N & L Property Management, LLC

401 Highland Ave • Ste 2 • Baltimore, MD 21225
(443) 595-6577

1
Residential Rental Agreement

1.1 RENTAL AGREEMENT

This Rental Agreement made at 401 Highland Ave. Baltimore, Maryland, 9/28/2026

Between Kimberly L. Walker (hereinafter called "TENANT") and BHF Ventures LLC (herein after called "LANDLORD") c/o N & L Property Management, LLC (Agent), shall provide as follows:

1.2 LOCATION

The Landlord hereby rents to Tenant and Tenant hereby rents from the Landlord a parcel of property in the county of Baltimore City, State of Maryland, which parcel of land with improvements will constitute the Premises. Said parcel of land is more particularly described as follows:

3621 Bonview Ave
Baltimore, MD 21213

Ward - 26 Section - 33 Block - 4179N Lot - 061

With the following exceptions: _____

1.3 TERMS

This Rental Agreement shall commence on 09/28/2027, and end on 09/30/2027, at 12:00PM. Tenant covenants that upon the termination of this Rental Agreement, or any extension thereof, that tenant will quietly and peaceably deliver possession of the Premises in good order and condition, reasonable wear and tear expected, free of Tenant's personal property, garbage and other waste, and return all keys to the Landlord.

If Tenant Remains in possession without the Landlord's consent after the expiration of the term of the Rental Agreement, or its termination, Tenant will be responsible to pay two (2) times the daily rate listed in Paragraph 3 for each day until possession is relinquished to the Landlord.

X KLW
Initial Here

1.4 RENT

Tenant agrees to pay Landlord an annual total rent of $21,660.00. Said rent shall be payable in monthly installments of $1,805.00, on or before the 1st day of every month during said term. The rent is payable to **N & L Property Management, LLC** at **401 Highland Ave. Unit 2, Brooklyn, MD 21225** or as Tenant may be advised from time to time in writing. Where the term of the Rental Agreement commences or terminates on a day other than the first 1st day of the month, Tenant shall pay rent unto the Landlord in the amount of $59.34per day. Subsidized tenants are only responsible for their portion of the stated rent.

Additional Rent: Tenant covenants and agrees to pay as additional rent any money required to be paid pursuant to Section 12 (Utilities), Section 13d (Maintenance), Section 19 (Damages), Section 13a (Cleaning), and Section 13c (Repairs), and all other sums of money or charges required to be paid by Tenant under this Lease, whether or not the same shall be designated as "additional rent". Tenant also covenants and agrees to pay as additional rent a late charge equal to the sum of **FIVE PERCENT (5%)** of any fixed minimum rent not paid by the tenth of the month in which it is due.

In addition to regular rent, Tenant agrees to pay $0.00 per month as additional rent for authorized animals as listed in the Animal Addendum and Animal Policy. Unauthorized animals or evidence of animals being kept at the property without permission shall result in a two hundred ($200.00) assessment on the Tenants account and the Tenant is required to apply for permission to keep the animal within seven (7) days or have the animal removed immediately upon notification from Landlord.

Application of Payments: All payments made by Tenant to the Landlord shall be applied as follows: firstly, to any late charges due and owing; secondly, to any and all court costs due, owing and arising out of failure to pay rent and warrants of restitution for rent; thirdly, for any costs, deposit fees, fines, or charges, which are the obligation of the Tenant as stated in other sections of this Rental Agreement; fourthly, to any past due rents or debts arising out of the Rental Agreement; fifthly, to any currently due rent.

Partial Rent Payment: It is agreed that the acceptance by the Landlord of less than the full amount of rent due and owing shall not serve to prevent the Landlord from filing a summary ejection action for any balance still due and owing. In the event summary ejectment proceedings have commenced and the Tenant tenders partial rent after a judgment for possession has been entered, this will not void the continuation of the eviction since the full amount of the judgment for possession has not be paid prior the actual eviction.

Tenants with Housing Vouchers: Where applicable any Tenant that has a housing voucher must continue to comply with all rules and regulations stated in the Lease, as well as to comply with all housing regulations. In the event your voucher is terminated, and/or revoked, this constitutes a

material breach of the Lease and you must vacate the premises within Fifteen (15) days or be considered a tenant holding over. In the alternative, if by written agreement between the parties, signed by all parties to the Lease Agreement, you choose to stay and pay for the remainder of your Lease term, you will be subject to the current rent due and payable by those who are not under the voucher system for this unit. All other terms and conditions stated within the Lease Agreement will remain in full force and effect.

X KLW
Initial Here

1.5 LATE FEES

Tenant agrees to pay a late fee of **FIVE PERCENT (5%) OF TOTAL MONTHLY RENTAL CHARGE** if rent is paid after the **10th** of each month. Subsidized tenants are charged 5% of their portion of the stated rent.

1.6 OCCUPANTS

Only persons designated in the Rental Agreement or as further modified or agreed to in writing by Landlord shall reside in the Premises. In no event shall more than 3persons be allowed to occupy said Premises. For purposes of this Rental Agreement the designed occupants are listed below: Kimberly L. Walker Essence Wright, Aubrey Smith

Any changes to the occupants named, must have written Landlord approval and Tenant will be assessed any applicable application fees. Departing occupant is not released from Rental Agreement responsibilities without written approval of the Landlord.

SUBLEASE: Tenant shall not assign or sublet said Premises, or any subsection thereof, without

written consent of Landlord which may be withheld in Landlord's sole discretion. Tenant must have written permission from Landlord for guests to occupy the Premises for more than **7 days.**

X KLW
Initial Here

1.7 RENTAL APPLICATION

Tenant acknowledges that the Landlord has relied upon the rental application as an inducement for entering into this rental agreement, and Tenant warrants to the Landlord that the facts stated in the rental application are true to the best of Tenant's knowledge. If any facts stated in the rental application prove to be untrue, the Landlord shall have the right to terminate the residency immediately and to collect from Tenant any damages including unpaid rent and future rent due until the end of the lease term and may further collect attorney's fees actually incurred resulting therefrom.

1.8 RETURNED CHECKS

Tenant agrees to pay **FORTY DOLLARS ($40.00)** for each dishonored check for bookkeeping costs and handling charges, **plus late charges if the check is not made good before the FIFTH (5TH) day of the calendar month.** If more than one check is returned, all future rent charges shall be paid in the form of a cashier's check, certified check, or money order. If any check for the security deposit or first month's rent is returned for insufficient funds or stop payment, Landlord may declare the Rental Agreement breached. **PAYMENT FOR EACH DISHONORED CHECK AND FEES MUST BE WITHIN FIVE (5) DAYS OF NOTIFICATION BY CASHIER'S CHECK, CERTIFIED CHECK, OR MONEY ORDER.**

1.9 SECURITY DEPOSIT

Landlord hereby acknowledges receipt from Tenant of the sum of $SEE ADDENDUM paid prior hereto, to be held as security for the faithful performance by the Tenant of the covenants, conditions, rules and regulations contained herein. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Rental Agreement or for damage by Tenant or the Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof. The Tenant shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Tenant notifies the Landlord by certified mail of the Tenant's intention to move, the date of moving, and the Tenant's new address. The notice to be furnished by the Tenant shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the Premises are to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Tenant's notice. In the event of sale or transfer of the home by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Tenant for all liability for the return of such Security Deposit and Tenant shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Tenant without the prior written consent of Landlord and any attempt to do so shall be void.

The Tenant shall have a right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy. The Landlord shall be further obligated to return any unused portion of the Security Deposit, by first class, addressed

to the Tenant's last known address within forty-five (45) days after the termination of the tenancy. Failure of the Landlord to comply with Maryland's 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.

X KLW
Initial Here

1.10 ESSENTIAL SERVICES

Landlord is required to provide essential services: sanitary plumbing or sewer service, electricity, gas used for heat, hot water, or cooking, running water, and reasonable amounts of hot water and heat except where the building that includes the Premises is so constructed that heat or hot water is generated by an installation within the exclusive control of Tenant and supplied by a direct public utility connection.

1.11 INVENTORY AND APPLIANCES

The following appliances or equipment present in the Premises are specifically included by this Rental Agreement as being deemed to be supplied by the Landlord:[X] stove, [ ] disposal, [X] refrigerator, [ ] dishwasher, [X] washer, [X] dryer, [X] microwave, [X] ceiling fan(s), [ ] door bell, [ ] other: _____

The following appliances or equipment are on the premise for the **convenience of the Tenant but shall not be maintained** or replaced by the Landlord, neither does the Landlord warrant the condition there of: [ ] washer, [ ] dryer, [ ] _____, [ ] _____

If the unit comes with a dishwasher, N&L Property Management LLC requires that the

dishwasher be ran on a weekly cycle to make sure no bacteria growth in a stagnant dishwasher.

Any furnishings to be provided by the Landlord shall be set out in a separate inventory addendum. The inventory addendum shall be signed by both Tenant and Landlord concurrently with this Rental Agreement and shall be a part of this Rental Agreement.

KEYS: Landlord shall provide to Tenant, and Tenant shall return same upon termination of possession: [2] keys to unit (including dead bolt), [ ] keys to mailbox, [ ] pool tags/keys, [ ] community/gate/common area keys, [ ] storage areas, garage door openers, [ ] other___

If Tenant does not return all keys, Landlord has the right to replace the keys or re-key locks at Tenant expense.

1.12 DEFINITION OF "THIRTY (30) DAYS NOTICE"

Any written notice given by either party to the other party in order to meet a thirty (30) day notice requirement will be deemed given, and the thirty (30) days deemed to commence on the first day of the calendar month following the date of receipt of said notice. Any termination permitted by other sections contingent upon thirty (30) day notice will then be effective on the last day of the calendar month following receipt of said notice. If expiration date Rental Agreement is not on the last day of the calendar month, then thirty (30) days' notice is required to confirm to the expiration dates.

1.13 UTILITIES AND SERVICES

UTILITIES AND SERVICES: Weekly trash and recycling is included with rent. Tenant agrees to pay the following utilities: [X] gas, [X] electric, [X] water, [X] sewer, [X] bulk trash removal, and any additional utility needs of the unit as of the date of this lease agreement and during the lease term. Water bill will remain in the owner's name and is due 30 days upon receipt by the tenant. In the event of Tenant's default on payment of utilities, Landlord may pay and charge Tenant

together with any penalties, charges, damages and interest. Tenant shall be liable for any damages and inspections required by local authorities/utility companies due to Tenant's failure to obtain service by the start date of this Rental Agreement or to maintain said service during the term of this agreement. Tenant shall pay all costs to hook-ups and connection fees and security deposits in connection with providing utilities to the Premises during the term of the Rental Agreement.

X KLW
Initial Here

1.14 TENANT RESPONSIBILITY

1. Tenant agrees to keep the Rental Agreement Premises safe and clean. Tenant agrees to be responsible for removal of Tenant's contagious and other hazardous materials.
2. Tenant shall report to Landlord any malfunction of or damage to any electrical, plumbing, or HVAC systems and any occurrence known or that reasonably should be known to Tenant that **may** cause damage to the property.
3. Tenant shall pay for the cost of all repairs made necessary by negligence or careless use of the Premises and pay for repairs/loss resulting from theft, malicious mischief or vandalism by tenant, any member of Tenant's family, guests or other person known or invited by Tenant. Tenant shall provide a police report and cooperate with the police and/or testify for any loss resulting from theft, malicious mischief, or vandalism as evidence that the damage is not caused by Tenant and/or their guests.

1.15 ROUTINE MAINTENANCE

Tenant shall be responsible for (and financially responsible for) all routine maintenance including, but not limited to, stoppage of sewer because of misuse, broken water pipes/fixtures due to

neglect or carelessness of Tenant, and replacement of any burned out light bulbs. It is specifically understood that Tenant shall, at Tenant's expense, keep sinks, lavatories, and commodes open, and **shall report any water leaks to Landlord immediately.**

1.16 PREVENTION OF WATER DAMAGE

shall maintain at all times two properly installed shower curtains that surround the tub in the bathroom on premises. Tenant also agrees to place bathmats on bathroom floor to ensure water is not left on the floor following use of tub/shower.

1.17 EQUIPMENT/FURNITURE

Tenant is directly responsible for any damage caused by Tenant's appliances and/or furniture. Tenant agrees not to place antennas, satellite dishes, waterbeds, and auxiliary heaters without written permission from Landlord. Tenant agrees that any damage caused by these items, even when placed with Landlord permission, is the sole responsibility of Tenant. No indoor furniture is allowed on any porches, patios or decks of the premises.

1.18 HVAC SYSTEM

Tenant is responsible for changing HVAC filters as needed and will be responsible for HVAC servicing fees if any excessively dirty filter is found at any time. Tenant will also be held liable for damage to HVAC systems caused by dirty or missing filters and damages resulting from unreported problems.

1.19 LANDSCAPING AND YARD MAINTENANCE

[X] Tenant [ ] Landlord is responsible for yard maintenance, which shall include, but is not limited

to mowing and watering the lawn, keeping any planting beds free of weeds, replacing mulch as needed, trimming shrubs and trees, and keeping the Premises free from debris and fire ants. Tenant further agrees to cut the yard at least two (2) time per month during the spring and summer months and at least one (1) time per month during the fall and winter months or as needed. Tenant further agrees to remove fallen limbs, and rake and bag leaves as necessary. Tenant agrees that if Landlord is required to notify Tenant on more than two (2) occasions of Tenant's responsibilities. Landlord may, at their discretion, assume responsibility for yard maintenance at a cost of Two Hundred ($200) per month to Tenant.

X KLW
Initial Here

1.20 SMOKE DETECTORS

Landlord has installed one or more smoke detectors in the Premises and that said detector(s) is/are in good condition and proper working order as of the beginning of the Lease term. Tenant agrees not to remove, obstruct, tamper with or render inoperative said detector(s) or otherwise permit the detector(s) to be removed, obstructed, tampered with or rendered inoperative for any reason whatsoever. Tenant further agrees to test the detector(s) periodically and to maintain, repair or replace said smoke detector(s). Tenant assumes all liability to test the detector(s) and hereby waives and exonerates Landlord from any and all liability resulting from any defective detector(s), or failure to operate due to removal of batteries.

If this residential dwelling unit contains alternating current (AC) electric service: In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm; therefore, the occupant should obtain a dual-powered smoke detector or battery-powered smoke detector.

If Tenant elects to install a dual-powered smoke detector, such installation shall be at Tenant's sole

cost and expense and must be performed by a licensed electrician. Written notice of such installation must be mailed to Landlord in accordance with Paragraph #28 of this Lease Agreement. Please note; however, that under no circumstances may Tenant remove or alter any smoke detector previously provided by Landlord.

X KLW
Initial Here

1.21 CARBON MONOXIDE DETECTORS

In the event Landlord has installed a carbon monoxide detector in the Property, Tenant(s) hereby agree to comply with the following conditions and regulations: (1) To test and maintain the carbon monoxide detector installed in the Property on a regular basis during the tenancy according to the manufacturer's guidelines; (2) To report immediately to the Landlord in writing any and all defects or test failures in the carbon monoxide detector so that the Landlord may promptly repair or replace the detector; (3) Except as needed for repair or routine maintenance of the carbon monoxide detector; (a) Not to remove or disconnect the carbon monoxide detector; (b) Not to remove batteries from the carbon monoxide detector; and (c) Not to in any way render the carbon monoxide detector inoperable: (4) Tenant(s) agree to permit the Landlord prompt access to the Premises to repair or replace the carbon monoxide detector during the term of the Lease or any extension thereof; (5) In the event the Tenant(s) violate(s) any of the conditions or regulations contained in this paragraph, such violation shall constitute a material and substantial breach of the Rental Agreement, and the Landlord shall be entitled to the speedy recovery of the Premises in accordance with the Lease and all local, public and general laws appertaining thereto. Any damage to the Premises or to the carbon monoxide detector as a result of action or inaction by the Tenant(s) will be paid by the Tenant(s), as Additional Rent, upon demand of the Landlord including damage caused by any attempts to remedy said damage; and (6) With regard to the Tenant(s) obligation under the law and this paragraph, the Tenant(s) will indemnify and save

harmless the Landlord against all liability, including arising from death or injury to person or Premises during the term of this Rental Agreement and any renewal or extension thereof caused by any act or omission of the Tenant(s), or of the Tenant's family, guests, agents or employees of the Tenant(s).

X KLW
Initial Here

1.22 PEST CONTROL

If Landlord notifies Tenant of a scheduled extermination of the Premises, and Tenant fails to prepare the Premises for such extermination in accordance with Landlord's instructions, Tenant acknowledges that by Tenant's failure to comply with Landlord's instructions, Tenant will have prevented Landlord's exterminator from properly exterminating the building in which the Premises are located. Under such circumstances, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially In addition, Tenant acknowledges that Tenant's obligation to keep the Premises in a neat, clean, good sanitary condition includes keeping Tenant's clothing, furniture, bed frames, mattresses, bedding, curtains and storage closets free of bed bugs and their eggs. If Tenant suspects a bed bug infestation within the Premises, Tenant must immediately notify Landlord of such suspected infestation at which time Landlord will hire a licensed pest control operator to confirm the infestation. If there is a bed bug infestation, the licensed pest control operator will develop an integrated treatment and eradication plan. The cost of inspection and treatment of the infested area will be at the expense of Landlord. If, as a result of Tenant's negligence, or failure to remove any affected personal property, there is a further bed bug infestation, any subsequent treatment required will be at the Tenant's expense. Tenant shall be obligated, at Tenant's expense, to immediately have the Premises and Tenant's furniture, mattresses or other affected property prepared for treatment and, if applicable, removed from the

Premises and have the infested area cleaned. In the event that the Tenant fails to grant access, prepare the Premises for treatment, or fails to permanently remove infested personal property from the Premises, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially. If Tenant vacates the Premises and a bed bug infestation of the Premises is subsequently discovered, Tenant will be responsible for the cost of inspection, treatment, eradication and cleaning of the Premises. In the event that a bed bug infestation spreads from the Premises into other areas of the building, whether adjacent to above or below the Premises, Tenant will also be held responsible for the expense of inspection, treatment, eradication and cleaning of such other areas.

X KLW
Initial Here

1.23 ADVERSE WEATHER

Tenant acknowledges responsibility to mitigate damage caused by severe weather. In the case of a Hurricane or Named Storm or threat of a Hurricane or Named Storm, Tenant is to remove all non-secured items that are on the exterior of the Premises so that they do not cause damage. Tenant agrees to provide the Landlord with contact information in the case of an evacuation. **If the temperature outside falls below 32 degrees Fahrenheit, Tenant is responsible for protecting the Premises by taking steps to reduce the likelihood of frozen pipes including, but not limited to winterizing irrigation system, exterior faucets.**

1.24 MOLD AND MILDEW

Tenant acknowledges that it is necessary for Tenant to provide appropriate climate control, keep the unit clean, and take other measures to retard and prevent mold and mildew from

accumulating in the unit. Tenant agrees to clean and dust the unit on a regular basis and to remove visible moisture accumulation on windows, walls, bathroom tile and other surfaces as soon as reasonably possible. Tenant agrees not to block or cover any of the heating, ventilation or air conditioning ducts in the unit. Tenant also agrees to immediately report to Landlord: (i) any evidence of water leak or excessive moisture in the unit, as well as in any storage room, garage or other common area; (ii) any evidence of mold or mildew-like growth that: cannot be removed by simply applying a common household cleaner and wiping the area: (iii) any failure or malfunction in the heating, ventilation or air conditioning system in the unit; and (iv) any inoperable doors or windows. Tenant further agrees that Tenant shall be responsible for damage to the unit and Tenant property as well as injury to Tenant occupants resulting from Tenant's failure to comply with the terms of this paragraph. A default under the terms of this paragraph shall be deemed a material (substantial) default under the terms of the Rental Agreement, and Landlord shall be entitled to exercise all rights and remedies at law or in equity.

1.25 PAINT

Eating or chewing paint, plaster or household dust that contains lead can cause lead poisoning in children. Areas in the property that are of particular concern for chipping, flaking, loose, or peeling paint, plaster or wallpaper are doors, windows, floors, woodwork and wood trim and molding. Therefore, if you have a child or children who live with you, will live with you or visit you and you find any chipping, flaking, loose, or peeling paint, plaster or wallpaper either inside or outside of the house, you must notify us immediately in writing (by e-mail, letter, or placing a maintenance request) so that we can view the area(s) at issue and arrange for the necessary repairs. Tenant acknowledges that they have read and understood the previous paragraph and will advise the landlord in writing if any chipping, flaking, or peeling paint is observed at the rental property.

X KLW
Initial Here

1.26 RULES AND REGULATIONS

Tenant(s), or any member of Tenants family, guests, or any other person(s) under Tenant's control, shall conduct themselves in a manner that will not disrupt other Tenants' and/or neighbors' peaceful enjoyment of the Premises. Tenants(s), any member of Tenant's family, guests or other persons under Tenant's control, shall not engage in or facilitate criminal or drug activities on the Premises. **Any such violation constitutes a substantial violation of Rental Agreement and a material noncompliance with the Rental Agreement. As such, it is grounds for termination of tenancy and eviction from Premises.**

1. **Alterations:** No repairs, alterations or changes in or to said Premises or the fixtures or appliances contained therein, shall be made except after written consent of Landlord which said consent is at the sole discretion of the Landlord. The cost of restoring Premises to the original condition if Tenant makes any such unauthorized modifications shall be the responsibility of Tenant. **NO REPAIR COSTS SHALL BE DEDUCTED FROM RENT BY TENANT.** All improvements made by Tenant to the said Premises shall become property of the Landlord.
2. Tenant is prohibited from adding, changing, or in any way altering locks installed on the doors of Premises without prior written permission of Landlord.
3. **NO SMOKING IS ALLOWED IN THE PREMISES**
4. The Premises, common elements, and limited common elements are subject to applicable rules, regulations, and covenants/restrictions either imposed by the Landlord, any Homeowner Association, or Municipal Ordinance(s) and Tenant agrees to observe faithfully all rules and regulations currently in effect or that may be adopted. **ANY FINES, FEES OR CHARGES RESULTING FROM VIOATIONS SHALL BE PAID BY TENANT.**
5. No nails, screws or adhesive hangers except standard picture hooks, shade brackets, and

curtain rod brackets may be placed in walls, woodwork or any part of Premises.

6. Motor vehicles with expired or missing license plates, and non-operative vehicles, boats, trailers, RVs and campers are not permitted on Premises without the Landlord's written permission. Any unauthorized vehicle may be removed by Landlord; Tenant shall be responsible for all charges and Tenant shall have no right or recourse against Landlord thereafter. Tenant shall be responsible for any damage to the Premises caused by parking, driving or storing of any vehicles and/or trailers on yard or landscape.
7. No Animals are allowed unless the Animal Addendum attached to this Rental Agreement is completed.

1.27 INSPECTIONS AND MOVE OUT PROCEDURES

1. **Move-In Inspection:** Tenant acknowledges that Tenant is accepting the Premises in "As-Is" condition with the exception of any repairs or modifications as required by law. Tenant acknowledges that Tenant will be provided a move-in inspection form to be completed and returned to Landlord within **FIVE (5)** days of possession of unit. Tenant may be responsible for damages to the property based on the Landlord's findings.
2. **Move-out Inspection:** It is agreed that the move-out inspection will be made within three (3) working days after Tenant has completely vacated the Premises and notified Landlord in writing. Said inspection will be conducted during normal business hours. No Move-out inspection will be made on holidays or weekends: utilities must be left on for this inspection. **Should Tenant fail to keep utilities on through the Move-out inspection, Tenant shall pay Landlord as additional rent the total cost of reconnecting the utilities and a administration fee of FIFTY DOLLARS ($50.00) plus any related charges from the Utility Companies.** Tenant will be charged if a return visit by the Landlord is necessary due to Tenant not being completely moved out. Tenant has a right to be present during the inspection and Tenant's failure to appear shall constitute Tenant's agreement to accept the Landlord's report as conclusive and final. If Tenant wishes to be at the move out inspection it is the Tenant's responsibility to notify the Landlord and arrange an appropriate time for the inspection

dependent on the Landlord's schedule. Tenant shall comply with Move out Guidelines as provided by the landlord upon notice to Terminate Rental Agreement.

IF THE PREMISES HAS NOT BEEN PROPERLY CLEANED AT THE TIME OF THE MOVE-OUT INSPECTION AND THE LANDLORD MUST HIRE A CLEANING SERVICE, CARPET CLEANING SERVICE OR A REPAIR COMPANY TO MAKE REPAIRS, ANY COSTS OF SAID REPAIRS AND/OR CLEANING COST SHALL BE LEVIED AGAINST TENANT.

1.28 SHOWING OF PROPERTY FOR RENT OR SALE

During the last 60 days of this lease, or any renewal thereof, Tenant shall permit the posting of a "For Rent" or "For Sale" sign and shall allow the Property to be shown to prospective Tenants and Purchasers during the hours of 9am to 7pm daily. Landlord shall give Tenant reasonable notice of such showings via text or email at least 24hrs before the showing is scheduled. If Tenant is not home, the Property may be shown utilizing the key retained by Landlord or by use of a key lockbox, as authorized by Landlord. Tenant agrees to keep Property reasonably clean and orderly and that any pets permitted on the Property shall not be allowed to obstruct nor interfere with any showing of the Property for rent or sale. Tenant agrees to make reasonable accommodations to comply.

X KLW
Initial Here

1.29 INSURANCE

Tenant acknowledges that the Landlord does not carry insurance to cover Tenant's personal

property or personal liability, and is not responsible therefore. Tenant is advised to obtain insurance to protect Tenant's interests. Tenant agrees to comply with the requirements of the Landlords' present or future insurance carriers and not to permit anything to be done at or within the Premises which shall cause cancellation of the Landlord's policy or an increase in the current rate of insurance thereon. Tenant also agrees that Landlord is not responsible for loss of perishable good should there be a mechanical failure of any appliance or equipment provided by the Landlord and that Tenant is responsible for any loss incurred by the Landlord due to Tenant neglect, misuse abuse or accident caused by Tenant.

1.30 INDEMNIFICATION

Tenant agrees to indemnify and hold Landlord and Owner harmless from and against any and all injuries, damages, losses suits and claims against Landlord and/or owner arising out of or related to: (1) Tenant's failure to fulfill any condition of this Rental Agreement; (2) any damage or injury happening in or to Property or to any improvements thereon as a result of the acts or omissions of Tenant or Tenant's family members, invitees or licensees; (3) Tenant's failure to comply with any requirements imposed by any governmental authority; (4) any judgment, lien or other encumbrance filed against Property as a result of Tenant's actions and any damage or injury happening in or about Premises to Tenant or Tenant's family members,, invitees or licensees (except if such damage or injury is caused by the intentional wrongful acts of Landlord or Owner); (5) failure to maintain or repair equipment or fixtures, where Landlord and/or Owner use their best efforts to make the necessary repairs within a reasonable time period and Tenant covenants to hold Landlord harmless from and against Owner of the Property for not paying or keeping current with any mortgage, property taxes or homeowners association fees on the Property or not fulfilling the Owner's obligations under this Rental Agreement.

1.31 RIGHT TO ACCESS

Tenant shall not unreasonably withhold consent to the Landlord to enter into the Premises in

order to inspect the Premises, make necessary or agreed repairs, decorations, alterations, or improvements, supply necessary or agreed services, or exhibit the Premises to prospective or actual purchasers, mortgages, prospective tenants, workmen, or contractors.

The Landlord or Landlord's agent may enter the Premises with or without the consent of Tenant:

1. At any time in case of emergency including, but not limited to prospective changes in weather conditions which pose a likelihood of danger to the property and may be considered an emergency.
2. The Landlord or Landlord's agent may enter between the hours of 9:00am and 6:00pm for the purpose of providing regularly scheduled periodic services such as changing filters, inspections, providing insect or pest treatment, provided the Landlord announces intent to enter to perform services.
3. The Landlord or Landlord's agent may enter between the hours of 8:00am and 8:00pm for the purpose of providing services requested by Tenant, provided that prior to entering the Landlord announces intent to enter to perform services.

The Landlord shall not abuse the right of access or use it to harass Tenant. Except for section 20(a), 20(b), 20(c), the landlord shall give Tenant at least 24 hours' written notice of intent to enter and may enter only at reasonable times. The Landlord has no other right of access except, pursuant to court order when accompanied by a law enforcement officer at reasonable time for the purpose of service of process in ejectment proceedings, or unless Tenant has abandoned or surrendered the Premises.

1.32 DESTRUCTION OR DAMAGE TO PREMISES

If the Premises is damaged or destroyed by fire or casualty to extent that normal use and occupancy of Premises is substantially impaired, Tenant may immediately vacate the Premises and notify the landlord in writing within seven (7) days thereafter of Tenant's intention to terminate the Rental Agreement, in which case the Rental Agreement terminates as of the date of vacating. If continue occupancy is lawful, Tenant may vacate any part of the Premises rendered

unusable by the fire or casualty, in which case Tenant's liability for rent is reduced in proportion to diminution in fair-market value of the Premises, as determined by Landlord.

Unless the fire or casualty was due to tenant 's negligence or otherwise caused by Tenant, if the Rental Agreement is terminated, the Landlord shall return security deposit to Tenant with the proper accounting as required by law. Accounting for rent in the event of termination or apportionment must be made as of the date of the fire or casualty. The Landlord shall withhold from Tenant's security deposit all damages incurred if the fire or casualty was due to Tenants negligence or otherwise caused by Tenant, with proper accounting.

1.33 CONDEMNATION AND FORECLOSURE

Tenant hereby waives any injury, loss or damage, or claim therefore against Landlord resulting from any exercise of a power of eminent domain of all or any or any part of the Premises or surrounding ground of which they are a part. All awards of the condemning authority for the taking of land, parking areas, or buildings shall belong exclusively to the Landlord. In the event substantially all of the Premises shall be taken, this Rental Agreement shall terminate as of the date the right to possession vested in the condemning authority and rent shall be apportioned as of that date. In the event any part of the property and/or building or buildings of which the premises are a part (whether or not the Premises shall be affected) shall be taken as a result of the exercise of a power of eminent domain and the remainder shall not in the opinion of the Landlord, constitute an economically feasible operating unit, Landlord may, by written notice to Tenant given within sixty (60) days after the date of taking, terminate this Rental Agreement as of a date set out in the notice not earlier than thirty (30) days after the date of this notice; rent shall be apportioned as of the termination date. **If the Premises become subject to a foreclosure proceeding or tax sale notice of said sale does not release Tenant from Tenant's Obligations in this Rental Agreement nor does it authorize Tenant to withhold rent.**

1.34 ABSENCE, NON-USE, AND ABANDONMENT

The unexplained absence of a Tenant from the Premises for a period of fifteen (15) days after default in the payment of rent shall be construed as abandonment of the Premises. If Tenant abandons the Premises before the expiration of the Rental Agreement, tenant remains responsible until the end of the lease term or until the Premises is re-rented, whichever occurs first. If the Landlord accepts the abandonment as surrender, the Rental Agreement is considered to be at its end by the Landlord as of the date the Landlord has notice of the abandonment. When the Premises has been abandoned or the Rental Agreement has come to an end and Tenant has removed a substantial portion of personal property or voluntarily and permanently terminated any utilities whether personal property at the Premises or not the Landlord may enter the Premises, use forcible entry if required, and dispose of the property and take possession of the Premises. The Tenant remains responsible until the end of the lease term or until it is re-rented, whichever occurs first.

1.35 BREACH OF LEASE, NON-COMPLIANCE WITH AGREEMENT FOR FAILURE TO PAY RENT

In the event Landlord files a Breach of Lease action under the Annotated Code of Maryland Real Property, Article 8-402.1 as amended from time to time, Tenant shall be responsible for any and all costs actually incurred by Landlord in pursuing this Breach of Lease action including, but not limited to the costs for filing said Breach of Lease, as well as actual attorney's fees incurred by Landlord as a result of legal representation resulting from the necessity of the Landlord for filing the complaint against a Tenant in breach of his/or her Rental Agreement and any Court If Tenant, Tenant's family, employees, agents, or guests violate any provision of this Rental Agreement, or any rule or regulation herein imposed, then Landlord may treat such Rental Agreement violation as breach under the terms of this Rental Agreement, with Tenant's possession of the Premises ending on the date specified in Landlord's notice. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Tenant's possession of the Premises is ended, or if the Premises should otherwise become vacant during the term of this Rental Agreement, or any renewal or extension thereof, the Tenant will remain liable to the

Landlord for the rent through what would have been the expiration date of this Rental Agreement, or any renewal or extension thereof, had Tenant's possession not have ended due to Tenant's breach; and shall further remain liable for such other damages sustained by the Landlord due to Tenants' breach of Rental Agreement and/or Tenant's subsequent eviction from the premises; and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Rental Agreement and/or Tenant's termination of possession of the Premises 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 Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), utility costs for the Premises for which Tenant, pursuant to the Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises. Tenant shall also be liable for actual costs incurred by Landlord in scheduling or affecting a Court ordered eviction of Tenant.

The Landlord may recover actual damages and obtain injunctive relief in magistrate's or circuit court without posting bond for any noncompliance by Tenant with the Rental Agreement or Paragraphs 15 or 16 above. If the Tenant's noncompliance is willful or other than nonpayment of rent, the Landlord may recover reasonable attorney's fees. If Tenant's nonpayment of Rent is not in good faith, the Landlord is entitled to reasonable attorney's fees.

If there is noncompliance by Tenant with Paragraphs 13 or 14 above, materially affecting health and safety that can be remedied by repair, replacement of a damaged item, or cleaning and Tenant fails to comply as promptly as conditions require in case of emergency, or within fourteen (14) days after written notice by the Landlord specifying the breach and requesting that Tenant remedy it within that period of time, the Landlord may enter the Premises and cause the work to be done in a workmanlike manner.

If there is noncompliance by Tenant with Paragraphs 15 and 16 above materially affecting health and safety other than as set forth in the preceding paragraph, and tenant fails to comply as promptly as conditions require in case of an emergency, or within fourteen (14) days after written notice by the landlord if it is not emergency, specifying the breach and requesting that Tenant

remedy within that period of time, the Landlord may end the Rental Agreement. Tenant will remain liable for the balance of the lease term and any monies previously owed in the event Tenant is evicted as a result of a non-compliance.

ADMINISTRATIVE AND ATTONEY'S FEES: In the event Tenant, Tenant's family, agents, employees, or guests violate any term or provision of this Lease, including the obligation to pay rent when due, or the rules and regulations thereof, Tenant shall pay to the Landlord, in addition to any damages and expenses incurred by the Landlord as a result thereof, an Administrative Fee, in the amount of 10% of the Tenant's then current monthly rental to help defray the Landlord's costs incurred in connection with having Tenant remedy such Lease violation. Should Landlord employ an attorney because of any violation of this Lease Agreement, the Tenant shall pay, in addition to the aforesaid administrative fee, and not in lieu thereof, such actual attorney's fees as are incurred by the Landlord. The Tenant shall be liable for such attorney's fees whether or not Landlord institutes legal proceedings. Where legal proceedings are instituted by Landlord against Tenant, and said proceedings result in a monetary judgment in favor of Landlord, those attorney's fees for which Tenant shall be liable to Landlord shall be Thirty-Three and One-Third Percent (33 1/3%) of and in addition to any monetary judgement awarded, as well as court costs incurred.

PREJUDGEMENT INTEREST: If Tenant violates this Lease Agreement and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to pre-judgment interest at the rate of ten percent (10%) per annum, on the amount due the Landlord, from the date the Landlord mails its written lists of damages.

Any claim not satisfied by Tenant may be placed in the hands of a collection agency or an attorney.

X KLW
Initial Here

1.36 EARLY TERMINATION NOTICE

In the event Tenant wants to end this lease term prior to the conclusion of the Rental Agreement, Tenant shall comply with the following: Landlord must receive a written sixty (60) day notice prior to the date Tenant wishes to end the lease term. Tenant is required to pay all rent through the sixty days. In addition to the sixty days' notice, a lease break fee equal to two months' rent will be assessed. All unpaid rent and lease break fees must be paid prior to vacating the Premises, plus any discounts or concessions received during the term of the lease. If any of the terms within this early termination paragraph are not complied with, this early termination provision will be void and the Tenant will remain responsible until the end of the lease term or until the premises is re-rented, whichever occurs first.

1.37 NOTICE

All notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at 401 Highland Ave. Unit 2, Brooklyn, Maryland 21225, or to such other location as landlord shall designate to tenant. All notices from Landlord to Tenant shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

1.38 PROVISIONS

The provisions of this Rental Agreement shall be binding upon and inure to the benefit of the Landlord and Tenant, and their respective successors, legal representatives, and assigns.

1.39 SUBORDINATION

Tenant's rights are subject to any bona fide mortgage which now covers said Premises and which may hereafter be placed on said Premises by Landlord. Tenant shall, upon request by Landlord, execute a subordination of rights under this Rental Agreement to any mortgage given by Landlord hereunder, whether to secure construction or permanent or other financing. Tenant shall, upon request by Landlord, promptly execute a certification of good standing certifying the terms of this Rental Agreement, its due execution, the rental provisions hereof, or the terms of amendments AS hereto, if any, and any other information reasonably requested.

1.40 JOINT RESPONSIBILITY

If more than one (1) Tenant executes this Rental Agreement, the responsibility and liabilities herein imposed shall be considered and construed to be joint and several, and the use of the singular shall include the plural.

1.41 LANDLORD'S ADDRESS FOR COMMUNICATION

All notices, requests, and demands unless otherwise stated herein, shall be addressed and sent to:

Mailing address:

N & L Property Management, LLC

401 Highland Ave. Unit 2, Brooklyn, MD 21225

Office Phone Number: 443-595-6577

Maintenance Phone Number: 443-595-6577 Option 1

Email Address: bills@nandlpm.com

1.42 CAPTIONS

Any heading preceding the text of any paragraph hereof is inserted solely for the convenience of reference and shall not constitute a part of this Rental Agreement, nor shall they affect its meaning, construction or effect.

1.43 FACSIMILE AND OTHER ELECTRONIC MEANS

The Parties agree that this Rental Agreement may be communicated by the use of a fax or other secure electronic means, including, but not limited to, electronic mail and the internet, and be deemed to be valid and binding upon the parties as if the original signatures, initials and handwritten or typewritten modifications were present on the documents in the handwriting of each party.

1.44 SEX OFFENDER REGISTRY

Tenant and Landlord agree that the Property Manager or Real Estate Broker representing Tenant or Landlord and all affiliated agents are not responsible for obtaining or disclosing any information contained in the Sex Offender Registry. Tenant and Landlord agree that no course of action may be brought against the Property Manager or Real Estate Broker representing Tenant or Landlord and all affiliated agents for failure to obtain or disclose any information contained in the Sex Offender Registry. Tenant agrees that Tenant has the sole responsibility to obtain any such information. Tenant understands that Sex Offender Registry information may be obtained from the local sheriff's department or other appropriate law enforcement officials.

1.45 ENTIRE AGREEMENT

This Rental Agreement contains the entire agreement between the parties hereto and all previous negotiations leading thereto and it may be modified only by a dated written agreement signed by both Landlord and Tenant. No surrender of the Premises or of the remainder of the term of this

Rental Agreement shall be valid unless accepted by Landlord in writing. **TIME IS OF THE ESSENCE WITH REGARD TO ALL TERMS AND CONDITIONS IN THIS RENTAL AGREEMENT.**

1.46 NON-RELIANCE CLAUSE

Both Tenant and Landlord hereby acknowledge that they have not received or relied nor could have relied upon any statements or representations or promises or agreements or inducements by either Broker or their agents which are not expressly stipulated herein. If not contained herein, such statements, representations, promises, or agreements shall be of no force of effect. This general non-reliance clause shall not prevent recovery in tort for fraud or negligent misrepresentation unless specific non-reliance language is included in this agreement. The parties execute this agreement freely and voluntarily without reliance upon any statements or representations by parties or agents except as set forth herein. Parties have fully read and understand this Agreement and the meaning of its provisions. Parties are legally competent to enter into this agreement and to fully accept responsibility. Parties have been advised to consult with counsel before entering into this agreement and have had the opportunity to do so.

1.47 PROPERTY MANAGEMENT

Landlord is the authorized agent of OWNER for the purposes of managing Premises in accordance with a separate management agreement. Tenant agrees to communicate with the Landlord on all issues relating to or arising out of this Rental Agreement. The termination of the management agreement shall not terminate this Rental Agreement.

1.48 LEAD-BASED PAINT DISCLOSURE FOR MOST RESIDENTIAL PROPERTIES BUILT BEFORE 1978

See Addendum attached (only applies to most rental properties built before 1978) House Built

1.49 ADDITIONAL TERM

Automatic Renewal Clause: The tenancy created under this Rental Agreement shall continue from year to year after its expiration, subject to the same covenants, agreements, rules and 1. regulations as are herein set forth, unless Landlord mails to Tenant or Tenant mails to Landlord written notice (sent in accord with Paragraph 23 of this Rental Agreement which is by Certified Mail return receipt requested), at least ninety (90) days prior to the expiration of the then existing term, said Landlord's or Tenant's intention not to renew this Rental Agreement. If the Landlord mails a notice to the Tenant of its intention to terminate the then existing lease term, and in said notice offers the Tenant a new lease term pursuant to the terms and conditions therein contained, and if the Tenant does not otherwise notify the Landlord (in accord with Paragraph 23 of the Rental Agreement which is by Certified Mail return receipt requested) within (30) days of the mailing of the Landlord's notice of the Tenant's intent not to renew the Rental Agreement, the Tenant shall be considered as Tenant under the terms and conditions specified in the Landlord's notice. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

X KLW
Initial Here

X KLW
Initial Here

© 2026 AppFolio Inc.



appfolio