Docusign Envelope ID: FAD82F8E-809D-8B2A-83F4-536B320B6D50

TWO-YEAR RESIDENTIAL DWELLING LEASE

Tenant Initials: DS AC

LEESOR: SHELBY COMPANY LLC - AGENT
OWNER, AS USED HEREIN, SHALL INCLUDE THE OWNER'S AUTHORIZED REPRESENTATIVE.

TENANT: Adriane Coles
LEASED PROPERTY ADDRESS: 419 Edgewood St, Baltimore MD 21229

DATE OF LEASE OFFER: 7/8/26

1. INITIAL TERM OF LEASE: Owner leases to Tenant and tenant leases from Owner the Property for the term of TWO (2) Years commencing on the 9th **of** 7/26 **and ending on the** 31st **day of** 7/28 **for a total rent of $**45,000 **for said Term, due and payable in equal monthly installments of $**1875 **in advance on the first day of each month. TENANT PORTION: $** 0

2. RENEWAL OF LEASE TERM: _____ _____ **YEAR –TO- YEAR:** This lease shall automatically continue in force year to year after the expiration of the initial term, unless either party gives written notice of their intention to terminate the lease and vacate the premise to the other party at least Sixty (60) days prior to the end of the initial term. Tenants must be current on all outstanding rent, water bills, damages, and environmental fines before giving any such notice. DS AC
NOTICE: ANY WRITTEN NOTICE GIVEN PURSUANT TO RENEWAL TERMS BECOME EFFECTIVE UPON THE FIRST DAY OF THE MONTH FOLLOWING DELIVERY NOTICE. UPON EXPIRATION OF INITIAL LEASE TERM THIS LEASE AUTOMATICALLY RENEWS FOR ONE YEAR, UNLESS EITHER PARTY GIVES ANY SUCH NOTICE. DS AC

3. SECURITY DEPOSIT: PAYMENT AND RECEIPT: A security deposit may be required as a condition of the lease. Upon payment of the security deposit, the owner will provide a receipt containing the provisions required by law. This Serve as a second Security Deposit receipt IF any was paid.
*** SECURITY DEPOSIT AMOUNT:** 1875

4. PAYMENT OF BASE RENT: Base Rent is due on the first of each month. Tenant agrees to pay the base rent when due without any deduction or setoff. If a monthly installment is paid more than ten (10) days after the date it is due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of the delinquent rent. If a check is accepted by the Owner from the Tenant for rent, it is purely as an accommodation to the Tenant. If the check is dishonored, Tenant agrees to pay a $25.00 charge to owner as additional rent. The amount of the late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such charges and fees as Owner has for the non-payment of rent. The monies paid will always be applied to the oldest outstanding rent and late fees. If landlord is forced to file in rent court, there will be an additional filing fee to your account that you will be responsible. The fee is for the cost of the rent court filings only.

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5. OWNER LEGAL RIGHTS: If the Tenant shall fail to pay the base rent or any additional rent as herein provided, within five (5) days of date when due, or if Tenant shall breach any other term, covenant, or condition of this lease, including, but not limited to, any misrepresentation in Tenant's application, Owner may (A) re-enter property and terminate the Lease in accordance with the applicable provisions of law; (B) bring summary ejectment proceedings to evict Tenant; or (C) pursue any and all remedies available to Owner at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by the Owner of any available action by Owner against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of the Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Owner prior to or subsequent to such termination and/or recovery of possession. If the owner is forced to evict the tenant for non-payment of rent or breach of lease, the tenant will be responsible for all costs associated with removal from the home. A tenant shall also be responsible for all legal fees, attorney's fees, and all costs for the removal of all personal belongings, chattels, goods, trash and debris left behind. If the owner is forced to file with the District Court for any monies due, the tenant will be responsible for any legal fees. If owner or service men is threatened verbally or physically, this will be considered a serious "14 Day" breach of this lease.

6. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied only by the following persons(s) and by no other persons. Any persons not listed on your Section 8 voucher or whose names are not listed below on this lease are in violation of the lease and it then becomes "a breach of this lease", therefore giving us the right to file a breach of lease in District Court. No other person may receive mail at this address that is not listed on this lease, otherwise this would also be considered a breach of this lease. A tenant is responsible for any person that is present on the premises. Allowing other individuals to use your mailing address wrongfully for any reason, i.e., trying to prove their residency during arrest, etc., is also considered a breach of this lease. **NO ONE NOT LISTED ON THE LEASE MAY LIVE IN THE UNIT, NOT EVEN TEMPORARILY, WITHOUT WRITTEN APPROVAL FROM THE LANDLORD**.

7. TENANT'S RIGHT TO OCCUPY THE PROPERTY: Owner agrees that the Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation. If permission is given to Tenant to enter into possession of the Property prior to the date specified for the commencement of the Term, such occupancy shall be deemed in accordance with all the terms, covenants, conditions and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.

8. INSTALLATION OF SMOKE/CO2 DETECTORS: Tenant acknowledges Tenant's responsibility to keep the Property up to code with regards to smoke/Co2 detectors in accordance with the provision of Article 32A,12A(b) and 13 of the Annotated Code of the State of Maryland, as amended. Tenant further acknowledges Tenant's responsibility to maintain said detector, and tenant assumes all liability, therefore. Tenant shall indemnify and hold Owner harmless from any and all liability for injury, death, property damage, or other loss resulting form any defect or malfunction of such detector after move in. There is at least 1 smoke /co2 combo on each floor, missing detectors will be billed at $95.00.

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9. TENANT'S USE OF KEYS AND LOCKS: No additional lock(s) shall be installed by the Tenant and no existing lock(s) shall be changed by the Tenant without the Owner's prior written consent. Two keys will be furnished to the Tenant and any additional keys required will be obtained from the Owner and paid for by the Tenant. Duplicate Key(s) will not be made without Owner's prior written consent. All keys will be returned by the Tenant to the Owner upon termination of the Lease or vacating of the Property, whichever occurs first. Tenant shall reimburse the Owner, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Any request to change the locks will be billed at $85.00. If a locksmith is needed for tenant neglect an additional $75.00 fee to drill out locks will be billed. Lock change charges will be automatically billed to your account.
TENANT WILL NEVER CHANGE THE LOCKS TO THE UNIT. DS AC _____

10. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable under such policy. Tenants shall not in any way obstruct any public sidewalk or permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any governmental authority. **NO BEDS WILL BE USED IN THE BASMENTS, OR ROOMS NOT DESIGNED TO BE BEDROOMS. TENANT ALSO UNDERSTAND THE OWNER'S INSURANCE DOES NOT COVER TENANT'S FURNITURE OR POSSESSIONS.**

11. OWNER/TENANT LIABILITY: Tenant agrees with respect to those portions of the Property within the exclusive control of Tenant, Owner shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of the Tenant. The owner shall not be deemed a bailee as to any goods, or chattels, placed on, in, or about the Property. It is responsibility of Tenant to obtain and pay the costs of any insurance to protect tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance. Notwithstanding any provision of this Lease to the Tenant, or to any other person, for any injury, loss, damage, or liability arising from omission, fault, negligence, or other misconduct of Owner on or about those areas which are not within Tenant's exclusive control. If the owner is forced to evict the tenant for non-payment of rent or breach of lease, the tenant will be responsible for all costs associated with removal from the home. A tenant shall also be responsible for all legal fees, attorney's fees, and all costs for the removal of all personal belongings, chattels, goods, trash and debris left behind. If the owner is forced to file with the District Court for any monies due, the tenant will be responsible for any legal fees. The tenant shall be responsible for all people listed on this lease, all guests and invitees. Any threats verbal or physical towards owner or servicemen is considered a serious breach of this lease. **NO ELECTRIC BIKES OR ELECTRIC SCOOTERS ARE ALLOWED ON THE PROPERTY PER OUR INSURANCE CARRIES**. **NO PITBULLS!!!!!!** AC _____

12. TENANT INDEMNIFIES OWNER: Tenant shall indemnify and hold Owner harmless against and from any liability arising from injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by an act of omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of the Tenant.

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13. OWNER'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Owner and Owner's agent and employees shall have the right to enter upon the property, either by master key, or if necessary, by drilling out any changed locks, at all reasonable times for the purpose of inspection or making any repairs which Owner is required to make under the terms of this Lease or which Owner otherwise deems necessary or appropriate. For a period of ninety (90 days prior to the expiration of the initial Term, or any renewal thereof, Owner and Owner's agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale "or "For Rent" signs thereof, as may be permitted by law.

14. TENANT'S RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to the Owner at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear expected. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition. Tenant agrees to schedule a final walk through and return the keys to the landlord at that time. Please see addendum describing "Wear and Tear" or "Damages".

15. FAILURE TO VACATE AT TERMINATION: If a Tenant does not vacate the Property on or before the last day of the applicable Term, Owner may (a) elect Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Owner, (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (c) exercise any other remedy granted to a landlord under Maryland Law. If we are forced to Evict you from the premise, please know that all property which remains on the premise at the time of eviction is and will be considered abandoned under Baltimore City Law

16. TENANT'S AND OWNER'S RIGHTS IF PROPERTY IS DAMAGED: If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Owner, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rents payable under this lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Owner elects to repair the damage to the Property, the Owner shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such an event, the rent payable under this lease shall not be abated and this Lease shall remain in full force and effect.

17. INSPECTIONS: Tenant acknowledges that Owner has the right to be present at any and all inspections in and about the Property and agrees to notify Owner prior to any inspections. Failure to notify the owner of any special inspection is a breach of this lease. Intentionally trying to cause the unit to fail is a breach of this lease. Please call us to wait for the inspector if you cannot. Any and all lost rents from a non - entry or tenant intentionally causing the unit to fail will be the full responsibility of the tenant. Owner has the right to enter the home to complete all inspection repairs, failure to allow the owner or any servicemen to complete work at the home is a breach of this lease.

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18. TENANT'S RESTRICTIONS CONCERNING TRASH: All garbage and trash must be placed in a trash receptacle with a lid as stated by Baltimore City Health Department. Trash can not be left out no earlier than the evening before the scheduled pickup. All trash must be placed in a suitable covered container. Tenant is responsible for all Environmental fines for illegal trash disposal. A tenant is also responsible for any fees associated with abating and cleaning up any environmental fines. **DO NOT HANG TRASH BAGS FROM YOUR DOORKNOBS!**

19. TENANT AND OWNER AGREEMENT IF UTILITIES ARE INTERRUPTED: In the event Owner or Tenant is prevented or is unable, for reasons beyond Owner's or Tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Owner is herby released and discharged from any liability, Utilities are shut off for non-payment or illegal usage, tenant will be responsible for all costs if utilities are placed in Landlord's name during tenancy. Tenant will also be responsible for any damage to the loss, cost, or damage or expense, direct or indirect, which might be suffered by the Tenant, and this Lease shall continue in full force and effect for the full rent without abatement. A utility being turned off in the Tenant's said property term is a direct violation of this lease and grounds for immediate eviction. If the service cable or service to the home is BGE is forced to cut cable to stop illegal utility usage. Tenants may not use the stove in the property to heat the home. Proper heating devices are required. If said. Tenant is caught using illegal devices or stove to heat the home, Tenant becomes in direct violation of the lease and may be evicted. If tenant utilities are interrupted and the owner has utilities turned on in owner's name to protect the property, any expenses incurred for utilities from tenant is to be considered unpaid rent and collectable as the same. BGE is the sole responsibility of the tenant, tenant is responsible for that cost while occupying the home. Any tampering with the service cable, inverting the electric meter, or tampering with the BGE gas or electric meter is a " 14 day " (because the breach causes a clear and imminent danger of serious harm to others or the property of the landlord) breach of this lease. Owner may file in Rent Court Division of District Court of Maryland as unpaid by filing Summary Ejectment for failure to pay rent. If we are forced to Evict you from the premise, please know that all property which remains on the premise at the time of eviction is and will be considered abandoned under Baltimore City Law

20. TENANT AND OWNER AGREEMENT FOR REPAIRS: If, under the terms of this Lease, Owner has agreed to furnish any service or utility at Owner's cost and expense, Owner may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Owner temporary stop or curtail the furnishing of any such service or utility, Owner shall use due diligence in restoring such service or utility. Landlord is not required to repaint house or supply paint to the tenant for the repainting of the house during tenancy. If a tenant chooses to paint the house with colors, then the tenant must repaint the house to the original white color upon moving out at the cost of the tenant. Tenant is required to shampoo/steam clean the carpets at the end of occupancy. The tenant will be responsible for the costs of these services.

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21. OWNER'S RIGHT TO RE-RENT THE PROPERTY: If the Property becomes vacant because of the exercise of the Owner of Owner's remedies under this Lease, or should Tenant abandon the Property, Owner may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Owner shall reasonably determine. Tenant, upon demand by Owner, shall pay to Owner all costs and expenses incurred by Owner in such re-letting and shall thereafter pay monthly to Owner, in advance, the difference between, the rent payable under this Lease and the amount of the rent received. upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Owner any obligation to show or lease the Property in preference to any other rental property(ies) owned by Owner.

22. TENANT RESPONSIBLE FOR ADDITIONAL RENT: Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of tenants to comply with any of the terms and conditions of the Lease by Tenant. (b) any and all damages, costs and /or expenses which the Owner may suffer or incur by reason of any default under this Lease by tenant. (c) any and all damage to the Property caused by any act or negligence of Tenant, other residents of the Property, or tenant agents, employees, invitees, or family members. In the event the Tenant fails to make any such payments, then the amount thereof shall be kept on a separate account from your rental only account and the Owner shall be able to collect these damages as a breach of contract filing in District Court. **TENANT WILL BE RESPONSIBLE FOR ANY RENT ABATED BY HABC FOR NON-ENTRIES OR INTENTIONALLY CAUSING THE UNIT TO FAIL!!!**

23. ATTORNEY'S FEES AND COURT COSTS: Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall reimburse by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action. However, where legal proceedings are instituted by the Landlord against the Tenant, and said proceedings result in a monetary judgment in favor of the Landlord, those reasonable attorney fees for which Tenant shall be liable for to the Landlord shall not be less than fifteen percent (15%) of said judgment.

24. OWNER DOES NOT WAIVE LEGAL RIGHTS: The failure of the Owner to insist upon the strict performance of any of the terms of this Lease, in any one or more instances, or to exercise any ejection as herein provided, shall not constitute or be construed as a waiver by Owner of such term or condition or an ejection of future instances.

25. HEIRS AND ASSIGNS ARE BOUND BY LEASE: The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heir's personal representatives, successors, and assigns (if permitted) of Owner and Tenant.

26. CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.

27. SEVERABILITY: If any provision of this lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of this Lease which can be given effect without invalid provisions or application; and to this end, the provisions of this Lease are declared to be severable.

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28. TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the Property in a careful manner and not to use or permit the use of any potion of the Property for any purpose other than a private single-family residence; to keep all lawns neatly mowed and all hedges, flower beds, and shrubbery in good order; to promptly remove snow, ice, and leaves from all walkways and driveways; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to the Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of the neighbors, owner, or service men and tenant further covenants and agrees that tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, nor agrees that no drugs. or other illegal substances will be used, manufactured, sold, or distributed within, on or from Property. Any threat, verbal or physical towards owner or service men shall be considered a serious " 14 days" breach of this lease. Tenant shall indemnify and save Owner harmless from (a) any and all liability, loss, cost, damage, or expense arising out of any violation by Tenant such laws, codes, ordinances, rules, or regulations; (b) any violation or non-performance by the tenant on any of the covenants contained herein; or (c) any other actor omission of the Tenant, other residents of the Property, or Tenant's agent, employee's invitees, or family members. All electrical, heating, cooking, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only. The stove can be used for cooking only, the stove may never be used to heat the home under any circumstance, this is a direct violation of this Lease. Toilet paper is the only item to be discarded in the toilet. **DO NOT USE PAPER TOWELS** as they will clog the sewer line, and you will be responsible for paying for the plumber to unclog the sewer line. If utilities are shut off for non-payment or illegal usage, tenant will be responsible for all costs if utilities are placed in Landlord's name during tenancy. Tenants will also be responsible for any damage to the service cable or service to the home if BGE is forced to cut cable to stop illegal utility usage. If a tenant chooses to paint the house with colors, then the tenant must repaint the house to the original white color upon moving out at the cost of the tenant. Tenant is required to shampoo/steam clean the carpets at the end of occupancy. If this is not done, then the tenant will be responsible for the costs of these services. **NO PITBULLS!!!!! The tenant is responsible for all upkeep of the unit, including grass, weeds, trash, and debris. Tenant will also be responsible for any charges that the owner incurs to keep property free of weeds, grass, trash, and debris when tenant has neglected to do so.**

29. TENANT'S RESTICTIONS ON CHANGES TO THE PROPERTY: The Tenant shall not make any alterations, additions, or improvements, including painting or electrical to the Property without obtaining Owner's written consent. YOU MUST GET ANY APPROVED CHANGES IN WRITING.

30. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors. Certain other now existing items may be considered personal property, whether installed or stored upon the property, are included as follows: ****** MUST BE CIRCLED AND INITIALED BY LESSOR ******

STOVE OR RANGES	SCREENS	WASHER	DRYER
EXISITNG W/W CARPET	REFRIGERATOR		

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31. UTILITIES AGREEMENT: The obligations of Owner and Tenant with respect to the provisions of utilities shall be as follows: All Items listed and initialed below will be at the cost of the Tenant:

a) Heating Fuel - TENANT
b) Cooking Fuel - TENANT
c) Electricity - TENANT
d) Heating of water - TENANT
e) Environmental Fines - TENANT
f) Water & Sewer - TENANT

Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within thirty (30) days of receipt of bill, such failure constitutes a default under this Lease and Owner may, in Owner's discretion, pay such costs, in which even, the amount thereof shall be added and deemed part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such utility costs as Owner has for the non-payment of rent under this lease. The tenant is responsible for all environmental fines and bulk trash removal during tenancy. _____

32. MAINTENANCE AND REPAIRS: (a) Owner shall maintain, and/or repair/replace (if necessary, in Owner's sole discretion) the plumbing, heating, cooling, electrical, systems, and also exterior walls and the roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by the Tenant, other residents of the Property, or Tenant's agent, servants, employee's, invitees, or family members. Tenant agrees to promptly notify Owner of any condition which is the obligation of Owner to repair or replace. If the Tenant does not notify the Owner, it is a direct violation of this Lease (b) except as provided in (a) above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, windows treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by the Tenant, at Tenant's sole expense, so as to restore the Property to the same conditions existed to the commencement of the Term. If the Tenant shall fail to make any such repair or replacement, Owner, in Owner's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such cost as Owner has for non-payment of rent under this Lease. Tenant shall furnish the HVAC filters, light bulbs, batteries, and fuses at Tenant's expense. **TENANT AGREES TO PAY FOR ALL REPAIRS OF ALL DAMAGES WHICH HAVE BEEN CAUSED BY TENANT, TENANT'S FAMILY AND TENANT'S GUESTS.** _____

33. TENANT'S RESTRICTIONS CONCERNING PETS: NO PETS may be kept on the Property without the prior written permission of the Owner. If pets are allowed, an addendum containing PET provision must be attached to this Lease. **NO PETS .... NO PITBULLS!!**

34. TENANT'S AND OWNER'S DELIVERY OF NOTICES: All notices require to be given by Owner to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Owner of any portion of the security deposit shall be mailed by Owner to Tenant at Tenant's last known address, within (45) days after the termination of this Lease.

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ALL Notices required to be given by Tenant to Owner, and all rent, shall be delivered to the following address: (Notices shall be given by certified mail.)
NAME: Shelby Company LLC
ADDRESS: 3808 East Pratt Street, Baltimore, MD 21224
PHONE: 1-443-810-7975

35. LEAD PAINT-APPLICABLE LAW: Title X Section 10108, The Residential Lead- Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. If the Property was built prior to 1979, the property is subject to the Maryland.

Lead Paint Poisoning Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed between 1950 and 1978, the provisions of the Maryland Program will also apply to the Property except that the Owner will have the option to participate in the liability limitation portion of the Maryland Program.

AGE CLASSIFICATION OF THE PROPERTY: Owner represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that.
PROPERTY WAS BUILT BEFORE 1978**; The Federal Program applies.**
THE PROPERTY WAS BUILT PRIOR TO 1950; **The Maryland Program applies fully. AGE CLASSIFICATION:** The owner is uncertain of the age classification; therefore, Owner acknowledges that, for the purpose of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950 and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead – based paint and/or lead – based paint hazards.
NOTICE TO TENANT – LEAD PAINT AND LEAD – BASED PAINT HAZARDS: The Maryland Lead Poisoning Prevention Program requires the owner of residential real estate property to deliver to a tenant before the lease signing the following two documents. Tenant acknowledges that Property may be subject to Federal and Maryland law to the presence of lead–based paint and/or lead–based paint hazards. Tenant acknowledges the receipt of the following required brochures:

a. The EPA booklet "Protect Your Family Form Lead in Your Home" brochure.
b. The Notice of Tenant's Rights, Lead Poisoning Prevention as published by the Maryland Department of the Environment. Lessee has received all the information listed above.

Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of the Owner and that the Tenant agrees to read and become familiar with the requirements of the Federal and Maryland law as contained in the above brochure and notice.

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Signed: DocuSigned by: Adriana Coles 55BB2AD6E7F24F3... **Date:** 7/9/2026

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36. RENTERS INSURANCE: By signing below I agree I have been told 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. Landlord is not responsible for any lost, damaged, or casualty incurred by Tenant at the property. PURCHASE RENTER'S INSURANCE FOR YOUR BENEFIT!

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37. Tenant pays water and sewer bill. Water is to be paid as additional rent. The owner will pay the water bill and then mail a copy to the tenant. Then tenant then has 30 days to pay the water bill to the landlord. If a tenant fails to pay the water bill, it is then billed separate from rent. The tenant will also be responsible for all court fees for filing and legal fees if the owner is forced to file for a breach of contract in District Court. Your average monthly water bill will be between $85 and $115 depending on your personal usage.

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38. I understand by signing below that I have agreed to a lease term of no less than two years, with a year-to-year lease going into effect after that. I understand Shelby Company LLC only offers two-year leases with no security deposits.

DS AC Initial SG
Tenant Landlord

39. CARBON MONOXIDE & SMOKE DETECTORS: I understand a carbon monoxide detector and smoke detectors have been installed in my home per housing code. I have been shown how it works, its location, and what I should do if it goes off. I understand when the batteries must be changed, I must purchase the batteries and change it myself. I will not remove it or take it down under any circumstance. Tenants will be charged $95.00 for replacement of carbon monoxide detectors and $45.00 for smoke detectors. The tenant is responsible for all abated rental payments for missing smoke and CO2 COMBO DETECTORS.

DS AC Initial SG
Tenant Landlord

40. PEST CONTROL: The tenant understands he/she is accepting a unit that is free from all mice, roaches, rats, fleas, bedbugs etc. The unit is free from all pests and rodents and has passed Section 8 inspection. The tenant is responsible for all pest control for the entire tenancy. Landlord will not pay for any pest control. If section 8 requires pest control on inspection list, tenant will be responsible and billed for costs. If HABC determines that the tenant is the cause of the rodent problem, tenant may possibly be referred for a hearing and possibly be terminated from the program. In addition, requesting multiple inspections based on false claims, is also grounds for a hearing and possible termination from the program.

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Tenant Landlord

Signed: DocuSigned by: Adriana Coles 55BB2AD6E7F24F3... Date: 7/9/2026

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PROPERTY: 419 Edgewood St, Baltimore MD 21229

41. PLUMBING PROBLEMS: Tenant understands house is free from all leaks and plumbing back ups. If there is a leak or plumbing back up that is due to tenant's neglect, Tenant will be responsible for the costs incurred for repairing the damage. The owner will not pay for grease clogs, hair clogs, children's toys etc. The plumber who comes to the property will pull out of the drain line to see what has caused the problem and note it on the invoice. The plumber will provide pictures when possible. DO NOT USE PAPER TOWELS as they will clog the sewer line. The dwelling sewer drains are in good working order and will accept normal waste and toilet paper. The plumber will note on the invoice what was the cause of the stoppage as well as provide pictures when possible.

DS HL Tenant — Initial SG Landlord

42. SECTION 8 INSPECTION DAMAGES: After section 8 yearly inspections, the tenant will be responsible for payment of all damage caused by the tenant. Repairs for damages must be paid for in 30 days after bill is received. YOU CAN BE EVICTED AND LOSE YOUR SECTION 8 VOUCHER FOR NOT PAYING FOR YOUR DAMAGES! You must let owner/serviceman into the home to complete required inspection work. In addition, if tenant intentionally causes the unit to fail, to commit fraud to obtain a move voucher the tenant will be responsible for all unpaid rent, remaining term of the lease or until the unit has been re-rented. Failure to allow owner or repairman into the home to make repairs on the home is considered a breach of lease, when making a service call appointment, you must be present at the time you requested. If you miss the appointment, fail to call, or fail to re-schedule, you will be billed for one hour of the trades' time. Simply call and cancel if the problem no longer exists or you cannot be home at the scheduled time. There were no cracked windows at the time of occupancy. Tenant will be responsible for all cracked/broken windows.

DS HL Tenant — Initial SG Landlord

43. TWO YEAR LEASE: Tenant understands that this lease is for a 2-year period and has received the keys to the date signed on this lease. I understand that my house has passed a LEAD FREE XRF or LEAD DUST WIPE TEST and I have been given a copy of the LEAD CERTIFICATE AND ALL THE RESULTS

DS HL Tenant — Initial SG Landlord

44. By signing below, I am acknowledging that I haven't paid any security deposit in exchange for a 2-year lease, and therefore I will not receive any security deposit upon moving out of the unit. I understand that a move out inspection will be performed upon giving notice that I am moving out and that I am responsible for all damage that I incurred while living on the premises.

DS HL Tenant — Initial SG Landlord

45. By signing below, I agree to have all utilities turned into my name within 72 hours of my move in date. I understand that I will be responsible for all charges incurred if I do not switch utilities into my name and that any unpaid utility/BGE balances are considered unpaid rent. The same remedies used to collect monies in District Court will be used to collect unpaid utility/BGE bills.

DS HL Tenant — Initial SG Landlord

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46. If this is a lease renewal and the tenant is under an old section 8 contract, I understand that as the tenant, I am now responsible for all of my upcoming water bills and as stated in #45. The owner can file for collection of water bills in District Court as a breach of contract remedies to collect unpaid utility (water) bills.

DS AC Initial SG
Tenant Landlord

47. **By signing below, I understand that if I fail to pay for any damages that I incurred, Shelby Company LLC will file it with the district court to obtain a judgment against me. This may result in my being referred for a termination hearing and possibly losing my voucher. I have received a list of damages that I have incurred and their subsequent costs.**

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Tenant Landlord

48. By signing below, I understand that my rent is due on the 1st of every month and later on the 10th of the month. After the 10th day of the month, I will incur 5% late fees and possibly rent court costs. I agree and understand that there will never be any discrepancies about balances owed or due if I pay my rent on time every month. Rent payments are applied to the oldest past due balance first.

DS AC Initial SG
Tenant Landlord

49. By signing below, tenant understands when they are about to move from unit, that they must contact landlord when their new Section 8 unit has passed and give then a move date of when Section 8 tells them they must be out of unit. After the tenant moves, the tenant must call the landlord and set up a move-out walk through for damages and to return keys. DO NOT MAIL YOUR KEYS AND DO NOT LEAVE YOUR KEYS IN THE UNIT OR MAILBOX. If you do not call to schedule a walk through and return your keys, you are responsible for the full lease rental amount until the property is re-rented. By signing below, I agree that I have received a copy of the move out procedures list.

DS AC Initial SG
Tenant Landlord

50. By signing below, the tenant understands that they are responsible for any late fees when paying their rent late. The tenant is also responsible for any court fees and legal fees associated with paying rent late or not paying rent at all. We do not send out notices every month. Section 8 and Shelby Company LLC will both send a letter to the new tenant when you first move in informing you of what your portion is.

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Tenant Landlord

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51. ENVIROMENTAL FINES: tenant understands that they are supplied two (2) trash cans with tight fitting lids by the landlord. By law, the landlord is to supply only two (2) trash cans. If more trash cans or replacement trash cans with tight fitting lids are needed, this will be the responsibility of the tenant. If at any time tenant receives an environmental fine stating that trash was not put in a can with a tight-fitting lid, or not enough trash cans were used, the fine the rent and shall be payable by Tenant to Owner on demand. Environmental Fines are the responsibility of the tenant. The owner will pay the Environmental Fine and then mail a copy to the tenant. The tenant then has 30 days to pay the Environmental Fine to the landlord. The owner will have the right to file a Breach of Lease Action in the District Court of Maryland. The tenant is also responsible for any fees or costs associated with the cleanup for abatement of fine.

DS AC Initial SG
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52. By signing below, tenant understands that landlord is not responsible for any loss or damage of foods due to the stoppage of the refrigerator. There is no way to determine who is at fault as to why the refrigerator stopped working, therefore it is the responsibility of the tenant to replace it. any loss of food, etc at their own expense. Landlord advises tenant to acquire renter's insurance as stated in #36.

DS AC Initial SG
Tenant Landlord

53. MOLD/MILDEW/ UNKNOWN BLACK SUBSTANCES: If the tenant is aware of or notices anything that they believe to be a black substance and or mold and or mildew you must inform the landlord immediately in writing, so the landlord can have the property professionally tested. Failure to give the landlord this notice is a breach of this lease.

DS AC Initial SG
Tenant Landlord

54. By signing below, the tenants, or any member of the household, or guest of the tenant will not engage in, or facilitate any criminal activity on or near the property, including, but not limited to violent criminal activity, assault, handgun crimes, drug related criminal activity, nor will they allow the premise to be used for or facilitate this activity. The tenant is responsible for the home they are renting. They are responsible for all members of their household, all guests of the home and all guests of members of the household. The tenant is responsible for all conduct and damage of guests, household members and guests of household members. These lease violations are some of the many that represent a 14 Day Serious breach of lease violation notice and possible eviction.

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Signed: DocuSigned by: adriana Cole 55BB2AD6E7F24F3... Date: 7/9/2026

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PROPERTY: 419 Edgewood St, Baltimore MD 21229

55. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition, unless otherwise agreed in writing below. The tenant also accepts all provisions of the lease written, read, and explained above. In the event the tenant abandons the premise or is required to vacate the premise due to Landlord exercising its right upon Tenant's breach of Lease, the owner has the right to enter the property to secure the premise and make repairs. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premise by the tenant after the Tenant has vacated.

DS AC Initial SG

Tenant Landlord

56. If we are forced to Evict you from the premise, please know that all property which remains on the premise at the time of eviction is and will be considered abandoned under Baltimore City Law. Please remove all personal property from the premises prior to the date indicated on the eviction notice. The tenant will be billed and pay for any clean up and hauling of abandoned property left in the home or in the yard of the home that the tenant was evicted from.

DS AC Initial SG

Tenant Landlord

57. Landlord may not apply late fees to the rent until the tenant is more than 10 days past due with the rent. If the tenant provides the landlord with written notice that shows the day of the month in which the tenant's government benefit payment is normally issued or mailed is after the first of the month, the landlord may not apply a late charge until the tenant has not paid the rent more than 10 days past the date the government is normally issued. In addition, no late fees may be charges, and no rents may be increased on current tenants while the Governor's State of Emergency is in effect, and for 90 days after the Governor's State of Emergency is lifted PER CITY COUNCIL BILL 21-0021

DS AC Initial SG

Tenant Landlord

58. Once you move in you have 15 days to provide the landlord in writing of any existing damages and defect with your property. Please keep in mind the owner has taken a full set of time /date stamped photos of the entire house before you moved in. You must notify the landlord in writing 15 days prior to your moving, of your intention to move, the date of your move out and your new forwarding address. The landlord must notify you in writing by text or letter posting of your inspection move out date and time. Your duties and rights are different if you are evicted. If the landlord withholds any of your security deposit, he or she must send you a written list of damages, with a statement of what it actually costs to repair these damages to you last known address within 45 days after you move out. If he fails to do this, he loses the right to withhold any part of the security deposit.

Signed: DocuSigned by: adriana Coles 55BB2AD6E7F24F3... Date: 7/9/2026

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PROPERTY: 419 Edgewood St, Baltimore MD 21229

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**).

_____

_____

Initial

(ii) SG _____ 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) _____ 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**).

_____

_____

Initial

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

Lessee's Acknowledgment (initial)

DS

DS

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

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

Agent's Acknowledgment (initial)

Initial

SG

(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.

Signed by:

Sam Gallahan 7/9/2026

F78A070A36C04F6...

Lessor	Date	Lessor	Date

DocuSigned by:

Adriana Cotto 7/9/2026

55BB2AD6E7F24F3...

Lessee	Date	Lessee	Date
Agent	Date	Agent	Date

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Maryland Tenants' Bill of Rights

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. Landlords must attach the latest version of this document to every residential lease. (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)

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
- 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.

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.

1. RENTAL APPLICATIONS

A landlord who rents five or more units may not charge more than $25 in fees, outside of a security deposit.

Some landlords may choose to accept a tenant screening report prepared in the previous 30 days by a consumer reporting agency which the tenant obtains and pays for. If a landlord accepts such a report from you, the landlord may not charge you an application fee.

(Real Property Article of the Maryland Code, Sections 8-213 and 8-218)

2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is 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.

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However, if your landlord does give you a written lease, it must include:

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- 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 contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

A landlord that rents four or fewer units in the state is not required to use a written lease.

Some local jurisdictions may require additional information in leases.

A lease may not include:

- Requires you to allow the landlord to "confess judgment" 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 by you separately

For the landlord to end your tenancy:

- For a written lease with a stated term, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For month-to-month periodic tenancies, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For year-to-year periodic tenancies, the landlord must notify you in writing at least 90 days before the tenancy ends

For you to end your tenancy:

- For leases with a stated term, month-to-month tenancies, and all other tenancies but a year-to-year tenancy, you must notify your landlord in writing at least 30 days before terminating the tenancy
- For year-to-year tenancies, you must notify your landlord in writing at least 90 days before terminating the tenancy

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- Exceptions to these provisions:
  - Exception #1: If you are a victim of domestic violence or sexual assault and have a protective order or peace order, you have 30 days to vacate the leased premises after giving notice. You are only responsible, however, for rent from the time following the notice, until the date that you vacate, which may be fewer than 30 days. If you vacate in fewer than 30 days after giving notice, you must provide signed, notarized, written notification to the landlord, by first class mail or hand delivery, stating that you vacated the premises.
  - Exception #2: These provisions do not apply in Baltimore City.

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 8-208, 8-210, and 8-402)

3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee, but it 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.
- 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. Some local jurisdictions may limit the amount by which 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.
- If you pay utilities directly to your landlord, your landlord must give you copies of the monthly utility bills.

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

4. SECURITY DEPOSITS

In most cases, a landlord may not require you to pay a security deposit higher than one month's rent. But your security deposit may be up to two months' rent. if you qualify for utility assistance from the Department of Human Services and lease agreement requires that you make payments for utility services directly to your landlord.,

A "security deposit" is any payment you give to the landlord to cover things like breaking the lease, damage to the property, or unpaid rent, including pet deposits.

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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 and give you a written receipt, which must be included with the written lease. The landlord must advise you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

At the end of your tenancy, your landlord must provide you with a written list of any charges deducted from the security deposit. They must return the rest of your deposit with interest within 45 days.

If you plan to move out, you must send your landlord a certified letter at least 15 days before leaving. The letter should say you're moving and give your new address. If you do this, you have the right to be present when the landlord inspects your unit for damage that may reduce your security deposit.

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 landlord does not return your deposit or give you a written list of charges within 45 days after you move out, they may lose the right to keep any of the deposit. You may also be able to get up to three times any amounts they unlawfully did not return.

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

5. CONDITION OF RENTAL UNITS

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

If you find such a problem, notify your landlord in writing right away. You must provide your landlord with access to your property to make repairs.

If your landlord doesn't fix the problem within a reasonable time after you provide notice, you have options: you can bring suit in the District Court for damages and a decrease in rent, or you may refuse to pay rent (and then raise the issues as a defense to the landlord's suit for rent). . You may also file a rent escrow case, through which you pay rent into the court instead of the landlord.

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You have the right to basic services, including heat, light, electricity, hot and cold running water, and proper sewage disposal. Depending on the specific safety or living condition problems in your unit (for example in the case of lead paint), you may

- Have the right for temporary relocation assistance from the landlord
- Take legal action if your landlord does not assist with safe relocation

If the issue is not dangerous but violates local housing codes, you may contact your local code enforcement office if your landlord does not respond.

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as 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, and 8-212)

6. EVICTIONS

If you violate your lease, don't pay rent on time, or don't move out when your lease ends, your landlord may start the eviction process by filing a case in the District Court.

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 include 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.

You have the right to attend any court hearing in an eviction case brought against you by a landlord. You may also have the right to have an attorney provided to represent you if you are unable to afford one.

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. The 10 day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.

If judgment is entered against you for failing to pay rent, you have four days to appeal that decision to the Circuit Court.

In most cases, you can stop the eviction by paying all past-due amounts and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."

However, redemption is not an option if you have had 3 (4 in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case.

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

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7. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when a landlord's actions - or failure to act – make it difficult for a tenant to use and enjoy their rental unit, forcing the tenant to move out.

In order to successfully claim constructive eviction, a tenant must prove several things, such as the landlord's actions or neglect significantly disrupted the tenant's use and enjoyment of the property, the landlord is responsible for the interference, the tenant told the landlord about the issue, and the tenant moved out a reasonable time after the interference. If you are interested in pursuing a claim for constructive eviction, you should consult with an attorney.

If constructive eviction is proven (1) You can treat your lease as ended and you are no longer responsible for paying rent; and (2) you may be able to sue the landlord for your losses. This may include moving costs, rent differences, attorney fees, and other related expenses resulting from the constructive eviction claim.

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

8. TENANT RIGHT OF FIRST REFUSAL

If you are a named tenant on the lease and have lived in a rental property with 1, 2, or 3 units for at least six months, your landlord may be required to give you the chance to buy the property before selling it to someone else. This applies if your landlord plans to sell the property, or receives an offer to buy it from a third party. This rule does not apply in certain situations, such as when the property is transferred without a sale; for example, when the property is transferred to a family member, to a business owned by the landlord, or pursuant to a court order, among several other examples. .

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)

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9. 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, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

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

a. making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property;
b. filing or participating in a lawsuit involving the landlord;
c. participating in a tenants' organization;
d. requesting police or emergency services at the property; or
e. providing information to the landlord relating to lead paint issues.

Retaliation may include filing or threatening to file a lawsuit against you, 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.

Unless your lease provides 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. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; 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, 8-204, 8-208.1, and 8-208.2)

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

The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed below.

DS Initial

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10. RESOURCES
Office of Tenant and Landlord Affairs
Maryland Department of Housing and Community Development
Tenant and Landlord Affairs Website (https://dhcd.maryland.gov/Tenant-Landlord Affairs/Pages/default.aspx)

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

Services Provided:

- This program can provide legal representation and advice to renters who have household income at or below 50% of Maryland's median income, and the household is at risk of eviction, have lost or are at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers
Contact Information and Hours: District Court Help Centers (https://www.courts.state.md.us/helpcenter/inperson/dc)

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.

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LEASE ADDENDUM
Legal Assistance Resources and Tenant's Rights

TO BE PROVIDED AT LEASE SIGNING AND ATTACHED TO THE LEASE AND MADE A PART THEREOF

When you sign your Lease, you agree to pay your rent on time along with other promises made in the lease. If you fail to pay your rent, your landlord may begin legal action to evict you, known as a Complaint for Failure to Pay Rent-Summary Ejectment Notice. If that happens you have the right to know the amount of rent due, have your landlord prove that amount, bring items which are a threat to life, health or safety and have not been repaired by the landlord after being notified about them before a court and to have a Judge hear any dispute. Landlords must be licensed in order to rent property and must comply with Maryland's lead paint laws if the rental property is older than 1978.

The services and resources listed here may be able to help you at no or low cost if you are sued for late rent:

Legal Services —Advice Only

- District Court Self- Help Resource Center- 410 260 1392, 501 E. Fayette St., 3 FI., Baltimore, MD 21202 http://mdcourts.gov/legalhelp/districtctselfhelpctr.html Free-walk-ins welcome.

Legal Representation and Advice

- In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program – Free 443 273-5200, www.probonomd.org (same day representation at 8:30 AM Docket Tuesday- Friday)
- Public Justice Center -410 625 9409 or 410 878 8664, 501 E. Fayette St., RM 203, Baltimore, MD21202 www.publicjustice.org (Legal Representation and Advice) Free
- Maryland Legal Aid- 410 951 7777, www.mdlab.org ,500 E. Lexington St. Baltimore, MD 21202 (Legal Representation and Advice —focused on subsidized housing) Free.
- Homeless persons Representation Project- 410 685 6589, www.hprplaw.org, 201 N. Charles St, Ste 1104, Baltimore, MD 21201 (Advice, Representation, Veterans Benefits re subsidized housing) Free
- Green and Healthy Homes Initiative 410 534 6447, greenandhealthyhomes.org b (Advice and Representation regarding lead and other health hazards)
- Peoples Law Library-(Legal Information ONLY) www.peoples-law.org

Mediation (A free Mediator helps people talk about issues and create solutions to meet their needs)

- In Court Mediation by Dist. Ct. of MD, Alternative Dispute Resolution Office- Ask Courtroom Clerk or Judge how to sign up for this service) more at https://mdcourts.gov/distict/adr/home/rentcourt
- Baltimore Community Mediation Center 410 467-9165, www.communitymediation.org (services available to resolve a variety of disputes not just court cases)

Financial Assistance — General and to Avoid Eviction

- 211-General Financial assistance
- Eviction Prevention- 410 878 8650, Dist. Court,501 E. Fayette Street, RM 207 Balt., MD 21201

LESSEE DocuSigned by: Adriana Coles 55BB2AD6E7F24F3... DATE: 7/9/2026

LESSOR Signed by: Sam Gallahan F78A070A36C04F6... DATE: 7/9/2026

Approved for Use by
Baltimore City Department of Housing and Community Development

Docusign Envelope ID: FAD82F8E-809D-8B2A-83F4-536B320B6D50

PROPERTY: 419 Edgewood St, Baltimore MD 21229

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. OWNER AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE. BEFORE SIGNING, THIS IS A LEGALLY BINDING CONTRACT, AND IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.

LISTED ARE THE PERSONS WHO WILL OCCUPY THE PROPERTY

Ty'on Coles, Ayianna Coles, Anyla Coles

TENANT SOCIAL SECURITY # 216-37-1586

TENANT DATE OF BIRTH 11/04/1992

TENANT ID # OR DRIVER LISCENSE # _____

DocuSigned by:
Adriana Coles
55BB2AD6E7F24F3...

TENANT 7/9/2026 **DATE**

Signed by:
Sam Gallahan
F79A07A36694F6...

LESSOR/AUTHORIZED REPRESENTATIVE 7/9/2026 **DATE**
SHELBY COMPANY LLC