oct 8, 2026 13:31:09 EDT) 08/10/2026

Mohamad S Jafar **Date**

Tenant **Date**

Address of Property: **3511 E Fayette St. Baltimore MD 21224**

SMOKE & ODOR CONTROL ADDENDUM TO LEASE

Landlord: **HT SIX, LLC**
Tenant(s): **Mohamad S Jafar**

This Addendum is incorporated into and made part of the Lease Agreement between Landlord and Tenant for the Premises.

1. Purpose
The purpose of this Addendum is to reduce the migration of smoke, odors, and airborne contaminants between units and to protect residents' health, safety, and quiet enjoyment of the property.

2. Prevention of Unreasonable Migration
Tenant shall not engage in any activity that results in the **unreasonable migration** of smoke, vapor, or odor from the Premises into:
(a) Other dwelling units
(b) Hallways or common areas
(c) Building systems, including ventilation pathways

3. Containment Requirement
Any lawful activity that produces smoke or odors must be conducted in a manner that reasonably contains such effects within the Premises.
If containment cannot be achieved, Tenant shall take reasonable steps to mitigate the condition, which may include modifying, relocating, or discontinuing the activity inside the Premises.

4. Property Protection
Tenant shall be responsible for damage beyond ordinary wear and tear caused by smoke or odor residue, including cleaning, deodorization, repainting, or replacement of materials where required.

5. Material Lease Obligation
A condition that materially interferes with other residents' quiet enjoyment, health, or safety, or that results in property damage, shall constitute a violation of the Lease.

6. Notice and Opportunity to Cure
Landlord may provide written notice of a condition requiring correction. Tenant shall make reasonable efforts to cure the condition within the time stated in the notice.

7. No Representation of Smoke-Free Environment
This Addendum regulates conduct but does not represent or guarantee that the property is a smoke-free environment.

8. Acknowledgment
Tenant acknowledges that this policy is intended to balance lawful use of the Premises with the rights of other residents.

Jafar
Mohamad S Jafar (Oct 8, 2026 13:31:09 EDT)

08/10/2026

Mohamad S Jafar **Date**

Tenant **Date**

Address of Property: 3511 E Fayette St. Baltimore MD 21224

PET ADDENDUM TO LEASE

Landlord: **HT SIX, LLC**
Tenant(s): **Mohamad S Jafar**

PLEASE NOTE: Pets are a serious responsibility and risk for each tenant in the dwelling. If not properly controlled and cared for, pets can disturb the rights of others and cause damages running into many hundreds of dollars for which the tenant may be held liable.

The undersigned acknowledge and agree that this Pet Addendum is incorporated into and made part of the Lease Agreement and shall remain in effect for the same term as the Lease Agreement, including any renewals or extensions thereof.

1. **PET DESCRIPTION.**
   Tenant may keep only the animal(s) described below. Tenant may not substitute any other animal for the one listed below without the Landlord's prior written approval.

   Animal's Name(s): _____

   Type: _____ Color: _____

   Breed: _____

   Weight: _____ Age: _____

   City of License: _____License No.: _____

   Date of last rabies shot: _____

   Animal Owner's Name(s): _____

   Animal's Name(s): _____

   Type: _____ Color: _____

   Breed: _____

   Weight: _____ Age: _____

   City of License: _____License No.: _____

   Date of last rabies shot: _____

   Animal Owner's Name(s): _____

2. NON-REFUNDABLE PET FEE.
Tenant agrees to pay a non-refundable pet fee of One Hundred and 00/100 Dollars ($100.00) for each approved pet kept on the Premises. The pet fee is not a security deposit and is non-refundable.

The pet fee compensates Landlord for additional wear, administrative costs, risk, and maintenance associated with permitting pets on the Premises and does not limit Tenant's responsibility for pet-related damages beyond ordinary wear and tear.

3. ADDITIONAL MONTHLY PET RENT.
Tenant agrees to pay Twenty-Five and 00/100 Dollars ($25.00) per month as non-refundable additional monthly pet rent ("Pet Rent") for each approved pet kept on the Premises. Pet Rent shall be deemed additional rent under the Lease and shall be due and payable with the monthly rent payment.
Tenant shall remain responsible for Pet Rent until:
(a) the pet has been permanently removed from the Premises;
(b) Tenant provides written notice of removal to Landlord; and
(c) Landlord reasonably verifies that the pet has been removed.

4. RESTRICTIONS.

a. **Landlord may restrict the number of pets allowed. Each pet must be pre-approved by the Landlord.**
b. **The pet must not pose a direct threat to the health or safety of others or cause substantial property damage, as reasonably determined by Landlord.**
c. **Landlord may reasonably request to view the pet prior to approval.**
d. **Proof of pet's annual inoculation for rabies, distemper, and all other required vaccinations must be provided for the resident's file.**
e. **No "visiting" pets are permitted.**

5. PET RULES.

a. **The pet owner will be responsible for any damage created by the pet, either in the apartment or any other areas of the building or grounds.**
b. **The pet owner will be held financially liable for the cost of ridding the apartment and/or building of fleas if it is determined that their pet is the cause of the problem.**
c. **Pets must be kept on a leash when outside the apartment.**
d. **Tenant may be charged reasonable costs, damages, cleaning expenses, or administrative fees resulting from violations of this Addendum to the extent permitted by law.**
e. **Pets are not to be left unattended or chained outside the apartment or on a patio.**
f. **Pet houses are not permitted on patios or balconies.**
g. **Waste elimination from the pet must be disposed of immediately and properly by the pet owner.**
h. **Before disposing of solid cat litter, it must be placed in a plastic trash bag and securely tied.**
i. **Animals required to be house trained must remain house trained.**
j. **Tenant must prevent any nuisances, disturbances and/or unreasonable noises created by the pet, including, but not limited to, excessive barking, scratching and crying, regardless of whether the animal is inside or outside the apartment. Tenant must make every reasonable effort to prevent and correct any discomfort caused to any other residents of the property by the pet, including, but not limited to, controlling menacing or aggressive behavior of the pet.**
k. **Pets may not be kept, bred or maintained for commercial purposes.**
l. **Tenant is responsible for understanding and complying with all laws, regulations, ordinances, and health codes governing the pet, including maintaining any and all licenses and vaccinations required by law.**
m. **Pet owners must provide name, address, and phone number of an "emergency contact person" to assume immediate custody of the pet in the case of serious illness or death of the pet owners. If no emergency contact exists, or if the contact does not assume immediate custody of the pet, Management will make arrangements to have the pet removed to a local animal shelter. Pet owner shall be responsible for all expenses connected with removal and housing of the pet.**

Contact Name (please print clearly): _____

Telephone Numbers: (Home) _____

(Work) _____

(Cell) _____

Email Address:_____

Relationship to Tenant: _____

6. BREACH OF PET ADDENDUM.

If the pet is found unsupervised, permission to keep the pet in the Premises is hereby revoked and the pet must be removed by Tenant within twenty-four (24) hours after receipt of written notice from Landlord. If the pet should become annoying, bothersome or in any manner a nuisance to other residents or to the resident manager of the apartment complex, Tenant shall upon notice from Landlord or its agents immediately and permanently remove the pet from the Premises. If Tenant continues to keep the pet on the Premises after receiving written notice that the pet constitutes a nuisance, safety risk, repeated lease violation, or material disturbance to other residents, such conduct may constitute a material breach of the Lease. Failure to comply with written notice regarding removal or correction of a pet-related violation may constitute a material breach of the Lease.

Link to Maryland Pet Protections fact sheet: https://mda.maryland.gov/Pages/Pets-and-eviction.aspx

7. ADDITIONAL RULES.
Landlord has the right to make reasonable changes and additions to the animal rules from time to time provided Landlord distributes a written copy of any changes to every tenant who is allowed to have animals.

8. EMERGENCY ANIMAL WELFARE.
If Tenant abandons a pet or leaves a pet without necessary food, water, or care, Landlord may contact animal control, a humane society, emergency personnel, or other appropriate authorities as permitted by law.

Tenant shall remain responsible for any reasonable costs incurred as a result of Tenant's abandonment or neglect of the pet.

9. LIABILITY FOR DAMAGES, INJURIES, CLEANING.
Tenant and all co-tenants shall be jointly and severally liable for reasonable damages caused by the pet, including reasonable cleaning, deodorizing, repair, or remediation costs. This provision applies to all parts of the premises and building, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, Tenant must pay for Landlord to replace them completely. Payment for damages, repairs, cleaning replacements or other items is due within thirty (30) days after Tenant's receipt of an invoice from Landlord.

Tenant shall be responsible for damages or injuries caused by Tenant's pet to the extent caused by Tenant's negligence or the actions of the pet. Tenant agrees to indemnify Landlord for claims arising from Tenant's pet, except to the extent caused by Landlord's negligence or violation of applicable law.

10. MOVE-OUT. If reasonably necessary due to pet-related odor, fleas, ticks, stains, or damage, Tenant shall pay for professional cleaning, deodorizing, or extermination services. Tenant must provide documentation from the contractor, if such services are performed. In satisfying the requirements of this paragraph, Tenants must comply with any rules or regulations imposed by Landlord relating to Landlord's environmental initiatives in the buildings, pursuant to the terms of the Lease.

11. MULTIPLE TENANTS. Each Tenant who signed the Lease must sign this Pet Addendum. Tenant, Tenant's guests, and any occupants must follow all animal rules. Each Tenant is jointly and severally liable for damages and all other obligations set forth in this Pet Addendum even if the Tenant does not own the animal.

12. GENERAL. Tenant acknowledges that no other oral or written agreement exists regarding animals. Except for special provisions noted above, Landlord's agent has no authority to modify this Pet Addendum or the animal rules, except in writing. This Pet Addendum and the animal rules are considered part of the Lease described above. Tenant shall execute a separate Pet Addendum for each animal to be permitted in the premises.

13. SERVICE ANIMALS AND REASONABLE ACCOMMODATIONS. Nothing in this Addendum shall be interpreted to prohibit or limit any rights relating to service animals or reasonable accommodation required under applicable fair housing laws. Pet deposits, pet fees, and pet rent shall not apply to approved service animals or assistance animals where prohibited by applicable law.

THIS IS A BINDING LEGAL DOCUMENT – READ CAREFULLY BEFORE SIGNING

ACKNOWLEDGED AND AGREED TO:

LANDLORD:

10/08/2026
Martha Chapman **Date**
Agent of HT SIX, LLC

TENANTS:

Mohamad S Jafar (Oct 8, 2026 13:31:09 EDT) 08/10/2026
Mohamad S Jafar **Date**

_____
-Enter Tenant Name- **Date**

_____
-Enter Tenant Name- **Date**

Mohamad S Jafar Date

Address of Property: **3511 E Fayette St. Baltimore MD 21224**

TENANT'S RIGHTS ADDENDUM TO LEASE

Landlord: **HT SIX, LLC**
Tenant(s): **Mohamad S Jafar**

In accordance with applicable Maryland law and Baltimore City rental housing requirements, Landlord provides the following notice of Tenant rights and disclosures.

Tenants have the right to:

- Review the proposed lease prior to signing and retain a copy of the executed Lease Agreement;
- Occupy a rental property that is properly licensed and registered in accordance with applicable Baltimore City and Maryland law;
- Receive all disclosures required by Maryland law concerning lead-based paint hazards for properties constructed prior to 1978;
- Receive a written explanation regarding utility billing allocations, including water billing allocations, if utilities are shared, allocated, or not separately metered;
- Receive at least ninety (90) days' written notice prior to any rent increase, as required by Maryland law;
- Receive written notice of non-renewal or termination of tenancy as required by applicable Maryland law;
- Quietly enjoy the Premises without unreasonable interference from the Landlord;
- Receive reasonable advance notice prior to Landlord, management, or contractors entering the Premises, except in cases of emergency;
- Request repairs for conditions that materially affect health and safety and seek remedies available under Maryland law if repairs are not made within a reasonable time after proper notice;
- Contact Baltimore City Housing Code Enforcement regarding suspected housing code violations;
- Organize or participate in lawful tenant associations or meetings consistent with applicable law;
- Be free from retaliation for exercising rights protected under Maryland law, including reporting housing code violations or requesting legally required repairs;
- File complaints or seek assistance from applicable governmental agencies, including:
- Baltimore City Department of Housing & Community Development
- Maryland Department of the Environment
- Maryland Courts
- Fair Housing enforcement agencies

IMPORTANT NOTICE:
Nothing in this Addendum shall be interpreted to waive or limit any rights or remedies provided to Tenants under Maryland law or Baltimore City housing regulations.

BALTIMORE CITY HOUSING RESOURCES
Baltimore City Department of Housing & Community Development
Code Enforcement: 311 or 410-396-3100

Maryland Courts Self-Help Center
410-260-1392

People's Law Library of Maryland
https://www.peoples-law.org

Tenant acknowledges receipt of this Addendum.

M. Jafar
Mohamad S Jafar (Oct 8, 2026 13:31:09 EDT)

08/10/2026

Mohamad S Jafar **Date**

Tenant **Date**

Address of Property: **3511 E Fayette St. Baltimore MD 21224**

LEGAL ASSISTANCE RESOURCES LEASE ADDENDUM

Landlord: **HT SIX, LLC**
Tenant(s): **Mohamad S Jafar**

When you sign this Lease, you agree to pay rent on time and comply with the terms of the Lease Agreement. If rent is not paid, Landlord may file a Failure to Pay Rent action in the District Court of Maryland.

In any court proceeding, Tenants may have the right to:

- Know the amount of rent claimed to be due;
- Require the Landlord to prove the amount owed;
- Raise certain legal defenses or housing conditions issues permitted under Maryland law;
- Present evidence and testimony before a Judge; and
- Seek legal assistance or representation.

Maryland law requires residential rental properties to be properly licensed where applicable and compliant with Maryland lead paint laws for properties constructed before 1978.
The following organizations may provide free or low-cost legal assistance, mediation, housing counseling, or eviction prevention resources:

LEGAL INFORMATION & SELF-HELP

District Court of Maryland Self-Help Center
410-260-1392
501 E. Fayette Street, 3rd Floor, Baltimore, MD 21202
https://mdcourts.gov/helpcenter

People's Law Library of Maryland
https://www.peoples-law.org

MEDIATION & DISPUTE RESOLUTION
District Court Alternative Dispute Resolution Program
https://mdcourts.gov/macro/adr/about

Baltimore Community Mediation Center
410-467-9165
https://www.communitymediation.org

FINANCIAL & EVICTION PREVENTION RESOURCES
Maryland Information and Referral Services
Dial 211 or visit https://211md.org

Pro Bono Resource Center of Maryland
Tenant Volunteer Lawyer Program
443-703-3053
https://probonomd.org

Public Justice Center
410-625-9409
https://publicjustice.org

Maryland Legal Aid
410-951-7777
https://www.mdlab.org

Homeless Persons Representation Project
410-685-6589
https://www.hprplaw.org

Green & Healthy Homes Initiative
410-534-6447
https://www.greenandhealthyhomes.org

LEGAL SERVICES & REPRESENTATION
Baltimore City Eviction Prevention Resources may also be available through local nonprofit organizations and government assistance programs.

Tenant acknowledges receipt of this Addendum.

J. Jafar
Mohamad S Jafar (Oct 8, 2026 13:31:09 EDT) 08/10/2026

Mohamad S Jafar **Date**