RESIDENTIAL LEASE
643 S. Lakewood Unit 1
Baltimore MD 21224

Plain Language Lease

THIS IS A RESIDENTIAL LEASE, WRITTEN IN PLAIN LANGUAGE. THIS IS A LEGAL AGREEMENT BETWEEN THE TENANT AND THE LANDLORD. READ THIS LEASE CAREFULLY BECAUSE TENANT GIVES UP CONSUMER RIGHTS. IF TENANT DOES NOT UNDERSTAND ANY PARTS OF THIS AGREEMENT, SEEK THE HELP OF AN ATTORNEY BEFORE SIGNING.

1. NAMES OF LANDLORD AND TENANT(S)

a) Name of Landlord/Rental Agent – Scott Keenan
b) Address to send rental payments: 711 Fairway Drive – Towson, MD 21286
c) Name of Tenants: Edward Cha, Samantha Smith.

2. LEASED PROPERTY

a) The leased property is the location Landlord agrees to rent to Tenant.
It is a: ____ Single Home, __X__ Townhouse, ____ Condominium,
____ Apartment, ____ Other _____
The words "leased property" refer to the type of residence above.
b) The exact address is: **643 S. Lakewood Street # 1- Baltimore, MD 21224.**
c) The following items are part of the leased property: _____
_____

3. STARTING / ENDING DATES OF LEASE

a) This lease begins on **May 1st, 2026** and ends on **April 30th, 2027.**
b) To end this lease Landlord or Tenant must give 60 days written notice before the ending date or any renewal period.

4. MONEY OWED AT MOVE IN

Security Deposit	Paid $	Due $1,500
First months Rent	Paid $_____	Due $1.500
Additional Deposits PET	Paid $_____	
Amount due before possession		**$3,000.00**

5. RENT

a) The rental amount each month is **$1,500.00** and is due by the first day of each month.
b) Landlord will send a Notice to Pay Rent or Move if Landlord does not receive rent by the fifth day of the month.
c) A court action to remove tenant begins on the fifteenth day. All court costs are paid by Tenant.
d) If Tenant mails rent to Landlord, the postmark date of the letter is the date of payment.
e) Tenant must make all rental payments in full. If partial payment is made, Landlord has the right to collect the balance due despite any endorsement or other statement on the check.

6. ADDITIONAL RENT CHARGES

a) Rent is considered late if postmarked after the fifth day of each month.
b) Rent is $50.00 more if not paid by the due date.
c) Rent is an additional $25 if not paid by the 15 day.
d) Charges not paid when due become additional rent for the next month's rent.

7. NUMBER OF OCCUPANTS

a) The most people allowed to live in the leased property are 2 Adults 0 Children.
Names of all occupants not signing this lease: _____N/A_____.
b) If any unauthorized occupant(s) is living in the leased property, landlord can:
1) End this lease with thirty days written notice.
2) Require Tenant to pay $ 100 per month for each unauthorized occupant(s).
3) Require Tenant to pay for all damages caused by unauthorized occupant(s).
c) Unauthorized occupant(s) is anyone not listed on the lease that has lived in the leased property for more than 30 days in a row.

8. UTILITY SERVICES

a) Landlord and tenant agree to pay for the utilities and services listed below:

	LANDLORD PAYS	TENANT PAYS
Cable TV	_____	_____X_____
Electricity	_____	_____X_____
Gas	_____	_____X_____
Heat	_____	_____X_____
Hot Water	_____	_____X_____
Sewer	_____	_____X_____
Other	_____	_____

b) Utilities not paid by Tenant when due become additional rent for the next month's rent.

9. INSPECTION

a) Tenant agrees to give Landlord a signed inspection sheet when signing this lease. When this lease ends, Tenant is responsible for all items needing repair not listed on the inspection sheet, OR
b) Tenant may decide to keep the inspection sheet beyond the date of lease signing for further inspection. It is Tenant's responsibility to return a signed copy by certified mail within five (5) days to the Landlord.
c) If the inspection sheet is not returned within the five (5) days, Tenant agrees the leased property is in satisfactory condition.

10. CHANGES TO THE LEASED PROPERTY

a) Tenant agrees not to change or redecorate the leased property without Landlord's written permission. The following are not permitted:
1) painting of walls a color other than the existing wall color when this lease is signed;
2) installing any wall covering material;
3) installation of ceiling tiles, or any other object which requires the drilling of holes in the floors, doors, or ceilings.
b) Landlord-approved changes that the Tenant made to the leased property belong to the Landlord, unless Landlord and Tenant agreed otherwise in writing.

11. INSURANCE

a) Landlord agrees to carry fire and liability insurance on the building. Landlord does not insure Tenant's personal property under his insurance policy.

b) Landlord strongly recommends that Tenant carry fire and liability insurance to protect Tenant, Tenant's personal property, and his guests. Tenant agrees to list Landlord as additional insured on any policy Tenant purchases.

c) If there is any loss of property by fire, theft, burglary, or any other means, Tenant agrees to relieve Landlord from all responsibility. Tenant agrees to pay for any loss or claims filed.

12. LANDLORD NOT RESPONSIBLE FOR TENANT'S PROPERTY AND TENANT'S GUESTS' INJURY

a) Landlord is not responsible for loss, theft, or damage to property of Tenant or Tenant's guests.

b) Landlord is not responsible for any liability or injury to any person while on the leased property.

c) All belongings left by Tenant become Landlord's property to remove or keep as abandoned property. The cost of disposal is charged to Tenant.

13. BAD CHECKS

Tenant agrees to pay a fee of $25 for any check that is not honored by the bank. Landlord reserves the right to require future rent payments in the form of cash, money order, or certified check.

14. ADDITIONAL SIGNERS TO THE LEASE

a) All signers of this lease are responsible for all financial obligations. This includes but is not limited to: rent, late fees, damages, and other costs over the security deposit.

b) The approved signers not living in the leased property give Landlord permission to place a money claim or lien on real estate located at _____.
The additional signers' phone number(s) are _____.
The additional signers' Social Security number(s) are _____.

c) Landlord will place a money claim or lien on the real estate after receiving a court judgment showing the amount of money Tenant owes.

d) Approved signer names will stay on the lease during renewal periods unless rent payments are paid on time for one year.

15. ILLEGAL ACTIVITY

This lease automatically ends if anyone finds Tenant or Tenant's guests storing, using, selling, manufacturing, or distributing illegal drugs. This also applies to any other illegal activity under State and Federal law.

16. CARE AND USE OF THE LEASED PROPERTY

a) **Primary Residence**: Tenant agrees to use the leased property as a private residence only for tenant and authorized occupants only.

b) **Use of Leased Property** Tenant agrees not to use the leased property for any unlawful or hazardous purposes. Tenant needs written permission from Landlord before using the leased property for any business or profession.

c) **Obey all laws**: Tenant agrees to obey government housing regulations, local and state laws, and condominium and home owner association rules as they apply to Tenants.

d) **Keep safe and clean**: Tenant agrees to keep the leased property safe against fire and water damage. Tenant agrees to remove trash, garbage, and other waste in a safe manner.

e) **Heating sources**: Tenant agrees not to use any other heating source than the one provided in the leased property. Tenant will keep temperature at 60 degrees or above at all times.

17. TENANT'S RESPONSIBILITIES

a) **Noise:** Tenant is responsible for the behavior and conduct of all people, either living with or visiting the Tenant. It is Tenant's responsibility to make sure these individuals behave in a manner that will not disturb neighbors.
b) **Payment of Utilities**: Tenant agrees to pay on time all utility bills for which Tenant is responsible. Section 9 lists Utility Services.
c) **Pests**: Landlord is giving the leased property free of insects, rodents, and pests at move-in. Tenant agrees to pay for a pest control service if needed after the tenth (10th) day of move-in.
d) **Locks**: Tenant agrees not to change locks or put additional locks on doors without Landlord's written permission. Landlord may remove any locks put on by Tenant. Tenant will pay the cost of the new locks.
e) **Phone Numbers and E-mail:** Tenant agrees to provide Landlord with current home and work phone numbers plus E-mail address. Tenant will tell Landlord of any change in these numbers.

18. LANDLORD'S RESPONSIBILITIES

a) **Government Regulations:** Landlord agrees to keep the leased property and common areas as required by law or government regulation.
b) **Good Repair:** Landlord agrees to keep in good repair and working order the electrical, plumbing, sanitary, heating, air conditioning, and all other services. Tenant will advise Landlord in writing of any of these items not in good repair or working order. Landlord is not responsible for damage caused by Tenant negligence or intentional acts.

19. LANDLORD'S RIGHT TO ENTER LEASED PROPERTY

a) Tenant agrees to permit Landlord to place a for sale, rent, or informational sign on or near the Property.
b) Landlord agrees to give Tenant reasonable notice before entering the leased property. Landlord, or person chosen by Landlord, has the right to inspect, show, make repairs, and do maintenance even if the Tenant is not home.
c) Landlord, or a person chosen by the Landlord, has the right to enter the leased property without notice for an emergency. If Tenant is not present, Landlord agrees to tell Tenant promptly to explain the visit.

20. DAMAGE TO LEASED PROPERTY

a) If a fire or other mishap damages the leased property, Tenant may continue to occupy the livable part if local codes and laws grant permission. If Tenant decides to stay, Tenant will pay rent according to the percentage of the amount of area that is livable until Landlord repairs the damage.
b) If Tenant decides not to stay or occupancy is not permitted, this lease will end immediately. Landlord will collect money due by Tenant, then return security deposit plus rent paid in advance for the period after the fire or mishap. Once the lease has ended, Landlord is not responsible for finding replacement housing for Tenant.
c) Tenant agrees to allow Landlord or Landlord's representative to enter the leased property whenever necessary to repair damage caused by fire or other mishap.
d) Any fire or other mishap caused by Tenant or Tenant's guests is Tenant's full responsibility. This includes the payment of rent and all other terms and conditions of this lease.
e) Tenant is responsible for damage caused by windows being left open. Any windows or screens broken or doors damaged by anyone is Tenant's responsibility.
f) Tenant agrees not to hold Landlord responsible for damage or injury caused by water, snow, or ice that comes on the Property.

21. LOST KEYS

a) If Tenant contacts Landlord to unlock a door between 9 AM and 5 PM Monday through Friday, the cost is $10. If Tenant contacts Landlord during any other hours, the cost is $ 20.
b) If Tenant decides to use a locksmith, Tenant must pay locksmith and provide Landlord with a new key immediately.
c) If Tenant contacts Landlord to replace a lost key, the cost is $10 per key.

22. REPAIRS

a) Tenant agrees to immediately tell Landlord in writing of any dangerous or defective conditions on the Property or in the leased property. If Tenant fails to do so, Tenant is responsible for all injury or mishap caused by the dangerous or defective conditions.
b) Tenant agrees to pay the total cost of any repair that is above normal wear and tear and is caused by Tenant or Tenant's guest(s). Tenant agrees to correct and pay for these damages. If Tenant does not complete repairs within a reasonable time, Landlord will pay to have the repair completed. This cost is considered additional rent and is due with the following month's rent payment.
c) Tenant agrees to pay to open all clogged drains, toilets, sinks, and traps caused by Tenant's actions.
d) Landlord is not responsible for any inconvenience or loss that needed repairs might cause.
e) If this lease is for a single family home, townhouse, or condominium, Tenant agrees to buy and change filters on the furnace every six (6) months. If damage is caused because the filters were not changed, Tenant agrees to pay for all expenses to repair furnace, including the service call charge.

23. TENANT MAY NOT TRANSFER OR SUBLEASE

A sublease is a separate lease between Tenant and another person who agrees to lease all or part of the leased property. Tenant agrees not to transfer, sublease, or allow anyone else to occupy the leased property without Landlord's written permission. Any new Tenant must first meet Landlord approval before being accepted as a new Tenant.

24. WATERBEDS

a) Waterbeds are not allowed unless Landlord agrees in writing.
b) If allowed, Tenant must sign a Waterbed Agreement and show proof of an insurance policy naming Landlord as an additional insured or beneficiary.

25. SMOKE DETECTORS

a) Landlord has supplied smoke detector(s) in the leased property. Tenant is responsible for smoke detector operation and agrees to replace batteries "as needed".
b) Tenant agrees to tell Landlord immediately if any smoke detector(s) fails to work for any reason other than the battery.
c) Tenant agrees not to disconnect a smoke detector or allow any one else to disconnect it. Tenant is responsible for any injuries, damages, or loss suffered because of someone disconnecting a smoke detector for any reason.

26. VEHICLES

a) Tenant agrees to park cars, trucks, or motorcycles in the parking area. Tenant agrees to have current registration, license plates, and inspection stickers on all vehicles. Tenant will receive a written notice from Landlord for any vehicles not meeting these requirements . If Tenant does not comply with these requirements within five (5) days, Tenant agrees to pay towing and other expenses to remove the vehicle(s).
b) Tenant agrees not to park or store a motor home, camper, trailer, boat, boat trailer, or other recreational vehicle without the written permission of Landlord.
c) Repainting, repairing, or servicing of any vehicle is not permitted anywhere on the property.

27. LEAD BASED PAINT NOTICE

a) The Federal Environmental Protection Agency requires all Landlords who wish to rent property built before 1978 to give Tenant a **Lead Based Paint Pamphlet.** This **Pamphlet** explains that young children and pregnant women who are exposed to lead hazards may experience serious health problems. It also explains the physical and mental damage to young children exposed to lead paint and/or lead hazards.

b) Landlord is required to tell Tenant if the property contains or does not contain any lead-based paint. If Landlord does not know if lead-based paint is present, Tenant may hire a certified lead paint inspector, at Tenant's expense, to inspect the property. Tenant will supply Landlord before inspection the name of the inspection company.

c) The lead-based paint inspection must happen within five days of moving in and the written results returned within ten days. Tenant gives permission to have the inspection results given to Landlord in writing.

d) Tenant has two choices if lead-based paint or lead hazards are present:

1) Tenant may end lease by notifying Landlord in writing within two days of receiving the inspection results. Tenant agrees to move out of the leased property within 90 days of the starting date of lease.

2) Tenant may continue the lease and agrees not to hold Landlord responsible for any future health problems due to lead-based paint or lead hazards.

e) Tenant acknowledges reading the attachment at the end of this lease called "Protect Your Family from Lead in Your Home" before signing this lease. _____

TENANT'S INITIALS

28. ONE PET PERMITTED.

a) Tenant agrees not to have any pets or animals on the leased property without the written permission of Landlord. If Landlord discovers Tenant has an animal on the leased property, without Landlord's permission, Landlord can:

1) end the lease by giving thirty days notice to leave; or

2) start a new lease with increases to the security deposit and rent beginning immediately; or

3) remove any animal found on the leased property that is not approved by Landlord to an animal shelter or other such location at Tenant's expense;

b) Tenant agrees to pay Landlord for damages that the animal caused.

29. TOGETHER AND INDIVIDUAL LIABILITY

If more than one Tenant signs this lease, each is responsible individually or together for making full rent payments. This means that if one Tenant moves out, Landlord can make all Tenants or just one Tenant, responsible to pay the full rent. It also means that Landlord can sue any one Tenant or all Tenants for breaking the lease.

30. TAKING BY THE GOVERNMENT

The government has the right to take private land for public use. If the government takes all or part of the Property, this lease ends. Both Landlord and Tenant agree to end lease as of the date of the transfer.

31. BINDING ARBITRATION

Tenant and Landlord agree to submit any dispute concerning this lease to arbitration before the American Arbitration Association. Both parties agree to give up their rights to a jury trial, punitive damages, tort damages, attorney's fees, costs, or expenses as a result of this agreement or enforcement of the arbitration's award. Both parties agree that venue lies in Baltimore County, State of Maryland and this arbitration clause shall survive the ending or the breach of this agreement.

32. NO JURY TRIAL

Landlord and Tenant agree to give up their right to a trial by jury. This is for any civil action or any other action brought by either Landlord or Tenant against the other.

33. LANDLORD'S RIGHT TO MORTGAGE THE PROPERTY

If Landlord has a mortgage on the property, the mortgage company rights are stronger than the tenant's rights against the Landlord. If Landlord fails to make monthly mortgage payments, the mortgage company has the right to sell the property. This may end Tenant's lease or require Tenant to make payments to the mortgage holder and not the Landlord.

34. SALE OF PROPERTY

a) If Landlord sells the Property, Landlord will transfer all security deposits and any interest due to the new Landlord. Landlord agrees to notify Tenant about the sale and to provide the name, address, and phone number of the new Landlord and where rent is to be paid.

b) The new Landlord is responsible to Tenant for the return of the security deposit and any interest due after the sale of the property.

c) Tenant understands that Landlord will not have any more responsibilities in this lease after the property is sold to the new owner.

35. TRUTHFUL APPLICATION

If Landlord learns that Tenant is not truthful on the rental application, Landlord may end this lease immediately.

36. LAWN CARE AND SNOW REMOVAL – N/A

37. NOTICES

a) Landlord agrees to send all notices to Tenant in writing by regular mail or certified mail, or to deliver in person. If Tenant is not home, Landlord or Landlord's representative will place the notice on the leased property in an easy to see location.

b) Tenant agrees to send all notices to Landlord in writing by certified mail, return receipt requested. This is the only form of notice permitted in a court hearing as evidence of notice given.

38. PHONE

a) Landlord will supply and be responsible for one phone jack in the house.

b) Tenant may install additional phone lines and jacks, at his/her expense after written permission is granted from landlord.

c) If additional phones and jacks are installed, Tenant is responsible for all internal phone wiring and agrees to carry the 'Wire Maintenance Plan' offered by the phone company.

39. CABLE

a) Landlord will supply one cable junction box to the unit.

b) Tenant may install additional cable lines for television and internet access, at his/her expense, after written permission is granted from Landlord. Tenant is responsible for all internal cable.

40. DEATH DURING LEASE

a) If Tenant dies during the term of this lease and is a single person Tenant:
   1) Tenant's heirs or the executor of the estate have the right to end this lease two (2) months after the death of the Tenant.
   2) The leased property must be free of all furniture, cleaned and ready for move-in by a new Tenant before written notice of cancellation is given.

b) Security Deposit is returned when:
   1) rent and other charges remaining due are paid in full;
   2) all furniture and personal belongings are removed and leased property is clean;
   3) a replacement Tenant is found who will take occupancy at the end of the two months.

c) If lease is signed by more than one person, the surviving Tenant(s) who signed the lease are responsible to complete the lease.

41. LANDLORD DOES NOT GIVE UP RIGHTS

If Landlord fails to enforce any clauses in this lease, Landlord may enforce theses clauses at a later time without penalty.

42. SURVIVAL

If the courts find any clauses against the law, all other clauses that are legal are not affected.

43. CHANGING TERMS AND CONDITIONS OF LEASE

a) Landlord must give Tenant at least 60 days notice before the lease ends if any terms and conditions are changed. Tenant has 30 days from the date of receiving the notice to decide to accept or not accept the changes.

b) If Tenant does not give the required notice within the 30 day period, the lease renews under the new terms and conditions given by the Landlord.

44. RENEWING LEASE

a) This lease automatically renews on a month-to-month basis if not ended or changed by either party with a rent increase of 5 percent.

b) Landlord and Tenant must give each other at least sixty (60) days notice before the end of the lease if either one does not want the lease to automatically renew.

45. TENANT BREAKS LEASE

a) Tenant loses the protection provided in this lease if:
   1. Tenant does not pay rent or other charges due;
   2. Tenant empties or abandons the leased property before the end of the lease without written notice to the Landlord;
   3. Tenant does not follow all the terms and conditions of this lease;
   4. Tenant does not leave at the end of the lease period. Tenant will pay Landlord a fee of $55 per day if Tenant does not leave the leased property at the end of the lease.

b) If Tenant breaks this lease in any way, the security deposit is not refundable.

46. TENANT MOVES BEFORE END OF LEASE

If Tenant wants to end this lease and move out of the leased property before the ending date, Tenant has the following options:

a) Pay a liquidating damages fee equal to two month's rent and lose all security deposits. Give Landlord sixty (60) days written notice. This notice will begin on the first day of the month following the date Landlord receives notice.

b) Pay liquidating damages equal to one month's rent and pay for all expenses in locating a replacement tenant. Tenant will show leased property to prospective tenants. Tenant will receive the security deposit back, minus damages, if a replacement tenant is found by Tenant's move-out date.

c) If Tenant or Landlord finds a replacement tenant after the move-out date, tenant will receive the balance of the security deposit, if any remains.

47. WHAT TENANT OWES LANDLORD IF TENANT BREAKS LEASE

If lease is broken by Tenant, the Tenant owes to Landlord:

a) all rent and other charges allowed by this lease;

b) all legal fees, court costs, collection agency fees, sheriff's or constable's fees, moving and storing cost, and other expenses that Landlord has to pay;

c) the cost of repairing and replacing any damage to the leased property caused by the Tenant or Tenant's guests.

d) any cost that Landlord suffers as a result of Tenant breaking lease.

48. LANDLORD'S RIGHTS IF TENANT BREAKS LEASE

a) If Tenant breaks this lease agreement, Landlord has the right to:
   1) end this lease agreement;
   2) go to court to get back (recover possession) the leased property;
   3) hire an attorney to start a court eviction action. Tenant agrees to pay Landlord all attorney's fees and court costs;
   4) start eviction action with an attorney. Tenant agrees to pay Landlord the sum of Two Hundred dollars ($300) as collection costs if Landlord must take Tenant to court;
   5) go to court to recover rent and other charges due until the end of this lease even if this lease has not ended.

b) If Landlord wins in court, Landlord can use the court process to take tenant's personal goods, motor vehicles, and money in banks.

49. NOTICE TO END LEASE

a) Tenant or Landlord may only end lease at the end of the lease term. Tenant and Landlord agree to give the other 60 days written notice before the lease ending date.

b) If Tenant is on a month-to-month lease, Tenant or Landlord must give each other sixty (60) days written notice.

c) If Tenant or Landlord notifies the other after the first of the month, notice does not take effect until the first day of the next month.

50. NOTICE TO LEAVE THE LEASED PROPERTY (NOTICE TO QUIT)

If Tenant breaks this lease, Tenant agrees to give up his right of a "Notice to Quit." This means Tenant allows Landlord to go to court without giving the required notice. Tenant has the right to challenge the Landlord's charges in court.

51. SECURITY DEPOSITS

a) If Tenant breaks this lease in any way, the security deposit is not refundable.

b) Tenant agrees to give Landlord a written forwarding address and return all keys before moving from the leased property. Failure to do so will allow Landlord to keep Tenant's security deposit in full.

c) Within 30 days of Tenant moving, Landlord forwards the balance of the security deposit, plus any interest due. Landlord gives Tenant a list detailing the costs of all damages subtracted from the security deposit.

d) Landlord will use security deposit money in the following order:

1. Additional Rent Charges
2. Tenant-owed Utility Bills
3. Legal and Court Costs
4. Other Fees Not Paid
5. Past Due Rent
6. Current Rent
7. Damages to Leased Property

e) **Tenant can not use the security deposit as payment for any month's rent including the last month's rent without court permission.**

52. RETURN OF SECURITY DEPOSIT

The return of Tenant's security deposit is subject to the following conditions:

a) Full term of lease has ended;
b) Landlord has received a written forwarding address of tenant **before** moving;
c) All rent paid in full;
d) All keys and other items that Landlord provided are returned;
e) No damage to the property has occurred beyond normal wear and tear;
f) All personal property has been removed;
g) The entire leased property has been cleaned, including all appliances;
h) Holes in walls, scratches in woodwork, holes or damage to flooring whether carpeting, tile, or wood, have been repaired according to standard practices;
i) No unpaid late charges or rent remains due;
j) All utility bills are paid in full and written proof given to Landlord;

53. ADDITIONAL CONDITIONS BETWEEN LANDLORD AND TENANT

TENANT AGREES LANDLORD GAVE TENANT TIME TO REVIEW THIS LEASE. IF TENANT DOES NOT UNDERSTAND THE LEASE TERMS, TENANT SHOULD SEEK THE ADVICE OF AN ATTORNEY BEFORE SIGNING. BY SIGNING THIS LEASE, EACH TENANT AGREES HE OR SHE HAS READ AND UNDERSTANDS ALL OF THE TERMS AND CONDITIONS.

THIS LEASE WITH ANY ADDED CLAUSES OR HOUSE RULES IS THE FINAL AND COMPLETE AGREEMENT BETWEEN LANDLORD AND TENANT. NO OTHER ORAL OR WRITTEN AGREEMENTS ARE PART OF THIS LEASE.

Scott Keenan	*Date*
Edward Cha	4/23/2026
Tenant	*Date*
Samantha Smith	4/23/2026
Tenant	*Date*