BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



# RESIDENTIAL LEASE AGREEMENT

1. **LANDLORD/AGENT:** Jamaal Abdullah-Aleem
   The Landlord(s) and or agent(s) is/are and will be referred to in this Lease agreement as "Landlord."
2. **TENANT:**

   The Tenant(s) is/are: Tyler Alcorn,

   _____

   .
3. **RENTAL PROPERTY:** 2572 McCulloh St, Baltimore, MD 21217 Apt 1
   The Landlord agrees to rent the Tenant the property described as a house/apartment located at ADDRESS which will be referred in this Lease as the "Leased Premises."
4. **TERM OF LEASE AGREEMENT** _____

   **Lease Agreement is made on** _____ **and will begin on** 10-15-2026 **and will end on** 10-31-2027 **.**

**USE & OCCUPANCY OF PROPERTY:**

A. The only other person(s) living in the Leased Premises is/are:

| NAME | DOB | NAME | DOB |
|---|---|---|---|
| Thomas Guinn (Age 15) | . | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

- Tenant may have guests on the Property for not over 14 consecutive days or 30 days in a calendar year, and no more than two guests per bedroom at any one time. Persons staying more than 14 consecutive days or more than 30 days in any calendar year will NOT be considered original occupants of the Property. Tenant is not required to disclose to Landlord when guests stay at the Property fewer than 14 consecutive days or 30 days in a calendar year, but Tenant must obtain the prior written approval of Landlord if an invitee of Tenant will be present at the Property for more than 14 consecutive days or 30 days in a calendar year.

B. Any change in the occupancy will require written consent of the Landlord.
C. Any change in occupancy may be subjected to an adjustment in the amount of rent.
D. The Tenant will use the Leased premises only as a residence.

5. **AMOUNT OF RENT:**
   The amount of Rent is $ 1200 to be paid monthly.
6. **DATE RENT IS DUE:**
   A. The rent is due **in advance on or before the 1st day of each month**. The rent due date is the date the Landlord must receive the Tenant's Payment.
   **B. Rental payments should be done only by CashApp, Zelle, Online Payment, Money Order or Direct Deposit. Personal Checks are NOT accepted.**

   C. Rental payments are made payable to:
7. **PAYMENT OF RENT:**
   A. If the rent or any other charges are not received by the Landlord on or before 3 days after the rent due date, **Tenant must pay a late fee of 5% in addition to the rent.** The amount of late fees and bad check fees shall

Tenant's Initials _____

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the non-payment of rent.

B. Rental payments paid late 3 times within 12 month period **creates a default** of the Lease Agreement.
C. Payments received by Landlord **when there are arrearages shall be credited first** to any outstanding balance and then applied to the current amount due.
D. When a judgement is entered, all court costs are assumed by the Tenant – initial Failure to Pay $60 – follow-up Warrant of Restitution $100.
E. When the lease ends, it will become a month-to-month lease. At that time, the rent will be increased by 4%. This increase will occur at every yearly anniversary of the lease.

**8. RETURNED PAYMENTS:**

A. A returned payment fee of $35 will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.
B. If there are more than 1 instances of returned payments, Tenant agrees that the Landlord may require all future payments to be only by certified check, money order or cash.
C. If your financial institution returns your rental payment and causes the rental payment to be late, a late charge will apply.

**9. SECURITY DEPOSIT:**

A. The Tenant has paid to the Landlord a **Security Deposit of $**__1200__
B. The security deposit is intended to pay the cost of damages, cleaning, excessive wear and tear and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges or attorney fees suffered by the Landlord by reason of Tenant's default of this Lease Agreement. Refer to '**Repair/Replacement Addendum**' that outlines average prices to repair or replace certain items. If Landlord incurs a higher cost for the repair or replacement of an item, Tenant will be held liable for the higher cost. The Repair/Replacement Addendum is not an all-inclusive list; Tenant can be charged for the repair or replacement of an item that is not on the Addendum.
C. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Landlord by reason of Tenant's default of this Lease Agreement in accordance to state laws and regulations.
D. Under no circumstances can the Security Deposit be used as payment and/or other charges due during the term of this Lease Agreement.
E. The Leased Premises must be left in good, clean condition with all trash, debris, and Tenant's personal property removed. The Leased Premises shall be left with all appliances and equipment in working order.
F. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.

**10. UTILITIES & SERVICE:**

A. Tenant is responsible for the following utilities and services:

TAA_____ Tenant and Landlord initials acknowledge that **utilities are paid by** _Landlord_____
n/ a__ The Tenant agrees to pay a $_____ fee if the cost of Gas, Water, and Electric utilities exceed $_____ in a single month. The bills for each utility will be electronically mailed to the Tenant. The Fee will be paid on the same day as the closest date of the next month's rent due date.

TAA_____ Tenant and Landlord initials acknowledges that Gas and Electric services will be placed in the Tenant's name and full responsibility within **5 days** of this lease agreement being signed. The Tenant is to pay for all gas and electric services, and does not hold the landlord responsible for non-payment of these services.

TAA_____ Tenant and Landlord initials acknowledge that the _Landlord_____ will pay for the Water bill for the property. If the tenant is responsible for the payments, this bill will be due in full on the closest next date that rent is due after receiving the bill from the Landlord.

B. Tenant understands and agrees that essential services are to be maintained and operational at all times.

**APPLIANCES:**

A. Landlord will supply: Refrigerator, Stove, _____
B. **Any appliances located in the Apartment on the date of this Lease are furnished solely for the convenience of the Tenant and are not a part of this Lease. Tenant shall perform, at Tenant's sole expense, any maintenance required on the appliances.** Tenant agrees that the items specified above are the property of the Landlord and will remain with the Leased Premises at the end of this lease date. Tenant must

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the Tenant. Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

**11. MAINTENANCE AND REPAIRS:**

Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Tenant. Tenant will be responsible for any repairs caused by his/her negligence.

A. It is the responsibility of the Tenant to promptly notify the Landlord**, in writing via Certified Mail**, of the need for any such repair of which the Tenant becomes aware.
B. If any required repair is caused by the negligence of the Tenant and/or Tenant's guests, the Tenant will be fully responsible for the cost of the repair or the replacement.
C. In the event that any drains become clogged, it is the Tenant's responsibility to have drains cleared and the Tenant agrees to pay for any repairs related to unclogging the drains or toilets.
D. The Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, and/or other waste in a clean, tidy and sanitary manner.
E. Tenant must abide by all local recycling regulations.
F. The Tenant shall properly use and operate all electrical, cooking and plumbing fixtures and keep them clean and sanitary.
G. The Tenant is not permitted to paint, make any alterations, improvements or additions to the Leased Premises without first obtaining the written permission of the Landlord. The Landlord's permission to particular painting, alteration, improvement or addition shall not be deemed as consent of future consent to future painting, alterations, improvements or additions.
H. The Tenant is responsible for removing snow and ice from stairs and walkways.
I. The Tenant shall maintain the lawn and landscaping by cutting grass, removing weeds, and pruning trees.
J. Tenant must replace and/or clean the filters for the heater and/or air conditioner on a regular basis (**every** 3 **months**). The appropriate filter size is written on the furnace in the basement. The correct size for this unit is **16x20x1**
K. The Tenant is responsible for reporting any leaks or **water damage within 24 hours**.
L. The Tenant must resolve any toilet issues with a plunger prior to calling for service. Any plumber or repair that is called before attempting to fix issue with plunger is subject to a $50 fine plus the additional cost of service call.
M. The Tenant is not authorized to call, hire or schedule any maintenance, repair or service without authorization from owner or property management. Tenant subject to $100 fine plus additional cost of service call if there is an authorized service call.

**12. CONDITION OF PROPERTY:**

A. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior exterior of the Leases Premises, as well as all equipment and any appliances, are found to be in an acceptable condition and in good working order.
B. The Tenant agrees that neither the Landlord nor his agents have made any promises regarding the condition of the Leased Premises.
C. The Tenant agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.

**13. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS:**

Smoke detectors are installed at the following locations:

✔ Inside each bedroom

CO monitors are installed at the following locations:

- 1st floor Kitchen
- 2nd floor hallway
- Basement

Tenant agrees that these detectors are operable. In order to keep them operational, from time to time you must maintain these detectors by replacing the batteries on an as needed basis. All fresh batteries are your responsibility. Each unit should be tested on a monthly basis. If you have any questions or problems with any smoke detector after you have checked the battery, it is your responsibility to promptly notify the landlord to

Tenant's Initials TAA

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



assure the early detection of fire or smoke offered by these devices. Your cooperation is essential. If any detector is missing at anytime, they will be replaced at the Tenant's expense.

**14. PETS :**

A. Pets are allowed only if approved by landlord. If Tenant is found in violation of the pet restriction, Landlord may collect a fee of $25 for each day the Tenant violates the pet restriction. Additionally, Tenant will be subject to charges for damages and eviction.
B. Pets will be subject to additional upfront **non- refundable pet fee** of $250.

**15. RULES AND REGULATIONS:**

A. Late fees are strictly enforced and any unpaid fees will not be waived. Late fees will be considered part of rent.
B. The Tenant may not interfere with the peaceful enjoyment of the neighbors.
C. Garbage/Trash must be taken to the curb on the scheduled days of trash removal and not before.
D. The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence. The Landlord may remove trash (at his/her discretion) at a removal fee of $95 per load, collectible in court.
E. The Tenant shall abide by all Federal, State, and Local Laws.
F. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises.
G. The Tenant agrees not to use the Leased Premises for any unlawful purpose, including, but not limited to, the sale, use or possession of illegal drugs on or around the Leased Premises.
H. The Tenant agrees to test smoke detector/CO detector periodically as well as maintain operational batteries at all times. Tenant will be charged $25 for smoke detector replacement and $40 for CO detector replacement.
I. The Tenant must report any malfunctions of smoke detectors or CO detector that are in the Leased Premises.
J. Absolutely no hazardous materials are permitted to be in or around the Leased Premises at any time.
K. The Tenant may not use or store kerosene or space heaters at any time in or around the Leased Premises.
L. Under no circumstances may a stove, oven, or range be used as a heat source.
M. Charcoal and gas grill may not be used in the Leased Premises.
N. All windows and doors must remain closed during inclement weather.
O. The Tenant shall notify Landlord of any pest control problems. Tenant agrees that Leased Premises is free of pests at the time of signing this lease. Landlord is not responsible for treatment of pest control, including, but not limited to roaches, insects, rodents, bedbugs, fleas, etc.
P. The Tenant must notify Landlord of any changes in employment.
Q. The basement or attic may not be used as living quarters without permission from the Landlord.
R. Waterbeds and liquid furniture are not permitted.
S. The Tenant must obtain written permission to install a satellite dish on Leased Premises.
T. The Tenant may not store or park recreational vehicles on Leased Premises.
U. The Tenant may not hang or place any signs on or about the Leased Premises.

. The Tenant will be charged $25 for key replacement and $40 for re-entry if locked out of leased premises between 9am and 5pm on weekdays ($75 if between 5pm and 9am and on weekends and holidays).

**16. ADDENDA**

The following Addenda, attached to this Lease Agreement, shall become part of this Lease Agreement:

A. Maryland Lead Poisoning Prevention-Notice of Tenant's Rights
B. Lead-Based Paint Disclosure
C. Lead Paint Pamphlet
D. General Addendum
E. Drug-Free Housing Addendum

17. I(we) received a pamphlet entitled "Protect Your Family From Lead In Your Home" and the Notice of Tenant's Rights.

Tenant's Initials TAA

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



18. **DAMAGE BY FIRE OR OTHER CASUALTY:**
If the premises or any part thereof shall, during said term be slightly damaged by fire or other casualty, the premises shall be promptly repaired by the Landlord, and an abatement will be made for the rent corresponding with the time during which and the extent to which said premises may have been untenable, but if the building should be so damaged that the Landlord shall decide to rebuild, the term of this lease shall cease and the rent be paid up to the time of the fire or other casualty.
19. **LIABILITY OF LANDLORD; REIMBURSEMENT BY TENANT; INSURANCE:**
If the Landlord must pay any damages for a claim arising from the fault of the Tenant, then the Tenant must reimburse the Landlord for any such sums paid. In addition, the Tenant must reimburse the Landlord for any expense of the Landlord incurred in defending against such claim, whether or not the Landlord has to pay any damages. Tenant also agrees to insure their own personal property located in the Leased Premises or on the grounds. Neither the landlord nor his insurance is responsible for any damage caused to the Tenant's personal property for any reason at any time. Tenant agrees to be solely responsible for any damage to or loss of the Tenant's personal property. Accordingly, the Tenant is strongly encouraged to obtain personal property/renters insurance with an insurance company properly licensed to do business in the State. This policy must become effective on or before the beginning date of this Lease Agreement.
20. I(we) have been notified that my (our) personal belonging are **not covered** by the owner or his insurance and that I(we) have been advised that purchasing renter's insurance to protect my(our) own personal property is required.
21. **SECURITY NOT PROMISED:**
The Tenant has inspected and acknowledges that all door and window locks, fire extinguishers, security alarm systems, smoke detectors and/or carbon monoxide detectors are in sound working order. Tenant further understands and acknowledges that, although the Landlord makes every effort to make the Leased Premises safe and secure, this in no way creates a promise of security.
22. **RIGHT OF ENTRY**
    A. Landlord and or his agent with 24 hours written notice to have the right during the term of the Lease Agreement to enter during reasonable hours to inspect the premises make repairs or improvements or show prospective buyers and/or Tenants the property.
    B. In event of an emergency Landlord reserves the right to enter the Leased Premises without notice. It is required that the Landlord/Agent have a working set of keys and or security codes to gain access to the Leased Premises.
        1. Tenant will not change or install additional locks or security systems to the Premises without the written consent of the Landlord.
        2. Unauthorized installation or changing of any locks will be replaced at the Tenant's expense.
    3. Tenant shall be responsible for any and all damages that may occur as a result of a forcible entry during the Lease of the Premises.
    4. Property subject to 3-month inspection, review and walk through of the property, once the landlord has given a 24 hour written notice.
23. **ENDING OR RENEWING THE LEASE AGREEMENT:**
At the end of the Lease Term this Lease Agreement shall automatically continue on a month-to-month term until such time Landlord and/or Tenant provide a written notice of 60 days prior to the end of the Lease Agreement or Lease renewal period.
24. **NOTICES:**
    A. In the event that Tenant discovers any defects in the property that could cause injury the Tenant or any of their guests the Tenant agrees to make the landlord aware of the defect via certified mail with a return receipt request. If the Tenant fails to make the landlord aware of any such defects through these means, the Tenant agrees to take responsibility for any injuries or accidents that may occur.
    B. Any notice required by the terms of this Lease Agreement shall be in writing.
25. **ABANDONMENT:**
If Tenant vacates the Leased Premises before the end of the Lease term without written permission from the Landlord, the Leased Premises is then considered to be abandoned and Tenant is in default of this Lease Agreement. Under these circumstances, Tenant may be responsible for damages and losses allowed by federal, state, and local regulations.
26. **LANDLORD REMEDIES:**

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



If Tenant violates any part of this Lease agreement including non-payment of rent, the Tenant is in default of this Lease agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Leased Premises as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default.

A. The Tenant agrees that any expense and or damages incurred as a result of a breach of the Lease Agreement including attorney's fees and costs will be paid to the Landlord or the prevailing party.
B. The Tenant agrees that any court costs and or fees incurred as a result of a breach of this Lease Agreement will be paid to the landlord or the prevailing party.

**27. SUBORDINATION:**

The Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangements, right to possession with regards to the building or land that the Landlord is obligated to now or in the future, including existing and future financing, and/or loans or leases on the building and land.

**28. CONDEMNATION:**

If the whole or any part of the Leased Premises is taken by any authority having power of condemnation, this Lease Agreement will end. Tenant shall peaceably vacate the Leased Premises and remove all personal property and the lease terms will no longer apply. The Tenant is responsible for all rent and charges until such time that Tenant vacates the Leased Premises.

**29. ASSIGNMENT OR SUBLEASE:**

Tenant agrees not to transfer, assign or sub-lease the Leased Premises.

**30. JOINT AND SEVERAL LIABILITY:**

The Tenant understands and agrees that if there is more than one Tenant that has signed the Lease Agreement, each Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement.

**31. MISREPRESENTATION:**

If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful and/or misleading, it is a breach of Lease.

**32. BINDING OF HEIRS AND ASSIGNS:**

All provisions, terms and conditions of this Lease Agreement shall be binding to Tenant, Landlord, their Heirs, Assignees and Legal Successors.

**33. SEVERABILITY:**

If any part of this Lease Agreement is not valid, enforceable, binding or legal, it will not cancel or void the rest of the Lease Agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Landlord, to the maximum extent of the laws and regulations set forth by local, state, and federal governments.

**34. GOVERNING LAW:**

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

**35. ADDITIONAL CLAUSES:**

A. Landlord's acceptance of rental payments is not a waiver of any default by the Tenant.
B. Move In/Out Inspections: The Tenant has the right to be present during the property inspection for the purpose of making a list of damages that may exist at the beginning of the move in and end of the move out. This request must be made 15 days prior of either inspection. Landlord will notify Tenant of time and date of inspection.
C. Landlord withholds the right to inspect the property every six months.

**36. PARAGRAPHING HEADINGS:**

Paragraph headings in this Lease Agreement are for convenient reference only and do not represent the rights or obligations of the Landlord or Tenant.

**37. ENTIRE AGREEMENT:**

A. Landlord and Tenant agree that this Lease Agreement and any attached Addenda, Rules, and Regulations, and/or Special Terms and Conditions accurately represent all terms and agreements between and Landlord and Tenant regarding the Leased Premises.
B. Tenant acknowledges the receipt of any disclosures required by State of Maryland, as well as any disclosures required by federal, state and local jurisdictions.

**NOTICE:** This is an important LEGAL document.

Tenant's Initials TAA

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



*You may have an attorney review the Lease Agreement prior to signing it.
*You are giving up certain important rights.
*If the landlord fails to enforce any provision of this Lease Agreement, it will not constitute a waiver of any default, future default or default of the remaining provisions.

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood and agrees to comply with all of the Terms, Conditions, Rules and Regulations of this Lease agreement including any Addenda and that he/she has received the following:

1. Copies of all Addenda, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Keys to Leased Premises.

TENANT CONTACT CELL PHONE: 14437407286 (FOR COMMUNICATION PURPOSES)

TENANT EMAIL ADDRESS: alcorntyler@outlook.com (FOR COMMUNICATION PURPOSES - REPAIRS)

BoldSign

**Tenant's Signature:** _____ **Print Name:** Tyler Alcorn **Date:** 10/15/2026

1b3242c6-442a-4dd2-b308-07b5883f7037

**Tenant's Signature**: _____ Print Name: _____ Date: _____

BoldSign

Landlord's/Agent's Signature: Jamaal Abdullah-Aleem Date: 10/15/2026

8cdead97-c360-49d0-9de8-3431faa99f50

# GENERAL ADDENDUM:

1. **ZERO TOLERANCE FOR CRIMINAL ACTIVITY** - The Landlord has zero tolerance for criminal activity in or around the Leased Premises. This policy applies to the Tenant, residents, guests, and/or family members. The Landlord will immediately report any evidence of criminal activity to the proper authorities, and the Tenant's engagement in any criminal activity is a default of the Lease. The Tenant understands that domestic disturbances not only infringe on the neighbors' peaceful enjoyment of their property, but are also a default of the Lease. The Tenant understands it is his/her responsibility to call 911 and report and suspicious activity observed, and then notify the Landlord. In the event of any criminal activity in which the Tenant is directly or indirectly involved, the Landlord will take the legal measures to evict the Tenants from the Lease Premises. This includes, but is not limited to, drug activity, gang involvement and domestic disturbances.
2. **AGENCY ANNUAL INSPECTION (If applicable)** – It is the responsibility of the Tenant to be present at all inspections performed by Agency that subsidizes the rent. Should the Tenant not be present for inspection, and the Agent terminates the rent subsidy, Tenant is fully responsible for total amount of rent due. This rent to include the subsidy amount that was terminated.

Tenant's Initials TAA

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



3. **WATER BILLS & ENVIRONMENTAL FINES** – Water bills become rent after 15 days past due. Nonpayment of water bills or environmental fines is a direct violation of your lease. After they become past due, they will be considered part of your rent. In the event of an unusually high water bill, it is the Tenant's responsibility to notify the Landlord immediately of any plumbing issues that could be the cause of extreme water usage (i.e., dripping faucets, toilets running constantly, etc.) It is also the Tenant's responsibility to request a water bill adjustment from Baltimore City Water Department after repairs have been made.
4. **RENTER'S INSURANCE** – By signing below, Tenant agrees that Tenant has been informed about renter's insurance and advised to obtain it. Renter's insurance will cover the Tenant's personal property during storm, flood, fire or break-in. Owner is not responsible for any of Tenant's personal belongings. PURCHASE RENTER'S INSURANCE FOR YOUR BENEFIT!!!
   - *The tenant(s), _____,_____, understand that the owner's property insurance (fire, hazard, and liability coverage for injury or damage),* ***does not include*** *or extend to the tenant or guests. Therefore, the owner* ***REQUIRES*** *that the tenant obtain their own renters insurance coverage against all risk to personal harm and property damage. The tenant's insurance policy needs to include liability insurance. The tenant must also show the owner written proof of insurance coverage annually and within 7 days of signing lease.*

5. **PLUMBING ISSUES** – Tenant understands house is free from all leaks and plumbing back ups. If there is a leak or plumbing back up that is the Tenant's fault, Tenant will be billed. Landlord will not pay for grease clogs, hair clogs, children's toys, etc. The plumber who comes to the property will pull out of drain line what has caused the problem and note it on the invoice. Tenant will pay for all invoices for damage that Tenant has caused.
6. **UTILITIES** – Tenant agrees to transfer all utilities to their name **within 72 hours** of the lease date. If Tenant fails to do so, utilities are subject to be disconnected at any time by Landlord.
7. **MOLD WAIVER** – Mold contaminants may exist in the property of which the Landlord is unaware. Landlord is not an expert in the field of mold contaminants, and Tenant agrees to hold Landlord harmless in the event that mold contaminants are discovered on the property. If mold contamination is suspected or discovered, the Tenant agrees to notify the Landlord **immediately** and appropriate action will be taken by Landlord to remedy the situation.
8. **BASEMENTS** - The basement is **finished/unfinished** (circle one) and **is/ is not** (circle one) to be used as part of the leased premises. Tenant agrees to hold Landlord harmless in the event that any personal property is damaged due to Tenant's using the unfinished basement as living quarters. Also, Tenant holds Landlord harmless in the event that any person living in the basement is exposed to health risk due to basement being unfinished. Resident releases Landlord from liability against any damages or injuries happening in or about residence or premises to Resident or Resident's guest due to exposure to mold, related contaminants or ANY other illnesses that could be caused by being in the basement.

Tenant's Initials _____

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



**9.** I (we) received a pamphlet entitled "Protect Your Family From Lead In Your Home" and the Notice of Tenant's Rights. TAA **Tenant's Initials**

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



# ADDENDUM:

# DRUG-FREE HOUSING

In consideration of the execution or renewal of a rental agreement of the dwelling unit identified in the rental agreement, Owner/Landlord and Tenant agree as follows:

D. Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C.802).

E. Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

F. Tenant or members of the household will not engage in the manufacture, sale or distribution of illegal drugs at any location whether on or near the premises or otherwise.

G. Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in acts of violence or threats of violence including, but not limited to, the unlawful possession or discharge of firearms on or near the premises.

H. The Tenant understands and agrees that, if there are any court approved search warrants issued for the above-described premises, it will cause an automatic breach of the rental agreement and the landlord/owner may seek eviction based upon that occurrence. It is further understood that no arrests or convictions need to occur prior to a breach of the rental agreement pursuant to this paragraph, just the judicial determination of probable cause to believe that some form of criminal and illegal activity has occurred will be deemed sufficient for such breach.

BoldSign

**Tenant**: _____ Date: 10/15/2026

1b3242c6-442a-4dd2-b308-07b5883f7037

**Tenant**: _____ Date: _____

BoldSign

Landlord: Jamaal Abdullah-Aleem Date: 10/15/2026

8cdead97-c360-49d0-9de8-3431faa99f50

Tenant's Initials _____

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



## Disclosure of Information on Lead-Based Paint and/or 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 managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.*

**Lessor's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

(ii) X Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) X Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgment** (initial)

(c) TAA Lessee has received copies of all information listed above.

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

**Agent's Acknowledgment** (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d 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 they have provided is true and accurate.

BoldSign

Jamaal Abdullah-Aleem . 10/15/2026

| | | | |
|---|---|---|---|
| Lessor 0ddead97-c360-49d0-9de8-3431faa99f50 | Date | Lessor BoldSign | Date 10/15/2026 |
| Lessee | Date | Lessee 1b3242c6-442a-4dd2-b308-07b5883f7037 | Date |
| Agent | Date | Agent | Date |

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



# SECURITY DEPOSIT RECEIPT

Tenant's security deposit amount paid at time of signing lease: $ 1200 _____

Balance Due Amount: $_____

Balance Due Date: _____

If the balance of security deposit is not paid by the due date, the remainder will be due as additional rent.

BoldSign

**Tenant:** _____ **Date:** . 10/15/2026

1b3242c6-442a-4dd2-b308-07b5883f7037

**Tenant:** _____ **Date:** _____

BoldSign

**Landlord:** Jamaal Abdullah-Aleem _____ **Date:** . 10/15/2026

8cdead97-c360-49d0-9de8-3431faa99f50

Tenant's Initials _____

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



# TENANT DAMAGE/REPAIR AND SERVICE MINIMUM CHARGES

**The following is a list of charges for items which the Landlord/Agent performs for the Tenant, which are the responsibility of the Tenant. The amounts shown cover materials and labor only and may change at any time without notice. The charges are collectible as additional rent and/or will be deducted from the Security Deposit. This list is meant to cover repairs that are described in the Lease Agreement as the responsibility of the Tenant and are not due to normal wear or tear. The costs below are minimum fees. A 20% administrative fee will be added to all charges. This form should not be taken as a comprehensive list of charges. Charges are subject to change without further notice should costs increase.**

| **Kitchen Cleaning** | |
|---|---|
| Stove (including drip pans and grates) | $30.00 |
| Oven | $30.00 |
| Refrigerator | $40.00 |
| Cabinets | $25.00 |
| Sinks | $10.00 |
| Walls | $50.00 |
| Floors | $30.00 |
| **Misc. Cleaning** | |
| Carpets (per room) | $75.00 |
| Windows (each) | $15.00 |
| Wood/Tile/Vinyl Floors | $75.00 |
| Re-Coating/Re-Plastering | $75.00 |
| **Furniture Removal** | |
| Chair | $25.00 |
| Sofa/Love seat | $75.00 |
| Box Spring/Mattress | $75.00 |
| Headboard/Frame | $50.00 |
| Table | $25.00 |
| Dresser | $75.00 |
| **Other Charges** | |
| Lock-out fee between 9am and 5pm weekdays | $40.00 |
| Between 5pm and 9am, weekends and holidays | $75.00 |
| Re-inspection due to Tenant violation | $35.00 for 1st re-inspection and $50 thereafter |
| Replace missing smoke detector | $25.00 |
| Replace missing CO detector | $40.00 |
| Replace missing CO or smoke detector battery | $12.00 each |
| Replace missing light fixtures/globes | $50.00 each |
| Replace lost key (house/apt, mailbox, laundry room, etc) | $25.00 each |
| Re-key apartment (keys not returned at move-out) | $100.00 per door |
| Emergency Re-key apartment | $150.00 per door |
| Plugged toilet | $90.00 minimum |
| Replace or re-hang blinds/shades | $35.00 each |
| Broken window pane | $60.00 |
| Missing or damaged screen(s) | $55.00 each |
| Carpet replacement | Market price (Labor + materials) |
| Painting/Wall repair | $45.00 minimum per room |
| | |

Tenant's Initials TAA

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



# Addendum

**Maryland Tenants Bill of Rights and Protect Your Family From Lead in Your Home**

Tenant acknowledges receipt of Maryland Tenants Bill of Rights and Protect Your Family From Lead in Your Home

BoldSign

10/13/2026

1b3242c6-442a-4dd2-b308-07b5883f7037

Tenant

Tenant's Initials _____

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

# MARYLAND TENANTS' BILL OF RIGHTS

**(Effective October 1, 2026)**

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it annually. The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed at the end of this document. The Maryland Department of Housing and Community Development's Office of Tenant and Landlord Affairs drafted this document, not your landlord.

Landlords must attach the latest version of this document to every residential lease.

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research through Maryland Court Help Centers and The Peoples' Law Library of Maryland
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland unless specifically noted otherwise.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this Bill of Rights.

(Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

## 1. RENTAL APPLICATIONS

**Application fees:**

- Landlords who rent five or more units can only keep a maximum of $25 for an application fee, unless their actual application related costs (such as credit checks) are more than $25.
- If a landlord charges more than $25 but their costs were less than the amount charged, they must refund the portion of the application fee that was not used for application-related costs.

TAA

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



- The refund must be made within 15 days of one of the following:
    - The tenant moved into the unit, or
    - The landlord or the applicant gives written notice that the applicant will not rent the unit.
- Before accepting an application fee, landlords who rent five or more units must disclose in writing whether they use criminal histories to screen applicants.

**Application expenses:**

- Applicants may ask the Landlord for a list of the application expenses.
- The list must include monetary amounts and descriptions of each expense.

**Tenant screening report:**

- Some landlords may choose to accept a tenant screening report that was:
    - Prepared by a consumer reporting agency within the 30 days before application is submitted,
    - Prepared by a consumer reporting agency, and
    - Obtained and paid for by the tenant.
- If a landlord accepts such a report, they may not charge you an application fee.

**Criminal History Screening**

- Landlords are not required to screen an applicant's criminal history, but if they screen any applicant, they must screen all applicants.
- A landlord's decision not to check an applicant's criminal history or to rent units to applicants with criminal histories may not be the basis for a civil claim against the landlord.
- If you are applying for housing from a landlord with more than five units who screens applicants' criminal history, the landlord must make a conditional offer for housing before they screen your criminal history.
- Before making a conditional offer, a landlord can require you to disclose whether you have been convicted of the following crimes in Maryland or an equivalent crime in any other state:
    - A sexual offense,
    - Child pornography,
    - First- or second-degree murder,
    - Human trafficking, or
    - Any crime that has ever required you to register as a sex offender.
- If you are applying for federally assisted housing, a landlord can also require you to disclose whether you have ever been convicted of manufacturing, distributing,

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



dispensing, or producing methamphetamine in federally assisted housing before making a conditional offer.

- Landlords can only withdraw a conditional offer for a substantial, legitimate, and nondiscriminatory reason if you have been convicted of:
  - a crime listed above, or
  - a felony in the five years before you applied for housing
- The landlord must notify you in writing why they withdrew the offer.
- You can request that the landlord reconsider the withdrawal of the conditional offer. You can provide written evidence that demonstrates:
  - there are inaccuracies in your criminal history record,
  - you have been rehabilitated since your criminal conviction, or
  - any other mitigating factors the landlord should consider.
- When reassessing applicants, a landlord must consider:
  - The nature and severity of the crime,
  - Your age at the time of the crime,
  - How long it has been since the conviction occurred,
  - Whether the crime occurred in your residence,
  - Whether the crime, if repeated, would impact the safety of other tenants, and
  - Any information provided demonstrating the applicant's rehabilitation and good conduct since the crime occurred.

**Paying Rent with an Income-Based Housing Subsidy**

- If you will pay your rent with an income-based housing subsidy, landlords cannot refuse to rent to you because of your:
  - Income,
  - Credit score,
  - Lack of credit score, or
  - Negative credit history that occurred when you didn't have the income-based housing subsidy.
- You, your subsidy paperwork, or documents provided by a public housing authority can confirm that you did not have a housing subsidy when your negative credit history occurred. The landlord can also request that a public housing authority confirm the dates that you had an income-based housing subsidy, but public housing authorities are not required to respond.
- Landlords can verify that you have enough income to pay the portion of the rent that is not covered by the subsidy and that you are required to pay. They must use the same rent-to-income ratios they use for tenants who do not use housing subsidies to pay their rent.

**Pet policy:**

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



- Landlords must include a written copy or a summary of their pet policy in their rental application form.
- The pet policy must include:
    - Any breed or weight restrictions.
    - Any limit on the number of pets allowed.
    - Any required fees, including:
        - Up front non-refundable pet fees,
        - Refundable pet deposits, and
        - Monthly pet fees.
    - Any vaccination requirements.
    - Any liability insurance requirements.
    - Any additional requirements

**Assistance Animals:**

- If an animal meets the requirements of an assistance animal, they are not pets and must be allowed, regardless of your landlord's pet policy. An assistance animal is an animal that:
    - works, provides assistance, or performs tasks for the benefit of a person with a disability, or
    - provides emotional support that reduces one or more identified effects of a person's disability,
- If you have an assistance animal, your landlord can't charge an additional application fee or additional security deposit for your assistance animal. Your landlord can charge you repair fees if your assistance animal causes damage to your unit or common areas.
- Landlords may ask for information that allows them to evaluate a request for an assistance animal if:
    - Your disability is not obvious, and/or
    - Your need for an assistance animal is not obvious.

(Real Property Article of the Maryland Code, Subtitle 8-2A, Sections 8-210, 8-213, and 8-218, 42 U.S.C. 3604; State Government Article of the Maryland Code, Section 20-705.1)

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



## 2. LEASES & TENANCIES

**Written lease requirements:**

- A landlord who rents five or more units in Maryland is required to use a written lease.
- A landlord who rents four or fewer units in the state is not required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.
- If your landlord gives you a written lease, it must include:
    - A statement of the condition of the property
    - An explanation of who is required to pay for heat, gas, electricity, water, utilities and make repairs of the premises
    - A receipt for your security deposit
    - A copy of the most recent version of the Maryland Tenants' Bill of Rights
    - Contact information for the landlord or the agent authorized to receive notices and service of process on the landlord's behalf (unless posted in a noticeable place on the property).
- Local jurisdictions may require additional information in leases.

**A lease may not include:**

- Anything that requires you to allow the landlord to "confess judgment" (agree in advance to let the landlord win a claim) on a claim arising out of the lease.
- Anything that says you give up your legal rights under the law or your right to a jury trial.
- Any provision that shortens any notice period required by law.
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law.

**An automatic renewal term in a lease must:**

- Be separate from other parts of the lease.
- Be signed or acknowledged separately by you.

**Ending tenancy:**

- For the landlord to end your tenancy:
    - For a written lease with a stated term, the landlord must give you at least 60 days written notice before terminating the tenancy.

TAA

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



  - For month-to-month periodic tenancies, the landlord must give you at least 60 days written notice before terminating the tenancy.
  - For year-to-year periodic tenancies, the landlord must give at least 90 days written notice before the tenancy ends.
- For you to end your tenancy:
  - For leases with a stated term, month-to-month tenancies, and all other tenancies except year-to-year tenancy, you must give at least 30 days written notice before terminating the tenancy, unless the lease requires more time.
  - For year-to-year tenancies you must give at least 90 days written notice before terminating the tenancy. (This requirement does not apply in Baltimore City where tenants are only required to provide 30 days' notice to end all tenancies, unless the lease requires more time.)

**Ending your lease early due to abuse:**

- If you have experienced abuse, you can end your lease early by giving notice to your landlord. The notice must include
  - A copy of a final protective order or peace order issued by the courts, or
  - A copy of a report from a qualified third party like a doctor, psychologist, social worker, or an advocate from a domestic violence organization.
- After providing notice, you have up to 30 days to move out.
  - You are only responsible for the rent from the notice date until you move out, which may be less than 30 days.
  - If you move out in fewer than 30 days, you must give your landlord a signed, notarized, and written notification that you have moved out. The notification must be hand delivered or sent by first class mail.
  - If you do not give your landlord this notice, you will be responsible for the rent for the full 30 days.

**If the lease ends and no one gives notice:**

- If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease.
- Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.

(Real Property Article of the Maryland Code, Sections 8-5A-01, 8-5A-02, 8-5A-03, 8-208, 8-210, and 8-402; Baltimore City Public Local Law Section 9-16)

TAA

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



## 3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee. If you make a partial rent payment, your landlord can charge a late fee only on the unpaid portion of your rent. The fee cannot be more than 5% of the late rent amount.
- Your landlord must give you a receipt for your rent payment if you pay rent in cash or if you ask for a receipt.
- Rent Increases:
    - Your landlord may only increase your rent when your lease is renewed.
    - In most cases, they must tell you in writing 90 days in advance of any rent increase, unless the notice is given with a notice of intent to terminate the current tenancy.
    - Some local jurisdictions may limit how much rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
    - Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, 8-208, and 8-209)

## 4. UTILITIES

Your unit must offer heat, light, electricity, hot and cold water, and proper sewage disposal. However, your landlord is not responsible if these utilities are not available because you have not paid bills that are your responsibility.

If your unit receives water from a private well, your landlord must:

- Share the most recent test results with you when you sign your lease, and
- Test the water every three years and share the test results with you.

If the water is contaminated above the levels set by the U.S. Environmental Protection Agency or the Maryland Department of the Environment, your landlord must provide a drinkable water supply until the water is no longer contaminated. Within 60 days, your landlord must:

- Permanently address the contamination, or
- Give you the opportunity to end your lease.

Your unit must include air conditioning from June 1st to September 30th if:

- You live in a building with at least 10 rental units, and

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



- Your landlord provided air conditioning after June 1, 2025 or your lease required your landlord to provide air conditioning, or
- Your rental unit is renovated and the electrical or heating systems are replaced or upgraded.

The air conditioning must be capable of cooling all habitable space in the unit to 80 degrees Fahrenheit, measured three feet above the floor. If your landlord controls the temperature, they must cool the unit to at least 80 degrees.

If your lease requires you to pay utilities directly to your landlord, your landlord must

- Give you copies of the monthly utility bills or,
- At the beginning of each lease term, give you in writing the total utility costs billed to the landlord for the previous year. Annual costs for water, sewer, gas, and electricity bills for the previous year must be provided separately.

Some landlords in larger buildings use a Ratio Utility Building System (RUBS) where tenants are charged a portion of the building's total utility costs. If your landlord uses RUBS, they must:

- Tell you before you sign your lease that they use RUBS,
- Provide copies of the last two utilities bills, and
- Describe how they calculate your share of the total utility costs.

(Real Property Article of the Maryland Code, Sections 8-122, 8-208, 8-211, 8-212; Environment Article of the Maryland Code, Section 9-4A-04)

## 5. SECURITY DEPOSITS

**Maximum deposit:**

- In most cases, a landlord may not require you to pay a security deposit higher than one month's rent.
- You may offer a larger security deposit if you believe it would help your rental application. However:
    - Your offer must be voluntary. You should keep written evidence of your offer and your landlord's response.
    - Your landlord may not ask for or suggest that you need to offer a larger security deposit for your application to be approved.
    - Your landlord cannot change or increase requirements or deny your application in order to convince you to offer a larger security deposit.
- Your security deposit may be up to two months' rent if:

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



- You signed your lease before October 1, 2024 or
- You qualify for utility assistance from the Department of Human Services and your lease agreement requires you to pay utilities directly to the landlord.

**What is a security deposit:**

- A "security deposit" is any payment you give to the landlord, including pet deposits, to protect the landlord against
  - Unpaid rent
  - Property damage to the unit, common areas, major appliances, and furnishings
  - Damage due to lease violations

**Payment rules:**

- Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.
- The landlord must keep your security deposit in an interest-paying bank account.
- The landlord must give you a written receipt, which must be included with the written lease.
- The landlord must inform you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

**Move-out inspection at end of tenancy:**

- In the move-out inspection, the landlord inspects the unit for damage that may reduce your security deposit.
- If you plan to move out and want the right to be present during the inspection, you must send your landlord a certified letter at least 15 days before leaving. The letter should:
  - Say that you plan to move,
  - Share your move-out date, and
  - Include your new address
- At the end of your tenancy, your landlord must give you a written list of any charges deducted from the security deposit and documents supporting the charges.
- Your landlord must return the rest of your deposit with interest within 45 days. You and your landlord can use Rental Security Deposit Calculator (dhcd.maryland.gov/housing/renter-landlord-resources/rental-security-deposit-calculator) to determine the amount of interest you should receive.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



- If you were evicted or you abandoned your rental before the end of your lease, you must mail your landlord a written request to return your security deposit within 45 days of leaving the unit.

**Allowed deductions:**

Charges a landlord may legally deduct your security deposit include:

- Damage to the property beyond normal wear and tear
- Unpaid rent or utility bills
- Costs or fees from an eviction case judgment

**If the deposit is not returned on time:**

- If the landlord does not return your deposit or give you a written list of charges within 45 days after your lease ends, they may lose the right to keep any of the deposit.
- You may sue the landlord for up to three times the amount the landlord did not return.

(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

## 6. CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it must be safe and suitable for people to live in. It must be free from serious defects or conditions that could cause a fire or are a serious and substantial threat to your life, health or safety.

**Reporting a problem:**

- Notify your landlord in writing right away if you find a problem.
- You can also reach out to your local code enforcement agency and request an inspection.
- A citation or violation notice is considered written notice to the landlord.

**Mold-specific requirements:**

- Landlords must perform a mold assessment within 15 days of receiving written notice of possible mold in your unit.
- If mold is found, the landlord must remove it and fix the cause within 45 days if possible.
- If the mold can’t be fixed within 45 days, it must be fixed within a reasonable time frame after the mold is found.
- Landlords must keep you informed during the mold testing and repair process.

**Repair and Access:**

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



- Landlords must provide at least 24 hours of advance notice before entering your apartment, except in an emergency.
- You must provide your landlord with access to your property to make repairs.

**If problems are not fixed:**

If your landlord doesn't fix the problem within a reasonable time after you provide notice, and the problem threatens life, health, or safety you have options:

- File a lawsuit in District Court for damages and a decrease in rent.
- Refuse to pay rent and use the issues as a defense if the landlord sues you for rent.
- File a rent escrow case, which allows you pay rent to the court instead of the landlord until the problems are fixed.

**Lead paint:**

If lead paint is present in the unit, you may, in certain circumstances, have the right to:

- Receive money from your landlord for a temporary relocation
- Take legal action if your landlord does not assist with safe relocation

**Living in your unit:**

- You have the right to quiet enjoyment of your rental unit for the duration of your tenancy.
- You have the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, 8-212, 8-215, and 8-220)

## 7. EVICTIONS

Your landlord may start the eviction process by filing a case in the District Court if you:

- Violate your lease
- Don't pay rent on time
- Don't move out when your lease ends

**Court process required:**

- Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution).
- Efforts to evict you like changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit are not allowed.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



**Your rights in court:**

- You have the right to attend any court hearing in an eviction case brought against you by a landlord.
- You may qualify for a free attorney through Maryland's Access to Counsel in Evictions program if your income is 50% of the Area Median Income or less. Call 211 or visit legalhelpmd.org to find out if you qualify.
- You can access legal counsel as soon as you receive notice that your landlord is seeking to end the lease or to start the eviction process.

**Notice before eviction:**

- If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court.
- In a "Failure to Pay Rent" eviction case, rent only includes the base rent. It may not include utility charges, maintenance charges or other penalties.
- A longer notice period may be required if you receive a housing subsidy funded by the state or federal government.
- Other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease may also require more notice.

**Eviction requirements and stopping the eviction:**

- If the court rules against you, you have seven days to move out or the landlord can ask the court to issue a warrant of restitution to evict you by removing all of your property from the unit.
- In most cases, you can stop the eviction by paying all past-due rent and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."
- Redemption may not be an option if:
    - you have had three (four in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case, and
    - your landlord asks the court not to allow you to redeem.
- Your landlord must give you written notice before the initial scheduled eviction. Six days is required under state law. Your local jurisdictions can the number of days required but it must be between four and 14 days of notice before the initial scheduled eviction.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, 8-407, and 8-902)

TAA

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



## 8. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when your landlord doesn't fix a major issue that stops your use and enjoyment of your rental unit and you move out instead.

**When it applies:**

You may not be responsible for the rent if you can prove all of the following:

- Your landlord's actions or neglect cause the major issue that disrupted your use and enjoyment of your unit.
- You told your landlord about the issue.
- You gave the landlord a reasonable amount of time to fix it before you moved out.
- You moved out within a reasonable time after your landlord failed to fix a major issue.

Before moving out, you should consult with an attorney. If you can prove constructive eviction,

- Your lease will be considered ended (terminated).
- You will not be responsible for paying rent after you move out.
- You may be able to sue your landlord for your losses-- including moving costs, rent differences, attorney fees, and other related expenses.

**What landlords must do to avoid constructive eviction:**

- Landlords must avoid substantial interference with the tenant's enjoyment of their rental property,
- Ensure the rental property is safe and livable.
- Generally, respond to tenant complaints promptly to avoid legal and financial consequences.

## 9. TENANT RIGHT OF FIRST REFUSAL

The "right of first refusal" (a legal term) means you get the first chance to buy the property you rent before the landlord sells it to someone else.

**When it applies:**

- You are a named tenant on the lease.
- You have lived in a rental property with 1, 2, or 3 units for at least six months.
- Your landlord plans to sell the property or receives an offer to buy it from a third party.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



However, this rule does not apply in certain situations, such as when the landlord transfers the property without selling it, including transfers:

- To a family member
- To a business owned by the landlord
- Under court order

**Notice process:**

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it.

- You have 30 days from the date of the notice to make an offer to buy the property or decline.
- If you make an offer with the same or better terms than those in the notice, your landlord must accept it.
- If you decline to make an offer, your landlord may sell the property to a third party.

Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law.

(Real Property Article of the Maryland Code, Section 8-119)

## 10. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of:

- Race
- Color
- Religion
- Sex
- Disability
- Marital status
- Familial status
- Sexual orientation
- Gender identity
- National origin
- Source of income

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



- Military Status.

Some local jurisdictions may provide additional anti-discrimination protections.

Unless required by federal law, landlords who own more than five units cannot publish ads saying they will not consider a tenant who has been arrested or convicted of a crime.

**Retaliation:**

A landlord may not retaliate, or threaten to retaliate, against you for:

- Making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property.
- Filing or participating in a lawsuit involving the landlord.
- Participating in a tenants' organization.
- Requesting police or emergency services at the property.
- Providing information to the landlord relating to lead paint issues.

Retaliation may include actions such as:

- Filing or threatening to file a lawsuit against you.
- Threatening to notify law enforcement about your immigration status.
- Increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities).
- Failing to make necessary repairs, or terminating your tenancy, among other things.

It is a crime for anyone, including landlords, to attempt to take money, property, labor, services, or anything of value by threatening to notify law enforcement about your immigration status.

**Notice requirements before your landlord can enter your unit:**

Unless your lease says otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters.

- Your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs
- They can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency.
- You can give your landlord written permission to enter your home with less than 24 hours notice.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)



Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(42 U.S.C. Sections 3601, et seq.; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-2A-07, 8-204, 8-208.1, and 8-208.2; Criminal Law Article of the Maryland Code, Section 3-701)

Exceptions to the protections of these laws exist in certain circumstances.

## 11. RESOURCES

### Office of Tenant and Landlord Affairs
### Maryland Department of Housing and Community Development

Website: Office of Tenant and Landlord Affairs (dhcd.maryland.gov/Tenant-Landlord-Affairs)
Phone: 855-511-3423
Phone support is available in your language
Email: otla.dhcd@maryland.gov

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords
- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

**Maryland Commission on Civil Rights (MCCR)**
Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

### Maryland Access to Counsel in Evictions (ACE) Program
Contact Information: Call 211 or go to Legal Help Maryland (LegalHelpMD.org)

ACE provides free legal representation to income eligible renters  at risk of eviction, has lost or is at risk of losing their housing voucher or subsidy.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

**Maryland District Court Self-Help Centers**
Contact Information and Hours varies by location:
Website: District Court Help Centers (courts.state.md.us/helpcenter/inperson/dc)
If you are unable to go in person, call 410-260-1392 for assistance.

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

**The People's Law Library of Maryland**
Website: The People's Law Library of Maryland (peoples-law.org)

The People's Law Library is a legal information and self-help website maintained by a court-related agency of the Maryland Judiciary. It's also supported by Maryland's nonprofit legal service providers, pro bono attorneys, and law schools.

Services provided:

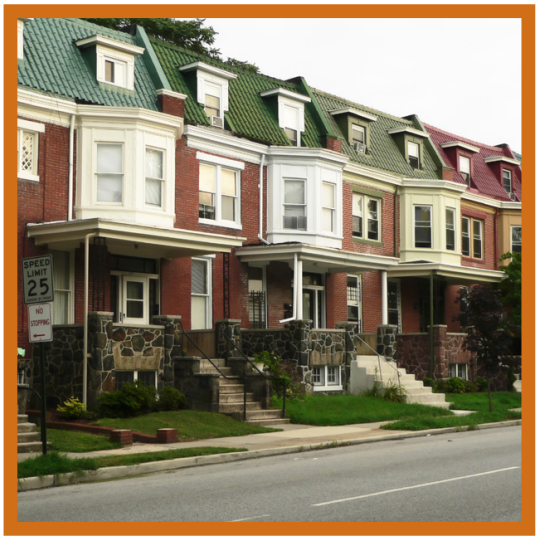
- The website provides general information about the law to people representing themselves in court.
- They offer a directory of legal service organizations who may be able to assist you in resolving your civil legal problems.

TAA

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)







# Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

January 2026

English

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

# Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips and dust can pose serious health hazards.

## Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

## Before renting or buying a pre-1978 home or apartment, federal law requires sellers, landlords, agents and rental property managers to:

- Disclose known information about the presence of lead-based paint or lead-based paint hazards (or state there is none)
- Provide all available records and reports on lead-based paint and lead-based paint hazards (or state there are none)
- Include a specific warning statement about lead-based paint
- Give buyers up to 10 days to have a certified inspector or risk assessor check for lead.

## If undertaking renovation, repair or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

# Steps to Protect Your Family from Lead Hazards

## If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified risk assessor at cdxapps.epa.gov/leadpro.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills and other surfaces using wet methods.
- Take precautions to avoid exposure to lead dust when remodeling.
- Hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms when renovating, repairing or painting. Find an EPA-certified firm using cdxapps.epa.gov/leadpro.
- Have your home checked for lead-based paint by a certified inspector or risk assessor before buying, renting or renovating your home.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers and toys often.
- Make sure children eat a well-balanced diet with foods high in iron, calcium and vitamin C as these nutrients may help prevent the absorption of lead.
- Remove shoes or wipe soil and other dirt off shoes before entering your house.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

# Lead Gets into the Body in Many Ways

**Adults and children can get lead into their bodies if they:**

- Breathe in lead dust (especially during activities such as renovations, repairs or painting that disturb painted surfaces)
- Swallow lead dust that has settled on food, food preparation surfaces and other places
- Eat paint chips or soil that contains lead

**Lead is especially dangerous to children under the age of 6.**

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have dust that may contain lead on them.



**Lead is dangerous to a developing fetus.**

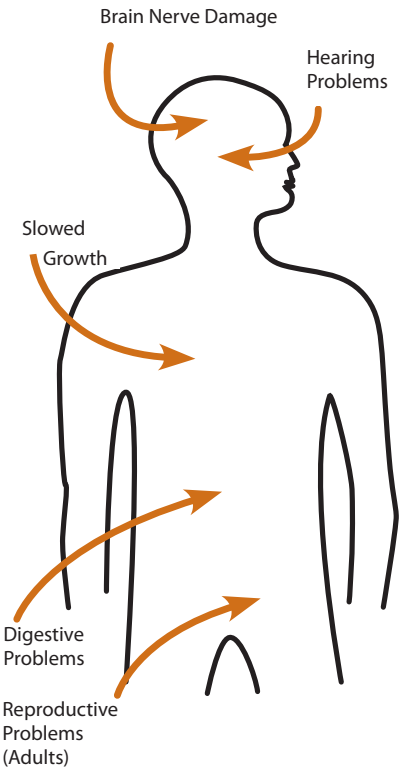
- Lead can build up in the body over time, settling in the bones. This stored lead can be transferred during pregnancy to a fetus or after birth to an infant through breast milk.

Please see pages 13 and 14 for more information on sources of lead exposure.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

# Health Effects of Lead

**Lead affects the body in many ways.** It is important to know that no safe blood lead level has been identified and even exposure to low levels of lead can harm children.




**In children, exposure to lead can cause:**

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder and decreased intelligence
- Speech, language and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness and in some cases, death.

**In adults, exposure to lead can cause an increased risk of:**

- Miscarriage during pregnancy
- The baby being born too early or too small
- Harm to a developing fetus' brain, kidneys and nervous system
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

# Check Your Family for Lead

**Get your children and home tested if you think your home has lead.**

Children's blood lead levels (BLLs) tend to increase rapidly from 6 to 12 months of age, and BLLs tend to peak at 18 to 24 months of age.

A simple blood test is the best way to find out if a child has been exposed to lead. A child who has been exposed to lead may not have visible signs or symptoms and may look and act healthy. Consult your doctor for advice on getting your children tested.

Blood lead tests are required for the following groups:

- Children at 12 and 24 months enrolled in Medicaid
- Children between 24 and 72 months enrolled in Medicaid with no record of a previous blood lead test
- Children who should be tested under your Tribal, state or local health testing plan

Blood lead tests are recommended for the following groups:

- Children at 12 and 24 months living in areas that are at higher risk* or who belong to populations that are at higher risk*
- Children or other family members who have been exposed to lead

**Your doctor can explain what the test results mean and if more testing will be needed.**

---

* Some children are more likely to be exposed to lead than others. These include children who live or spend time in a house or building built before 1978, are from low-income households, live or spend time with someone who works with lead or are immigrants, refugees or recently adopted from less developed countries.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

# Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

**Many homes and childcare facilities built before 1978 may have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

**Lead can be found:**

- In homes and childcare facilities in the city, country or suburbs
- In private and public single-family homes and apartments
- On surfaces inside and outside of the house
- In soil around a home (soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter ($mg/cm^2$), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

# Identifying Lead-Based Paint and Lead-Based Paint Hazards

**Deteriorated lead-based paint (peeling, chipping, chalking, cracking or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters and porches

**Lead-based paint is usually not a hazard if it is in good (intact) condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines any reportable level of lead dust measured by an EPA-recognized lead laboratory as hazardous.

If you suspect your home has lead-based paint, you should clean regularly to minimize dust using the information on pages 9 and 11, especially when young children live in the home. EPA does not recommend lead abatements based on lead dust unless the lead dust is at or above the action levels listed on page 11.

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead in dust or soil—which you may not be able to see—can both be hazards.**

The only way to find out if paint, dust or soil lead hazards exist is to test for them. The next page describes how to do this.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

## Checking Your Home for Lead

Hire a certified lead professional to get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards or how to deal with them. A trained and certified lead-based paint inspector will inspect the paint using:
  - A portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples collected by the inspector to be tested in an EPA-recognized lead laboratory



- A **risk assessment** tells you if your home currently has any lead hazards from paint, dust or soil, and what actions to take to address any hazards. A trained and certified lead-based paint risk assessor will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust and soil samples
- A **combination inspection and risk assessment** tells you if your home has any lead-based paint, if it has any lead hazards and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed and ask questions about anything you do not understand. Closely monitor areas that are known to have lead-based paint.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

## Checking Your Home for Lead, continued

In preparing for renovation, repair or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may do any of the following:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis
- Use EPA-recognized tests kits to determine if lead-based paint is absent
- Presume that lead-based paint is present and use lead-safe work practices

There are state, Tribal and federal programs in place to ensure that testing is done safely, reliably and effectively. Contact your state, Tribal or local agency for more information, visit epa.gov/lead, or call toll-free **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling 711.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

## What You Can Do Now to Protect Your Family

**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bedtime.
- Keep play areas clean. Wash bottles, pacifiers, toys and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing or painting, hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat a well-balanced diet of fruits, vegetables, grains, dairy and protein-rich foods. Foods that are higher in iron, calcium and vitamin C may help reduce the body's absorption of lead. Children with empty stomachs absorb more lead than children with food in their stomachs.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

# Reducing Lead Hazards

**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing or painting by hiring an EPA-, Tribal- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards, you should hire a certified lead abatement contractor. Abatement methods (which are designed to permanently address lead-based paint hazards) include removing, sealing or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint will not permanently address the lead-based paint hazards.

**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair or painting (RRP) projects that disturb painted surfaces.
- Hire a certified lead abatement contractor to permanently address lead hazards. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.
- Certified contractors will employ qualified workers and follow strict safety rules set by their state or Tribe or by the federal government.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

## Reducing Lead Hazards, continued

**If your home has had a lead abatement,** dust cleanup activities must be conducted once the work is completed. Dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following action levels:

- 5 micrograms per square foot (µg/ft$^2$) for floors, including carpeted floors
- 40 µg/ft$^2$ for interior window sills
- 100 µg/ft$^2$ for window troughs

**Abatements are designed to permanently address lead-based paint hazards.** However, when an abatement is complete, lead dust may still remain above reportable levels (see page 6) and can also be reintroduced into an abated area. Steps to keep lead dust low after an abatement include:

- Using a HEPA vacuum on all furniture and other items returned to the area
- Regularly cleaning floors, window sills, troughs and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state, Tribal or local agency (see pages 15 and 16), visit cdxapps.epa.gov/leadpro, or call toll-free 1-800-424-LEAD [5323].

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

# Renovating, Repairing or Painting a Home with Lead-Based Paint

**If you hire a contractor to conduct renovation, repair or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:**

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state or Tribal program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*




**RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:**

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. These prohibited methods are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods and then checked to confirm adequate cleanup.
- **Dispose of waste properly.** Collect and seal waste in a heavy-duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

## Other Sources of Lead

### Lead in Drinking Water

The most common sources of lead in drinking water in homes are lead pipes, fixtures, brass or chrome-plated brass faucets and plumbing with lead solder.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested (See below).

Remember that older homes with a private well can also have plumbing materials that contain lead.

### Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

## Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** Working in certain jobs may increase adults' potential exposure to lead, such as: renovation or repair of older homes and buildings, painting, construction, refinishing furniture, smelting, mining, auto repair, handling firearms and working at hazardous waste sites. If you work with lead, lead dust or soil could get onto your skin, in your hair and clothes, which can be transferred to the inside of your car or home. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, fishing, shooting at a gun range or refinishing furniture that has lead-containing paint or varnish. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint or varnish. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Items made in other countries and imported into the United States may have lead including toys, painted furniture, metal or plastic jewelry, health remedies, foods, spices, candies, cosmetics, powders, make-up used in religious and cultural practices and folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.
- **Older playground equipment** can contain old lead-based paint, and **artificial turf and playground surfaces** made from shredded rubber can contain lead. Take precautions to ensure young children do not eat shredded rubber or put their hands in their mouth before washing them.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead above 100 ppm by weight in most children's products.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

## For More Information

**The National Lead Information Center**
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call toll-free **1-800-424-LEAD (5323)**.

**EPA's Safe Drinking Water Hotline**
For information about lead in drinking water visit epa.gov/safewater or use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

**Consumer Product Safety Commission (CPSC) Hotline**
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call toll-free **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

**Food and Drug Administration**
For information on lead in food and foodwares visit www.fda.gov/food/environmental-contaminants-food/lead-food-and-foodwares.

**Centers for Disease Control and Prevention**
For information on childhood lead poisoning prevention visit: www.cdc.gov/lead

**State and Local Health and Environmental Agencies**
Some states, Tribes, counties and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state, Tribal or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center toll-free at **1-800-424-LEAD [5323]**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling **711**.

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

# U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs: epa.gov/lead/contacts.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont and 10 federally recognized Tribes)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands and 8 Tribes)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia and 7 Tribes)

Regional Lead Contact
U.S. EPA Region 3
Four Penn Center
1600 JFK Blvd
Philadelphia, PA 19103-2029

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and 6 Tribes)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 37 Tribes)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604
(312) 353-3808

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1201 Elm Street, Suite 500
Dallas, TX 75270
(214) 665-7577

**Region 7** (Iowa, Kansas, Missouri, Nebraska and 9 Tribes)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
LCRD/TTPB
Lenexa, KS 66219
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 Tribes)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6169

**Region 9** (Arizona, California, Hawaii, Nevada , Guam, American Samoa, Northern Marianas, Palau, Micronesia, Marshall Islands and 148 Tribes)

Regional Lead Contact
U.S. EPA Region 9 (LNC-2-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8000

**Region 10** (Alaska, Idaho, Oregon, Washington and 271 Tribes)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

## Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

**CPSC**
4330 East-West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

## U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Its Office of Lead Hazard Control and Healthy Homes' (OLHCHH's) lead hazard reduction grants, healthy homes grants, and guidance and enforcement of the Lead Disclosure Rule and Lead Safe Housing Rule, protect families from lead and other housing hazards.

**HUD OLHCHH**
lead.regulations@hud.gov
hud.gov/lead

This document is in the public domain. It may be produced by an individual or organization without permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

U.S. EPA
U.S. CPSC
U.S. HUD

EPA-747-K-26-001
January 2026

BoldSign Document ID: a219aecd-b5f6-4bcd-9a3e-38fbf271d7b4 (This is a test document generated using the BoldSign developer sandbox.)

# IMPORTANT!

## Lead From Paint, Dust and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools and childcare facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).