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Residential Lease Agreement for Baltimore, MD

THIS RESIDENTIAL LEASE AGREEMENT ("Lease") is made as of the Effective Date between Landlord and Resident(s). Landlord leases to Resident(s), and Resident(s) leases from Landlord for the initial term beginning on the Lease Start Date and ending on the Lease End Date, the Premises as set forth and in accordance with the terms and conditions below, including any Addendum attached to this Lease.

Parties

Landlord (also known as Property Owner): **Live ACR** (hereinafter referred to as "Landlord")
Resident: **Erika Wangia**, (hereinafter collectively referred to as "Resident")
Resident along with the following other Occupants: **None** being all the allowed and authorized Residents and Occupants of the Premises.

Premises

923 N Calvert St, Unit Parlor, Baltimore, MD 21202 (herein referred to as the "Premises")

Rent

$2,100 Total rent, including all mandatory fees: **$2,100**

Additional Rent and Fees

Monthly Garage/Carport/Parking/Storage Unit: N/A
Monthly Washer/Dryer: N/A
Monthly Pet Fee: N/A
Late Fee: $105.00 per occurrence

Security Deposit Amount

$2,100.00

Term

Lease Start Date: **08/22/2026**
Lease End Date: **07/31/2028**

Effective Date

10/31/2026
[To be filled in with the date of execution of Lease by all parties.]

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Lease Term	The Term of this Lease shall commence on Lease Start Date and end on the Lease End Date. Landlord shall not be liable for any damages in the event the Premises are not available for occupancy on the Lease Start Date.
Automatic Renewal	This Lease will automatically renew on a month-to-month basis unless written notice of termination is given by either party as required by this Lease. In the event this Lease extends beyond the Term on a month-to-month tenancy, such tenancy shall then terminate only on the monthly anniversary of the lease end date.
Lease Termination	Except for automatic month-to-month renewals described above, any renewals or extensions of the Lease or term for an additional specified term or renewal must be in writing and signed by both Resident and Landlord. Oral move-out notices will not be accepted and will not terminate the Lease. It is Resident's responsibility to ensure Landlord has received a written notice to terminate the Lease or vacate the Premises. Either party may terminate this Lease at the end of the initial Lease term by notifying the other party in writing at least ninety (90) days prior the Lease End Date. A written notice given by either party less than thirty (30) days before, but prior to, the Lease End Date will be effective thirty (30) days from the day the written notice is given. Tenant's Initials:
Rental Payment	Resident shall pay total Monthly Rent on or before the **1st day of each month** by 5:00 p.m. local time without demand or notice by Landlord. Resident shall pay all sums under this Lease when due with a **10 day grace period**, and Landlord may demand any sum due under this Lease on the date it is due. Resident shall pay all amounts due under this Lease by the following methods, or at such other place or in some other manner as Landlord may designate in writing: **• Online Rent Payments with Apartments.com** If this Lease starts on a date other than the first day of any month, the rent for the partial month shall be computed based upon a daily rate, which shall be calculated by dividing the total monthly rent by the number of days in the applicable month and shall be due upon execution of the Lease. If at any time any prorated amounts are due under this Lease, any such prorated amounts will be calculated in accordance with this Section. Resident waives all rights to deduct or offset any sums from rent, whether such rights exist now, or arise after the Lease Start Date except as may be expressly permitted by applicable law. Notwithstanding the foregoing, nothing herein or elsewhere in the Lease shall be deemed to constitute a waiver of any right or remedy provided to Resident by applicable law, which

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right or remedy may not be waived pursuant to such applicable law.

Late Charges

Landlord/Agent may require that all rental payments be made by money order, cashier's check and/or certified check. Resident also agrees that in the event Resident fails to pay any installment of rent for any given month on or before the date of the month such rent is due, subject to any grace period, Resident must pay Landlord, in addition to the rent, a late charge in the amount of five percent (5%) of the monthly rent. The late charge must be paid as additional rent together with the rent then overdue and in arrears and acceptance of such payment is not a waiver of the requirement that rent is due on the day specified. Nothing in this lease constitutes a waiver or limitation of Landlord's right to institute legal proceedings for rent, damages and/or repossession of the leased premises for non-payment of any installment of rent when and as the same becomes due and payable.

Returned Checks/ Electronic Payment

In the event any rent check or any other check written by Resident or any direct debit, ACH, or other electronic payment made by Resident is dishonored, returned, or rejected by the bank or is otherwise unsuccessful, Resident shall pay Landlord a service charge in the amount of $35.00 in addition to the amount of the check or payment, any late charges, and any other amounts owed. Dishonored, returned, rejected, or unsuccessful checks, direct debits, ACH transactions, or other electronic payments shall be redeemed only by cashier’s check, certified check or money order. Dishonored check(s) are any checks that are dishonored or not paid upon presentment for any reason. If Resident tenders to Landlord two or more dishonored checks, Resident shall without notice, demand, or request make all further payments to Landlord in certified funds (cashier’s check, certified check or money order). Nothing in this Lease shall constitute a waiver or limitation of Landlord’s right to institute legal proceedings for rent, damages or repossession of the Premises for non-payment of any installment of rent when and as the same becomes due and payable.

Security Deposit

In accordance with the Annotated Code of Maryland, Real Property Article, Resident has deposited with the Landlord the sum of **$2,100.00** as a security deposit, receipt of which is hereby acknowledged, which is to be held as collateral security and applied on any rent or unpaid water bill that may remain due and owing at the expiration of this Lease, any extension thereof or holding over period, or applied to any damages to the premises in excess of ordinary wear and tear caused by the Resident, the Occupants or any guests, employees, agents, or pets, or other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Lease. Resident may not utilize the Security Deposit as rent and must not apply the same as the last month's rent. The Security Deposit will be deposited and maintained in an escrow account in a federally insured financial institution which does business in the State of Maryland, devoted exclusively to security deposits, within thirty (30) days after it has been received. The

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Security Deposit may be held in insured certificates of deposit at branches of a federally insured financial institution within the State of Maryland or in securities issued by the Federal government or the State of Maryland. The Landlord must provide the Resident, within forty-five (45) days after the termination of the tenancy by first class mail directed to the last known address of the Resident, a written list of any damages to the Premises together with a statement of costs actually incurred. Within forty-five (45) days after the termination of the tenancy, the Landlord must return the Security Deposit to the Resident together with simple interest, as set forth by Section 8-203(e)(I) of the Real Property Article of the Maryland Annotated Code per annum less any damages rightfully withheld. Interest will accrue at six (6) month intervals from the day Resident deposits said security with Landlord, provided said Security Deposit is Fifty Dollars ($50.00) or more. The foregoing provisions do not apply to any Resident who has abandoned the premises or who has been evicted unless such Resident makes a written demand for the return of the Security Deposit within 45 days of being evicted, ejected or abandoning the premises, and provides the Landlord with his/her new address.

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

In the event of a sale of the property upon which the Premises are situated or the transfer or assignment by the Landlord of this Lease, the Landlord has the obligation to transfer the Security Deposit to the transferee. After the transfer is made and after written notice of the same is given to the Resident with the name and address of the new landlord, Landlord is released from all liability for the return of the Security Deposit and the Resident must look solely to the new landlord for the return of the Security Deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the Security Deposit to a new landlord. In the event of any rightful or permitted assignment of this Lease by the Resident to any assignee or sublessee, the Security Deposit is deemed to be held by the Landlord as a deposit made by the assignee or sublessee and the Landlord will have no further liability with respect to return of such Security Deposit to the assignor. The failure of the Landlord to comply with Section 8-203(e)(I) of the Real Property Article of the Maryland Annotated Code may result in the Landlord being liable to the Resident for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees. The Landlord or Landlord's estate, but not the managing agent or court appointed receiver, will remain liable to the Resident for the maintenance of the Security Deposit as required by law.

Premises Condition

Resident has the right to inspect the Premises prior to signing this Lease and Resident agrees that Resident has been given the opportunity to conduct whatever inspection of the Premises is needed prior to signing this Lease. By signing this Lease, Resident

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acknowledges that the Premises have been inspected, are satisfactory in condition, and all existing damages have been acknowledged in writing by Landlord. By taking possession of the Premises, Resident agrees and evidences the fact that the Premises (including appliances, furnishings, and fixtures) are in clean, safe, sanitary, and in good- working condition and that any exception has been or will be delivered to Landlord in writing within 48 hours of taking of possession of the Premises. Except as prohibited by law, Landlord makes no warranty of any kind, expressed or implied, and relies upon the fact that Resident has inspected the Premises. Resident agrees to maintain the Premises, appliances, furnishings, and fixtures in good condition throughout the term of this Lease (excepting normal wear and tear). Resident will return the Premises to the Landlord in the same condition as when Resident moved in (subject to normal wear and tear). Resident agrees to make no alteration or repair to the Premises (including painting, wallpapering, stickers, new locks, etc.) without first obtaining the prior written consent of the Landlord, which permission may be withheld for any or no reason. Resident agrees to keep the Premises free from clutter and in a clean condition, including ensuring that the Premises are not a fire or safety hazard. If Landlord determines, in its sole discretion, that the Premises is unclean, too cluttered, or a fire or safety hazard, Resident agrees to remedy the problems with appropriate notice.

Utilities

Unless expressly stated below, all utility services including, without limitation, electric, gas, water, sewer and garbage collection shall be provided to the Premises at Resident's expense and paid for by Resident. Such utilities may be billed to Resident on a separate metering and/or billing basis either directly from the utility provider or on a square footage or other billing basis as decided by Landlord. Landlord may modify the method by which utilities are furnished to the Premises and/or billed to Resident during the term of this Lease including, but not limited to, metering of the Premises for certain utility services or billing Resident for utilities previously included within the rent.

Resident must transfer utilities to the name of Resident on or before the move-in date and remains responsible for all utilities throughout the term of the Lease. Resident shall be responsible for all costs associated with any utility which is not transferred to Resident’s name by date of move-in or removed from Resident’s name before the end of this Lease. Resident agrees to pay all utility charges assessed by utility companies (or Landlord in the case of utilities billed to Resident by Landlord) in connection with the use of all utility services provided to the Premises during the term of this Lease, as such term may be extended, or the period of occupancy of the Premises by the Resident, whichever is longer. The utility charges include, without limitation, usage fees and assessments, utility deposits, late fees, transfer fees, and disconnect fees. If Resident fails to pay any utility charges, and Landlord is assessed by the utility company for such charges, then Landlord may pay these utility charges to such utility company and subtract a like amount from Resident's Security Deposit, make an immediate demand for payment and expect immediate reimbursement from Resident.

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Landlord agrees to provide for these utilities to the resident as a part of or in addition to the rent: **Recycling,Trash collection,Water/Sewer**

If Landlord provides cable TV at the Premises, Landlord may change the cable channels or services provided, including discontinuing such service, at Landlord's sole discretion, during the Lease Term.

Except for any utilities provided by Landlord, Resident shall maintain utilities services to the Premises at all times throughout the term of this Lease. Landlord shall not be liable for any interruption or failure of utility services required to be furnished by Landlord to the Premises (if any) or any damages directly or proximately caused thereby, the only obligation of Landlord being reasonable diligence in its efforts to restore such services.

Use/Occupancy

Resident agrees that the Premises are to be used and occupied by Resident and other approved Occupants solely as a private residence in compliance with all local ordinances and laws, not for any unlawful purpose, and not for any other purpose, including any business purpose. Conducting any kind of business in the Premises is prohibited. Resident and Resident's Occupants and guests shall not sell or solicit for sale anything out of or on the Premises. Except as provided by law, Landlord may exclude or prohibit from the Premises any former residents who were evicted or breached their lease, or any guests or others who, in Landlord's reasonable judgment, have been violating the law, violating this Lease, or disturbing, annoying, or threatening other residents, neighbors, visitors, or Landlord, or its employees and agents. Resident agrees not to permit, commit, or cause any conduct disorderly or otherwise, noise, vibration, odor, or other nuisance about the Premises, and to use no machinery, device, or any other apparatus which would damage the Premises or annoy others. Occupancy by guests remaining over [ten (10)] cumulative days in any calendar quarter will be considered to be a violation of this provision unless prior written consent is given by Landlord.

Conduct and Criminal Activities

Resident and Resident's Occupants and guests shall not engage in, commit, facilitate, or permit unlawful or criminal activities whether or not such unlawful activities occur in, near, or, about the Premises. Resident shall comply with and otherwise not violate any laws, regulations, statutes or ordinances, or engage in any conduct or activities that would cause Landlord to be in violation of the same. Resident agrees that the conduct of Resident and Resident's Occupants and guests shall not be disorderly, boisterous or unlawful and shall not disturb the rights, comforts, or convenience of other persons. Resident is responsible for the actions of its guests, Occupants, invitees, and others on the Premises due to Resident. Resident shall be liable to Landlord for any damages to the Premises regardless of who caused the damage unless specifically caused by Landlord or Landlord's actions or inactions as described herein. Sidewalks, steps, entrance halls, walkways and stairs shall not be obstructed or used for any purpose other than ingress or egress. The commission of a criminal act by any Resident or Occupant of the Premises, whether occurring on the

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Premises or otherwise, shall be considered a default of this Lease. The commission of a criminal act by a guest or invitee of any Resident or occupant of the Premises while on the Premises shall be considered a default of this Lease by Resident. Criminal activity includes, but is not limited to, any violent criminal activity or drug-related criminal activity. “Violent criminal activity” means any criminal activity that has as one of its elements the actual or threatened use of force against a person or property of another. “Drug-related activity” means the illegal manufacture, sale, distribution, use or possession of a controlled substance or marijuana under state or federal law. Violation of this provision or if Landlord has reasonable cause to believe that Resident has violated this provision constitutes material non-compliance with the terms of this Lease. Notwithstanding any other provision in this Lease, such violation may be grounds for Resident’s eviction. Resident’s failure to disclose any criminal conviction, including but not limited to past criminal convictions, or Resident’s registration of the address of the Premises on any list of registered sex offenders or similar list or compilation is a breach of this Section and this Lease. Because Resident and Landlord agree that a violation of this Section constitutes a substantial, material, incurable breach of this Lease, Resident waives any and all legal rights of any kind to claim or insist that Landlord must first serve Resident with a demand for compliance or possession in order to initiate an eviction action against Resident for recovery of the Premises unless otherwise required by applicable law. Upon any violation of this Section by Resident, Landlord may terminate Resident’s right to occupancy without terminating the Lease or Resident’s obligation to pay rent as set forth in the Lease. Unless required by law, Landlord shall not be required to serve any other notices upon Resident in order to terminate Resident’s right of possession.

Rules and Regulations

Landlord has established certain rules and regulations with respect to the Community and the Premises ("Rules and Regulations"). Some of these Rules and Regulations appear in this Lease and others may be delivered to Resident or posted in recreational, storage, service, and amenity areas. Failure to adhere to Rules and Regulations, by Resident or any Occupants or guests or invitees will constitute a material breach of this Lease.

Compliance with Rules and Regulations

You agree and understand that additional Rules and Regulations may be established by Landlord at any time during the initial or a renewal term. Such additional Rules and Regulations shall be effective after being delivered to Resident or otherwise conspicuously posted in the Community or Premises.

Maintenance and Repairs

In case of malfunctions of equipment or utility damage by fire, water, or other cause, Resident shall notify Landlord’s representatives immediately. Landlord shall act with diligence in making repairs; the Lease shall continue, and rent shall not abate during such periods. Resident may not hire or allow any third party to perform work on the Premises

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without Landlord's prior written approval (or as allowed by law). Resident is responsible for, and will reimburse Landlord for, any damages or loss caused to the Premises while Resident is entitled to possession of the Premises. This includes, but is not limited to, damages caused by the negligence, carelessness, abuse or intentional misconduct of Resident, Resident's family, Occupants, animals, guests or others. Resident shall indemnify Landlord from any liability to any third party. Landlord may assess costs for damages when they occur. Resident shall use reasonable diligence in care of the Premises and shall maintain the Premises in a safe and sanitary condition, including but not limited to, the timely and proper disposal of all garbage and maintaining a reasonable temperature in the Premises. Resident will be responsible for any damage to the Premises caused by Resident, Occupants or Resident's guests. No alterations, additions or improvements shall be made to the Premises without the prior written consent of the Landlord, which consent may be withheld for any or no reason. If such changes have been made by Resident without Landlord's consent, Resident will be responsible for the restoration of the Premises to its original condition on or before move-out. Resident agrees to notify Landlord immediately if any part of the Premises is in need of maintenance or repair.

Security

Landlord does not promise or in any way guarantee the safety or security of Resident or Resident's guests or Occupants person or property against the criminal actions of other residents or third parties. Landlord has no obligation to run criminal background checks on any other resident or occupant of the property. Resident acknowledges that he/she has the responsibility at all times to take reasonable safety precautions to protect himself or herself and their property from crime at the Premises and to contact the appropriate law enforcement agency in the event of a crime. Resident agrees to promptly notify Landlord in writing of any problem, defect, malfunction or failure of door locks, window latches, controlled access gates, and any other security-related device. Resident and Resident's guests acknowledge that no representations or warranties, either express or implied, have been made regarding the Premises or community being free from or having low rates of crime or as to any security or any security system at the Premises. Resident acknowledges that the foregoing shall also be binding upon Resident's guests, heirs, successors and assigns.

Surrender of Premises

The Premises will have been surrendered on the date that Resident delivers possession of the Premises to Landlord and removes all personal property and possessions, the Premises is not occupied by any persons, and all keys and access devices have been turned in to the Landlord at the location designated by Landlord or where rent is paid.

Abandonment

The Premises will have been considered abandoned when, in Landlord's reasonable judgment: (1) all Residents and Occupants appear to have moved out; (2) clothes,

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furniture, and personal belongings have been substantially removed from the Premises; and (3) the Premises has been vacant for five (5) consecutive days while the rent is due and unpaid. The Premises is also considered abandoned on the tenth (10th) day after the death of a sole Resident. Surrender or abandonment ends Resident's right of occupancy and possession for all purposes but does not discontinue Resident's obligation under the Lease unless Landlord so agrees in writing.

Actions After Surrender or Abandonment

After the surrender or abandonment of the Premises, Landlord shall have right, without notice, to replace the locks at the Premises, remove or store any personal property left at the Premises, and re-lease the Premises. Landlord may take all of the above actions without a judgment for possession, writ of restitution or other similar order of the court, and shall have no liability for any such actions.

Casualty and Condemnation

Resident shall immediately notify Landlord in the event of damage to the Premises by fire, water, or other hazard, or in the event of malfunction of equipment or utilities, including, without limitation, plumbing or electrical wiring malfunctions. If the damages are such that occupancy can be continued, in Landlord's opinion, Landlord shall make repairs as needed with reasonable promptness and rent shall not abate during the period of such repairs. If, in Landlord's opinion, the Premises are damaged as to be unfit for occupancy, and Landlord elects to make repairs and the damage was not caused by Resident's negligence or intentional conduct (or the negligence or intentional conduct of any of Resident's guests), the rent provided in this Lease shall abate during the period of time when the Premises are not fit for occupancy, to the extent the Premises are uninhabitable (but only if Landlord does not make alternate housing available to Resident), but in all other respects the terms and provisions hereof shall continue in full force and effect. In the event the Premises are damaged or destroyed so as to be, in the sole discretion of the Landlord, incapable of being satisfactorily repaired within a reasonable period of time in Landlord's judgment, then this Lease shall terminate and Resident shall be liable only for Lease obligations up to the date of such damage or destruction (provided that Resident or Resident's guests were not responsible for the damage or destruction). In the event any damage is caused by Resident or Resident's guests of either a negligent or intentional nature, this Lease may be terminated by Landlord. In the event the Premises are condemned or access is restricted as a result of any type of governmental action or damage to the Premises, Landlord shall not be liable for any damages to Resident including alternate housing, damage to personal property, replacement of personal property, and/or any other consequential damage. Such action may include any action by any governmental agency or entity including but not limited to health departments, division of environmental quality, fire departments, police, zoning departments, etc. or by Landlord if Landlord determines in its sole discretion that the Premises are damaged to the extent that they are uninhabitable. If such action is taken, Resident shall be relieved of rental obligations effective the date that access is restricted or

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prevented unless the cause of such governmental action or damage relates to actions of Resident, Resident's guests, or Occupants. In the event this Lease is terminated pursuant to this provision. Resident shall be responsible to take all steps necessary to have his/her contents immediately removed at Resident’s expense.

Notices

A. Pursuant to Section 8-210(a) Real Property Article of the Annotated Code of Maryland, for purposes of notices to the Landlord, the name of the Landlord or Landlord's Agent is **Live ACR** Landlord/Agent's address is **4325 Gallatin St., P.O. Box 295, Hyattsville, MD 20781** and Landlord/Agent's telephone number is **4104290399**. Notice to and service upon the agent shall constitute notice to and service upon the Landlord. In the event that the Landlord/Agent changes address, the Landlord/Agent must notify the Resident in writing within 10 days of the change. Whenever the ownership of the rental property changes hands, the transferor must notify the Resident of the name, address and office location of the transferee within 10 days of the change. If the transferee is a corporation, the transferor must list the most current name and address of the resident agent of the corporation.

B. Any written notice regarding any of the provisions of this Lease must be given by Resident As Listed on behalf of all other Residents to Landlord/Agent, and any written notice regarding any of the provisions of this Lease may be given by Landlord/Agent to any one Resident. All Residents agree that such notices given or received affect and apply, with equal force, to all Residents, Occupants and, if applicable, co-signers and sublessees. Any notice, other than any notice regarding the final move-out inspection, is effective upon hand delivery or three (3) days after deposit into the U.S. Postal Service, first-class postage.

Right of Entry

A. Routine Entry: Landlord/Agent may enter the premises after giving due notice (24 hours) to the Resident (that the Resident has not objected to) to do the following: (i) routine inspection to determine property condition. (ii) make necessary repairs, decorations, alterations or improvements; (iii) supply services only by mutual agreement during normal business hours; (iv) or exhibit the dwelling unit to prospective purchasers, mortgagees, or Residents (only during normal business hours including weekends) except as the Landlord and Resident otherwise agreed or except as set forth in Paragraph 19(f) below.

B. Emergency Entry: Landlord/Agent may enter the premises immediately without notice to Resident in an emergency.

C. Entry to Perform Requested Repairs: Any request for service from Resident is construed to mean that permission to enter the premises has been granted for making requested repairs.

D. Entry for Governmental Agency Inspection: Landlord/Agent may enter the premises after due notice to the Resident (24 hours) when the Landlord is required to allow access to the

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government agency responsible for an inspection.

E. Entry for Good Cause: Landlord/Agent may enter the premises after due notice to the Resident (24 hours) when the Landlord has good cause to believe that the Resident may have breached the lease or may be in violation of County, State, or Federal law.

Limited Liability

Except as otherwise provided by law, Landlord will not be liable to Resident, Occupants or Resident's guests for any damage or losses to person or property caused by other persons, including, but not limited to, theft, burglary, assault, vandalism or other crimes. Landlord will not be liable to Resident, Occupants or Resident's guests, for personal injury or damage or loss of personal property from theft, vandalism, fire, flood, tornado, water leak, rain, hail, ice, snow, smoke, lightning, wind, explosion, earthquake, storms, sewerage, streams, gas, sonic booms, smoke, electrical surge, interruption of utilities, or other causes whatsoever or resulting from any breakage or malfunction of any pipes, plumbing fixtures, air conditioner, or appliances unless such injury, loss or damage is caused by the gross negligence of Landlord. Resident is responsible for any damage to the Premises caused by the Resident, any Occupant or Resident's Invitees, guests and/or their pets. This liability extends to service calls pertaining to appliances, plumbing pipes and fixtures, garbage disposal, etc., when the malfunction is deemed to be caused by misuse by the Resident, any Occupant or Resident's guests or invitees. Resident agrees to indemnify, reimburse if necessary, and hold Landlord harmless from and against any and all claims for damages to property or person arising from Resident's use of the Premises, or from any activity, work or thing done, permitted or suffered by Resident, any Occupant or Resident's guests or invitees in or about the Premises. If any damage to the Premises occurs, caused by Resident, any Occupant or Resident's guests or invitees, which is deemed by Landlord to be willful or malicious, then this Lease may be terminated forthwith in accordance with applicable state statute. If any of Landlord's employees render any services such as moving automobiles, handling of furniture, cleaning, signing for or delivering packages, or any other service not contemplated in this Lease, such employee shall be deemed the agent of Resident regardless of whether payment is arranged for such service. Notwithstanding the preceding sentence, Landlord and Landlord's employees are under no obligation to provide any such services and shall not liable for damage, loss or theft of Resident's packages or cleaning entrusted to Landlord or its employees.

Move Out Early

If Resident does not fulfill the entire Lease term (even if such failure is due to eviction by Landlord), Resident shall be liable to Landlord for the costs incurred by Landlord as a result of the early termination. These costs are in addition to the other damages and rent (including future rent) that may be assessed pursuant to this Lease. They may include, but are not limited to: leasing agent costs, advertising expenses, turnover expenses, and such other costs incidental to re-renting the Premises. If Resident vacates prior to the Lease End Date, Resident shall be liable for all future rent becoming due and owing under this Lease

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until Landlord is able to re-lease the Premises. Resident shall additionally be responsible for damages, repayment of concessions, and such other provisions as contained herein. It is agreed that an eviction notice shall terminate occupancy but not the obligations to pay rent and other obligations under this Lease. It is agreed that termination notices pursuant to an eviction due to non-payment of rent or nuisance shall not relieve Resident from obligations for future rent until such time as the Premises have been re-let or the expiration of the initial term whichever occurs first. Eviction at the end of a term shall still obligate Resident to pay for the time notice should have been given as required by this Lease for vacating the Premises.

Resident Default

The following events shall constitute events of default: (a) failure to pay any rent, deposits or other amounts agreed to herein or any other sums due and owing by Resident to Landlord pursuant to any terms of this Lease and addendum; (b) failure to perform all or any part of this Lease or a violation of this Lease or any of the rules and regulations adopted by Landlord or of any law; (c) Resident's abandonment of the Premises as set forth in the "Abandonment" section of this Lease; (d) violation by Resident, an Occupant, or any guest of any state, federal, or local law or ordinance including the violation of any such law by an occupant or resident while living in the Premises regardless of where the violation occurs; (e) violating the "Conduct and Criminal Activities" section of this Lease; (f) if Resident holds over and fails to vacate on or before the required move- out date (i.e., the end of current Lease term, the end of the month or any renewal or extension period, or the move-out date agreed to by both parties).

In the event of a default by Resident and after service of applicable notice and a failure by Resident to cure within the applicable time period, Landlord may terminate the Lease and Resident's right of occupancy in accordance with applicable state statute. An actual physical eviction under a writ of restitution, termination of possession of rights or subsequent reletting by Landlord shall not release Resident from liability for future rentals under this Lease. Acceptance of monies at any time will not waive Landlord's right to recover property damages, past or future rent, or other sums due. Receipt of rent or the taking of any legal action shall not be construed as a confirmation or renewal of this Lease. The provisions of this paragraph are not in lieu of, but are in addition to, all other legal remedies available to Landlord under the laws of the state in which the Premises is located. The waiver by Landlord of any default under this Lease committed by Resident shall not constitute nor be held or construed as a waiver of any subsequent or other default.

Joint and Several Liability

Each person executing this Lease is fully and personally liable and obligated for the promises, covenants, and agreements in this Lease, including but in no way limited to, the promise to pay any and all rent, additional rent and other amounts due under this Lease. In the event of default, Landlord may enforce Landlord's rights under this Lease against each person individually, or against all the persons. Landlord's notice to any Resident constitutes

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notice to all Residents and Occupants.

Disability

It is the policy of Landlord to reasonably accommodate all handicaps and disabilities as defined under state and federal laws as required by existing law. It is agreed that Resident shall notify Landlord of any need relating to a disability or handicap (in writing if possible) to ensure the proper procedures are implemented to comply with existing laws. In the event Resident fails to notify Landlord of any needed accommodation, Landlord shall not be liable for damages suffered by Resident. Except as provided by law, it is agreed that Landlord is under no obligation to accommodate Resident until proper notification with supporting documentation (if necessary) is provided to Landlord and Landlord has had the opportunity to grant or deny the accommodation or modification. Landlord may deny any request that does not meet the necessary requirements, is not reasonable, or where insufficient information has been provided to establish the required elements of the request

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Fair Housing

Landlord is an equal opportunity housing provider and complies with all federal, state and local fair housing laws and regulations. Landlord does not discriminate in any way based upon race, religion, color, sex, national origin, familial status, disability, age, marital status, or any other classification protected by federal, state, or local law applicable in the jurisdiction where the Premises is located.

Insurance

Resident acknowledges and agrees that Landlord carries insurance for its protection and that Resident is not a beneficiary of such insurance. Resident shall be responsible to Landlord for all costs of repair for damages as stated herein and within this Lease regardless of insurance that Landlord may carry. Resident acknowledges that Landlord shall not be liable for damages caused to it or its property due to the actions or inactions of other residents, and Resident acknowledges that it shall be Resident's own obligation to insure his or her personal property.

Subordination

This Lease as executed is subject and subordinate to the mortgage or mortgages financing the Premises, which are of record or may become of record during the term of this Lease and any renewals, extensions, or modifications thereof, and subject to the provisions of any regulatory Lease with any Housing Authority and others that burden such property. Upon notice, Resident agrees to be the tenant of a new landlord or Landlord of the Premises upon such new Landlord’s acquisition of the Premises and agrees that foreclosure by a mortgagee shall not void this Lease.

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Resident Information

If Resident has supplied information to Landlord by means of a rental application or similar instrument, Resident covenants that all such information is accurate and was given voluntarily and knowingly by Resident. Likewise, Resident agrees to promptly notify Landlord if any such information changes. If any such information proves to be false, incomplete or misleading that shall constitute an event of default.

Assignment and Subletting

Resident may sublease the Premises subject to Landlord's prior written approval.

Military Release

Resident may terminate the Lease if Resident enlists or is drafted or commissioned in the U.S. Armed Forces. Resident may also terminate the Lease: (1) If Resident is a member of the U.S. Armed Forces or reserves on active duty or a member of the National Guard called to active duty for more than 30 days in response to a national emergency declared by the President and (2) Resident receives orders for permanent change-of-station, receives orders to deploy with a military unit or as an individual in support of a military operation for 90 days or more or is relieved or released from active duty. After Resident delivers to Landlord a written termination notice and a copy of Resident's military orders (such as permanent change-of-station orders, call-up orders or deployment orders), the Lease will be terminated under this Military Release 30 days after the date on which the next rental payment is due. Military permission for base housing constitutes a permanent change-of-station order. Resident must pay rent through the effective date of the termination date and make satisfactory arrangements to pay all costs incurred by Landlord to repair damages to the Premises, ordinary wear and tear excepted. For purposes of this Lease, orders described above will only release the Resident who qualifies under (1) and (2) above and such Resident's spouse or legal dependents living in the Resident's household. A co-resident who is not Resident's spouse or legal dependent cannot terminate under this Military Release. Resident must immediately notify Landlord if Resident is called to active duty or receives deployment or permanent change-of-station orders.

Satellite and Dish Antenna

Resident shall be permitted to have a satellite dish or antenna on a private balcony or patio, with the prior written consent of Landlord, provided Resident strictly complies with all the provisions of the Satellite Dish and Antenna Policies established from time to time by Landlord and in compliance with federal regulations, local laws and ordinances. Resident shall be responsible for any costs incurred to repair damage to the Premises, buildings, or any common areas caused by Resident's installation or use of a satellite dish or antenna and agrees to indemnify and hold harmless Landlord from and against all claims, damages, causes of action, fines, judgments, injuries, losses and expenses arising out of or resulting from Resident's use, installation or attempted installation of a satellite dish or antenna

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system.

Smoke and Carbon Monoxide Detectors and Fire Extinguishers

Landlord will furnish smoke and carbon monoxide detectors as required by law and provide working batteries when Resident first takes possession. Subsequently, Resident is responsible to test and replace batteries monthly as needed. Resident must immediately report any malfunctioning or defective smoke or carbon monoxide detectors to Landlord in writing. Smoke and/or carbon monoxide detectors may not be disconnected. Resident will be liable to Landlord and third parties for any loss or damage from fire, smoke, or water if that condition arises from Resident's disconnecting or failing to replace batteries, or from failure to report malfunctions. RESIDENT IS ADVISED TO TEST THE SMOKE AND CARBON MONOXIDE DETECTORS FREQUENTLY. Resident agrees to notify Landlord if fire extinguisher is malfunctioning or has been discharged, if provided by Landlord. If not provided, Resident is required to maintain a 5-pound ABC fire extinguisher.

Background/Credit Checks

Resident agrees that Landlord may conduct background, criminal history, and credit checks at any time after application, during the term of this Lease. Resident grants consent to Landlord and its agents to disclose information about Resident so long as Resident has an obligation under this Lease.

Security Services

From time to time, Landlord may temporarily enlist the aid of supplemental security devices or services at the Premises, however, no representation is being made that they will be effective or that they will discourage or prevent breaches of security, intrusions, thefts or incidents of violent crime. Further, Landlord reserves the right to reduce, modify or eliminate any security system, security devices, patrol services, or services (other than those statutorily required) at any time, and Resident agrees that such action shall not be a breach of any obligation or warranty on the part of Landlord.

Criminal Background Checks

Landlord has no obligation to obtain criminal background checks on any person living, working, or visiting on the Premises. If Landlord obtains a criminal background check on a person on the Premises, it does not imply or require that Landlord will obtain any other background check on any other people on the Premises and does not obligate Landlord to notify any Resident or Occupant that Landlord obtained a criminal background check or to notify any Resident or Occupant of the contents or information contained in any such report. Landlord makes no representation or warranty, and cannot make any representation or warranty, that any resident, occupant, worker, guest, or invitee on the Premises does not have a criminal background.

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Security System

If the Premises has an individual security system in it, Landlord did not necessarily install, design, or manufacture the security system, and Landlord does not activate, operate, maintain, or monitor the security system. Resident agrees that Landlord shall have no liability whatsoever with respect to the installation, design, manufacture, use, operation, maintenance, monitoring, effectiveness, or functionality of the security system. It is Resident's decision whether to activate the system, and any such activation must be arranged through an independent security company under an agreement with it. In the event Resident activates an individual security system, Resident shall without delay provide Landlord with the name of the security company that has installed, will install, or monitors the system, any codes or passwords, as well as any other information that Landlord may request regarding the system, its operation, or maintenance. Resident agrees that it is Resident's responsibility to learn from the security company how to properly operate the security system, and Resident understands that the security company is solely responsible for all aspects of the security system. Whatever amounts the security company charges Resident for the use of the security system are payable directly to that company and Resident, not Landlord, is responsible for the payment of such charges. Landlord is not responsible for the acts or omissions of the security company and does not guarantee or warrant the services of the security company in any respect. Resident agrees to hold Landlord harmless from any and all claims for losses of any type arising from any aspect of the security system, and each Resident or Occupant agrees to look to his or her own insurance for any loss due to personal injury, death, or property damage.

Use of Amenities

Resident agrees to comply with all Rules and Regulations and policies now or hereafter set forth by Landlord regarding the use of Community amenities such as laundry rooms, swimming pools, playgrounds, sport courts, tennis courts, Jacuzzis, saunas, barbecues, or any other amenities. Resident's use of any amenity is a privilege and not a right or a contractual obligation of Landlord. Landlord may restrict Resident from using any amenity in Landlord's sole discretion if Resident violates amenity related rules or policy. Resident acknowledges that the availability of amenities is subject to change in Landlord's sole discretion and that any such change shall not constitute a breach of this Lease. Resident agrees to indemnify and hold Landlord and Landlord's agents harmless from any cost, expense, loss, damage, or lawsuit resulting from any injury to Resident's property, Resident, Resident's family, guest, invitee, or any person as a result of the use of any amenity. Landlord may regulate, limit, or prohibit from the Premises and Community common areas motorcycles, bicycles, tricycles, skateboards, weight equipment, treadmills, recreational vehicles, boats, trailers, inoperable vehicles, furniture movers, delivery men, and solicitors. Resident's failure to abide with, failure to comply with, or breach of the Rules and Regulations is a default under this Lease and subjects Resident to eviction. [In consideration of the right to use the recreational, pool, or fitness center health facilities and amenities at the Premises, the Resident acknowledges and agrees to reimburse for and hold harmless, indemnify and defend Landlord and Landlord against any and all property

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damage, loss, liabilities, liens and expenses arising directly or indirectly from use of such facilities by Resident or Resident's Invitees. Resident, for itself and Resident's Invitees, agrees to use reasonable care of such facilities and amenities and to comply with all rules to such facilities. Resident and any guests agree to assume all risks as to using the facilities.]

Resident's Insurance and Liability

Each Resident is required to maintain, at Resident's sole expense, during the term of this Lease and any subsequent renewal periods, a policy of personal liability insurance, issued by a licensed insurance company of Resident's selection, which provides limits of liability in an amount not less than **$300,000.00** per occurrence, pursuant to the terms of the Renters Insurance Addendum, attached hereto and made a part hereof. Each Resident is advised to also maintain a policy of renters' insurance protecting his/her household goods and personal property. Resident is required to provide a copy of such renter's insurance to Landlord prior to move in. Upon expiration of the policy term, Resident is required to renew the policy and provide Landlord with proof of insurance accordingly. Failure to maintain renter's insurance is a default of this Lease and may be grounds for eviction.

Landlord's Agent

Landlord may be represented by a real estate licensed broker (the "Broker") who is subject to the provisions of the real estate laws of the state. It is acknowledged and agreed that such Broker for Landlord only acts for Landlord and is not representing Resident in any capacity. All obligations of this Lease are the responsibility of Landlord not its Broker. Landlord may have such Broker act in its behalf, but such shall not grant to Resident any rights as against Broker. Resident acknowledges they have chosen not to obtain a real estate licensee to represent them in this transaction. Landlord also may have a manager or other agent act on its behalf with respect to this Lease (the "Agent"). Any Agent for Landlord shall accrue and benefit from the covenants, waivers, releases, and indemnifications contained in the Lease documents to the same extent as Landlord. Resident understands that if Agent is involved in the Lease, that they have received written authority to act in all matters concerning this tenancy as Landlord's authorized agent. Pursuant to Baltimore City Code , Housing and Urban Renewal, Article 13, § 7-3(a), the following information is provided: Live ACR
4325 Gallatin St., P.O. Box 295, Hyattsville, MD 20781.
4104290399 Per Baltimore City Code, Housing and Urban Renewal, Article 13, § 7-3(b) and (c), Landlord must provide Tenant with any change of this information within 10 days of the change by first class mail.

Smoking

Smoking is not allowed on the Premises. Resident specifically agrees to abide by the smoking policies of Landlord which prohibit smoking. This waiver shall apply to all residents, occupants, guests, and minors. Further Resident acknowledges that smoking

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damages the Premises and agrees to pay for any such damage.

Contamination

Resident agrees to defend, indemnify and hold harmless Landlord against any and all claims, actions, causes of action, demands, liabilities, losses, damages, and expenses of any kind, including but not limited to, reasonable attorneys' fees and court costs, that may be made as against Landlord (its officers, directors, employees, agents, Landlords, and affiliates) as a result of or arising out of the growth or proliferation of mold or mildew or other contaminations in the premises. It is further agreed that such indemnification shall extend to the existence of any contamination of any type from any person or cause that is unknown to Landlord. Resident further agrees that it will not cause, hire, or conduct any inspection or testing to be done in the premises for any type of contamination or pests but may request that Landlord conduct such testing provided Resident prepays the costs of such testing. Landlord shall have the right to retain the third party certified testing of its choice. The results of such testing shall be the property of Landlord who shall only be obligated to disclose positive results exceeding the legal limits. Resident further agrees that Landlord shall not be liable for any damages caused to Resident, Resident's guests, occupants, or any property within the premises resulting from mold, mildew or any other contamination. Resident shall indemnify Landlord from any liability relating to mold, mildew, or any other contamination resulting in damages to any person or property within Resident's premises regardless of the source. Resident agrees to immediately notify Landlord of the existence of any mold, mildew, or other contamination within the premises. Failure by Resident to diligently inspect and notify Landlord of mold or contamination issues will result in Resident being liable for the damages to the premises caused by the mold or contamination.

Pests

It is acknowledged that most pest problems result from the actions of residents and that such problems often cannot be detected by Landlord. Resident acknowledges and warrants that any and all furnishings, clothing, food items, and other materials that is brought into the premises or upon Landlord's property is free from any type of pest infestation including but not limited to bed bugs, mice, lice, and cockroaches. Resident warrants and represents that none of the items brought onto Landlord's property or within the premises have been exposed to such pests and that all such items have been inspected by Resident. Resident agrees that during its tenancy, it warrants to Landlord that no infested items will be brought into the premises or on Landlord's property. Resident agrees that it will be responsible for all costs relating to removal, extermination, control, cleanup, and management of pests which are brought in by Resident, its guests, occupants, or others (intentionally or not). Resident further agrees to be responsible for all costs relating to removal, extermination, control, cleanup, and management of pests which exist or whose existence is supported by the actions or inactions of Resident, particularly issues relating to cleanliness and clutter of the premises. Pests include but are not limited

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to cockroaches, bed bugs, mice, ants, lice, and moths. Resident agrees to assist in enforcement of this provision by reporting to management any violations. Resident agrees to notify Landlord immediately of any infestation or sighting of any pests within the premises. Resident may, upon written approval of Landlord, hire any licensed and bonded pest control/extermination company to remedy such infestation but shall notify Landlord prior to such company entering the premises. All costs related to resolution of any pest problem shall be the responsibility of Resident. In the event it is necessary for Landlord to obtain pest control for another unit, a whole building, or the entire community. Resident agrees that it will pay its pro-rata share of the costs relating to such pest control regardless of the source of the pest problem and shall be responsible for the full cost if the infestation is a result of Resident's actions or inactions. It is agreed and acknowledged that a pest problem may spread to other units. Failure to Resident to notify Landlord and take appropriate action may result in additional units becoming infested. Landlord may require that Resident use specific pest control entities. All costs relating to resolution any pest infestation that is caused or exacerbated by Resident shall be paid by Resident. These costs include but are not limited to actual costs of pest control/extermination, loss of rents, replacement of infested/damaged materials, and any such other costs as may be incurred. Violation of this provision is grounds for eviction. Resident agrees that it shall indemnify and hold harmless Landlord from any and all damages relating to pests within the premises; extermination, control or cleanup of pests; damages to personal property from pests; and any and all other damages relating to pests, regardless of their source.

Lien

By this Lease, Resident grants to Landlord a security interest in any and all property which is placed on the property of Landlord pursuant to the Resident's occupancy of the Premises. This shall include any and all property in the Premises, storage areas, parking lots, common areas, or other Premises of Landlord. The right to execute and take possession upon this security interest shall become effective upon any rent or fees being due and unpaid. Landlord shall have the right to retain such property and utilize it to satisfy any monies due under this Lease. Landlord may file a security filing with any governmental agency as notice of this Lien. This security interest shall be deemed effective against all property in the premises and shall be in addition to the statutory Landlord's Lien. Landlord may inspect the Premises at any time that there is an unpaid balance due for purposes of preparing an inventory of the secured items. Sale of items under this provision may take place with five (5) days written notice to the last known address of Resident. Resident agrees to waiver of notice of the sale, to the sale being a public auction, to the sale taking place at a location determined by Landlord within the State, notices to be posted at the location of the sale and listed in the electronic version of any paper within the State, and to be held at such time and day as determined by Landlord.

A. Either Landlord or Resident may terminate this Lease at the expiration of said Lease or

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Hold Over

any extension thereof by giving the other two (2) calendar month's (one (1) calendar month if the premises is a single-family rental property) written notice of termination prior to the expiration of the Term.

B. If Resident shall hold over after the expiration of the term of this Lease, Resident shall, in the absence of any written agreement to the contrary, be a Resident from month to month at the monthly rate in effect during the last month of the expiring term. All other terms and provisions of this Lease shall remain in full force and effect.

C. Failure to vacate the premises after proper notice from Landlord may result in the. Resident being held accountable for rent for the period of the holdover and for consequential damages because of Resident's holdover occupancy. This lease shall serve as notice of a rent increase of 50.000 % of the last rent charged if Resident holds over after over proper notice.

General

This Lease creates a possessory interest only, with the relationship of the parties hereto only being that of landlord and tenant. All covenants contained herein shall be binding upon and inure to the benefit of Landlord and Resident and their respective heirs, executors, administrators, assigns and successors. The Landlord's rights and remedies under this Lease are cumulative. The exercise of any one or more thereof shall not exclude nor preclude Landlord from exercising any other right or remedy. No oral agreements have been entered into with respect to this Lease. This Lease shall not be modified unless by an instrument in writing signed by Resident and an authorized agent of Landlord. In the event of more than one Resident, each Resident is jointly and severally liable for each provision of this Lease. Each Resident states that he or she is of legal age to enter into a binding Lease for lodging. All obligations hereunder are to be performed in the county and state where the Premises is located. Time is of the essence of the Lease. It is hereby acknowledged and agreed by the Resident that MD law shall govern the provisions of this Lease Agreement. This Lease Agreement supersedes any and all previous agreement among the parties hereto for the Premises. THE PARTIES VOLUNTARILY AND KNOWINGLY WAIVE ANY RIGHT THEY HAVE TO A JURY TRIAL. THE INSTITUTION AND MAINTENANCE OF AN ACTION FOR JUDICIAL RELIEF IN A COURT SHALL NOT CONSTITUTE A WAIVER OF THE RIGHT OF ANY PARTY UNDER THIS LEASE.

Miscellaneous

In the event of an emergency affecting the health, safety, or welfare of the Resident or any property thereof, the Resident may contact the Landlord, or its agent, at any time by calling the following emergency number: **4104290399** Lead exposure is especially harmful to young children and pregnant women. Before renting housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. All residential properties built prior to 1978 must be registered with the Maryland Department of the Environment. Residents must receive the Federally approved pamphlet "Protect Your Family from Lead in Your Home" and the Maryland pamphlet MDE "Lead Poisoning

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Prevention-Notice of Residents' Rights".

A. Frequency and Amount: Rent may not be increased more than once per twelve (12) month period.
B. Notice: ninety (90) days' prior written notice of a rent increase must be mailed to Resident at Resident's last known address; said notice must also expressly serve as a notice to quit and vacate the premises in the event Resident does not agree to pay the rent increase. In the event Resident remains in possession on the date the rent increase is to be effective and fails to pay the increased rent and holds over beyond the period specified in the quit and vacate notice, Landlord may immediately file suit to evict Resident. The amount of rent due during this hold over period will be the increased rent. Resident shall indicate acceptance of Landlord's offer to increase rent by timely payment, in full, of the new rent as specified in the rent increase notice, in which event the notice to quit is null and void and the tenancy will be from month to month. If Resident does not accept the new rental amount and therefore intends to vacate the premises at the end of the initial term or any extension thereof, Resident must give written notice to the Landlord on the first calendar day of the month in which the tenancy or intended tenancy will expire of such intention to so vacate, and must then vacate by the end of the initial term or any extension thereof.
C. Each written rent increase notice must contain the following:
i. The amount of monthly rent immediately preceding the effective date of the proposed increase (old rent), the amount of monthly rent proposed immediately after the rent increase takes effect (new rent), and the percentage increase of monthly rent.
ii. The effective date of the proposed rent increase.
Resident has the right to have the dwelling unit inspected by the Landlord in the Resident's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Resident so requests by certified mail to the Landlord within fifteen (15) days of the Resident's occupancy. This list is for information only, and Landlord shall not be obligated to make any repairs except as specified herein or as required by law. Resident acknowledges that Landlord provided Resident with a copy of this Lease Agreement at the time of signing this Lease Agreement. Along with the copy of the Lease Agreement, Resident acknowledges that Landlord provided Resident with a copy of a tenants’ rights brochure approved by the Housing Commissioner that discusses:
(i) free or reduced-price legal representation available to tenants;
(ii) pre-trial and day of trial mediation programs available to resolve landlord-tenant disputes; and;
(iii) a tenant’s right to know the amount of rent that is in arrears.
Resident will also be provided with a copy of the brochure required by paragraph (B) of this subsection at the time that:
(i) a lawsuit is commenced by the owner or landlord against the tenant; and
(ii) if the Baltimore City Sheriff’s Office is used to serve a summary ejectment notice, at the time that notice is sent to the tenant.

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Severability

If any clause or provision of this Lease is illegal, invalid or unenforceable under present or future laws effective during the term, then it is the intention of the parties hereto that the remainder of this Lease shall not be affected thereby, and it is also the intention of the parties to this Lease that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this Lease a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

Addenda

Resident acknowledges and agrees that any addenda or other related agreements that are attached to this Lease are incorporated herein and are considered part of this Lease.

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Signature

RESIDENT UNDERSTAND THIS IS THE LEASE AGREEMENT IN ITS ENTIRETY, INCLUDING ANY ADDENDA AND/OR ATTACHMENTS ATTACHED HERETO, THAT THIS IS A BINDING LEGAL CONTRACT AND THAT I HAVE READ THIS LEASE AND ALL ADDENDA AND ATTACHMENTS BEFORE SIGNING.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

LANDLORD: Signed by: Live ACR 684AC79D0CD540F...

Live ACR as authorized agent for Landlord

Date: 10/31/2026

RESIDENT: Signed by: Erika Wangia 7908E28BD406410...

Erika Wangia

Date: 7/9/2026

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THE CAL · LIVE ACR

Residential Lease Addendum Packet

PREMISES

_____

LEASE DATE

_____

923 N. Calvert Street, Mount Vernon, Baltimore, MD 21202

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Contents

01	Crime-Free Housing Addendum
02	Pest & Bed Bug Responsibility Addendum
03	Mold, Moisture & Ventilation Addendum
04	Historic Property Preservation Addendum
05	Lead-Safe Addendum
06	Utility Billing (RUBS) Addendum
07	Guest & Occupancy Addendum
08	Noise, Vibration & Nuisance Addendum
09	Renter's Insurance Addendum
10	Package Handling Addendum
11	Renovation & Access Addendum
12	Winter Weather & Frozen Pipe Addendum
13	Waste, Smoking, Deck Use & Bulk Disposal Addendum
14	City Citation Liability Addendum
15	Master Signature Page

Docusign Envelope ID: C5A3501C-FC2A-83F4-8248-5FECAB911E13

ADDENDUM 01 OF 14

Crime-Free Housing Addendum

Tenant Initials: _____

1.1 Criminal Activity. Any criminal activity, attempted criminal activity, or conduct reasonably suspected to be criminal by Tenant, household members, or guests constitutes an immediate and non-curable breach of the Lease.

1.2 Off-Premises Conduct. Criminal activity occurring off the Premises but involving Tenant, household members, or guests is grounds for immediate termination.

1.3 Cooperation with Law Enforcement. Tenant authorizes Landlord to share information with law enforcement. Police reports or reasonable suspicion are sufficient grounds for termination.

Signatures

TENANT SIGNATURE _____ DATE _____

LANDLORD / AGENT SIGNATURE _____ DATE _____

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ADDENDUM 02 OF 14

Pest & Bed Bug Responsibility Addendum

Tenant Initials: _____

2.1 Reporting Requirement. Tenant shall report any pest activity within twenty-four (24) hours.

2.2 Tenant Liability. Tenant is responsible for all costs of pest remediation unless a licensed pest contractor determines the source is structural or building-wide.

2.3 Inspections and Treatment. Tenant agrees to professional inspection before move-in and professional treatment at move-out if required.

2.4 Mattress Encasements. Tenant shall purchase and use mattress encasements approved for bed bug prevention and shall replace them if damaged.

Signatures

TENANT SIGNATURE _____ DATE _____

LANDLORD / AGENT SIGNATURE _____ DATE _____

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ADDENDUM 03 OF 14

Mold, Moisture & Ventilation Addendum

Tenant Initials: _____

3.1 Humidity Control. Tenant shall maintain indoor humidity below fifty percent (50%).

3.2 Ventilation. Tenant shall use exhaust fans during and after bathing or cooking and shall operate any dehumidifier provided by Landlord.

3.3 Tenant Liability. Tenant is responsible for mold caused by failure to ventilate or maintain humidity.

3.4 Inspections. Landlord may conduct quarterly moisture inspections.

Signatures

TENANT SIGNATURE _____ DATE _____

LANDLORD / AGENT SIGNATURE _____ DATE _____

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ADDENDUM 04 OF 14

Historic Property Preservation Addendum

Tenant Initials: _____

4.1 Protection of Historic Materials. Tenant shall not alter, damage, or affix any item to historic surfaces, including plaster, brick, woodwork, molding, or windows.

4.2 Prohibited Actions. Tenant shall not paint, drill, nail, tape, or otherwise modify historic surfaces without written approval.

4.3 Window and HVAC Restrictions. No window AC units or modifications to historic windows or radiators are permitted without written approval.

4.4 Reporting. Tenant shall report cracks, leaks, or deterioration within twenty-four (24) hours.

4.5 Restoration Liability. Damage to historic materials shall be repaired solely by Landlord's approved contractor at Tenant's expense.

Signatures

TENANT SIGNATURE _____ DATE _____

LANDLORD / AGENT SIGNATURE _____ DATE _____

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ADDENDUM 05 OF 14

Lead-Safe Addendum

Tenant Initials: _____

5.1 Reporting. Tenant shall immediately report peeling, chipping, or deteriorating paint.

5.2 Tenant Liability. Damage to encapsulated surfaces caused by Tenant shall be repaired at Tenant's expense.

5.3 Cleaning Protocol. Tenant shall follow Landlord's lead-safe cleaning guidelines.

5.4 Inspections. Landlord may conduct quarterly lead-safe inspections.

Signatures

TENANT SIGNATURE _____ DATE _____

LANDLORD / AGENT SIGNATURE _____ DATE _____

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ADDENDUM 06 OF 14

Utility Billing (RUBS) Addendum

Tenant Initials: _____

6.1 Billing Method. Landlord may implement a Ratio Utility Billing System ("RUBS") at any time.

6.2 Administrative Fees. Tenant agrees to pay all billed amounts and administrative fees.

6.3 Utility Transfer. Tenant is responsible for utilities not transferred into Tenant's name.

Signatures

TENANT SIGNATURE _____ DATE _____

LANDLORD / AGENT SIGNATURE _____ DATE _____

Docusign Envelope ID: C5A3501C-FC2A-83F4-8248-5FECAB911E13

ADDENDUM 07 OF 14

Guest & Occupancy Addendum

Tenant Initials: _____

7.1 Guest Registration. Any guest staying more than four (4) consecutive days or ten (10) cumulative days per quarter must be registered with Landlord.

7.2 Unauthorized Occupants. Unauthorized occupants constitute a material breach and may result in daily fees of fifty dollars ($50.00).

7.3 Landlord Discretion. Landlord may deny guest access at any time for safety or operational reasons.

Signatures

TENANT SIGNATURE _____ DATE _____

LANDLORD / AGENT SIGNATURE _____ DATE _____

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ADDENDUM 08 OF 14

Noise, Vibration & Nuisance Addendum

Tenant Initials: _____

8.1 Quiet Hours. Tenant shall comply with quiet hours established by Landlord.

8.2 Prohibited Items. No subwoofers, musical instruments, or exercise equipment causing vibration detectable outside the Premises.

8.3 Gatherings. No gatherings exceeding six (6) persons without written approval.

8.4 Fines. Noise violations may result in fines of one hundred dollars ($100.00) per incident.

Signatures

TENANT SIGNATURE _____ DATE _____

LANDLORD / AGENT SIGNATURE _____ DATE _____

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ADDENDUM 09 OF 14

Renter's Insurance Addendum

Tenant Initials: _____

9.1 Required Coverage. Tenant shall maintain: (a) Liability coverage of at least $300,000; and (b) Personal property coverage of at least $20,000.

9.2 No Automatic Enrollment. Failure to maintain required insurance constitutes a violation of the Lease. No automatic enrollment program will be used.

Signatures

TENANT SIGNATURE

_____

DATE

_____

LANDLORD / AGENT SIGNATURE

_____

DATE

_____

Docusign Envelope ID: C5A3501C-FC2A-83F4-8248-5FECAB911E13

ADDENDUM 10 OF 14

Package Handling Addendum

Tenant Initials: _____

10.1 Liability. Landlord is not liable for lost, stolen, or misdelivered packages.

10.2 Delivery Restrictions. Landlord may refuse oversized or hazardous deliveries.

Signatures

TENANT SIGNATURE _____ DATE _____

LANDLORD / AGENT SIGNATURE _____ DATE _____

Docusign Envelope ID: C5A3501C-FC2A-83F4-8248-5FECAB911E13

ADDENDUM 11 OF 14

Renovation & Access Addendum

Tenant Initials: _____

11.1 Access. Landlord may enter the Premises for upgrades, inspections, or improvements with reasonable notice.

11.2 Noise Waiver. Tenant waives claims related to noise or disruption caused by building improvements.

11.3 Cooperation. Tenant shall cooperate with scheduling and access.

Signatures

TENANT SIGNATURE	DATE
_____	_____
LANDLORD / AGENT SIGNATURE	**DATE**
_____	_____

Docusign Envelope ID: C5A3501C-FC2A-83F4-8248-5FECAB911E13

ADDENDUM 12 OF 14

Winter Weather & Frozen Pipe Addendum

Tenant Initials: _____

12.1 Heat Requirement. Tenant shall maintain heat above sixty degrees Fahrenheit (60°F) at all times.

12.2 Frozen Pipe Liability. Tenant is liable for frozen pipes caused by failure to maintain heat or promptly report conditions likely to cause freezing.

12.3 Reporting. Tenant shall report leaks, cold spots, or other conditions likely to cause freezing within twenty-four (24) hours.

Signatures

TENANT SIGNATURE _____ DATE _____

LANDLORD / AGENT SIGNATURE _____ DATE _____

Docusign Envelope ID: C5A3501C-FC2A-83F4-8248-5FECAB911E13

ADDENDUM 13 OF 14

Waste, Smoking, Deck Use & Bulk Disposal Addendum

Tenant Initials: _____

13.1 Trash Removal. Tenant shall remove all household trash, garbage, recycling, and waste in a timely and sanitary manner. Trash shall not be left inside or outside the Premises, including decks, porches, steps, sidewalks, or common areas.

13.2 Smoking Waste. Tenant shall properly extinguish and dispose of cigarette butts, ashes, matches, and smoking waste. Improper disposal is prohibited.

13.3 Exterior Surface Use. Tenant shall keep decks, porches, balconies, and exterior surfaces clean and free of debris. Prohibited items include cigarette waste, open flames, grills (unless permitted), and items causing staining or water damage.

13.4 Bulk Waste and Holiday Trees. Tenant shall not leave bulk items or holiday greenery in or around the Premises. Holiday trees must be disposed of through approved City programs.

13.5 Fees. Landlord may charge reasonable fees for removal, cleanup, or repairs resulting from violations of this Addendum.

Signatures

TENANT SIGNATURE

_____

DATE

_____

LANDLORD / AGENT SIGNATURE

_____

DATE

_____

Docusign Envelope ID: C5A3501C-FC2A-83F4-8248-5FECAB911E13

ADDENDUM 14 OF 14

City Citation Liability Addendum

Tenant Initials: _____

14.1 Responsibility for City Citations. Tenant shall be fully responsible for any and all fines, penalties, citations, notices of violation, or enforcement actions issued by the City of Baltimore or any governmental authority that result from Tenant's conduct, Tenant's failure to comply with City regulations, or the conduct of Tenant's guests, invitees, or occupants.

14.2 Property-Related Violations. Tenant shall be responsible for citations related to: (a) improper trash disposal; (b) failure to place trash bins in the alley on designated collection days; (c) failure to retrieve bins within required timeframes; (d) littering, illegal dumping, or debris accumulation; (e) noise violations; (f) improper storage of items on porches, decks, balconies, or sidewalks; (g) smoking waste or cigarette butt disposal; (h) any condition caused by Tenant that results in a City inspection or enforcement action.

14.3 Reimbursement. Tenant shall reimburse Landlord for any City citation or fine paid by Landlord within five (5) days of written notice. Such reimbursement shall be considered Additional Rent.

14.4 Administrative Fee. Tenant shall pay a $50 administrative fee per incident.

14.5 Non-Compliance. Failure to reimburse Landlord constitutes a material breach of the Lease.

Signatures

TENANT SIGNATURE _____ DATE _____

LANDLORD / AGENT SIGNATURE _____ DATE _____

Docusign Envelope ID: C5A3501C-FC2A-83F4-8248-5FECAB911E13

Master Signature Page

This Addendum Pack is incorporated into and made part of the Residential Lease Agreement dated:

_____

Premises Address:

923 N. Calvert Street, Mount Vernon, Baltimore, MD 21202

TENANT SIGNATURE _____ **DATE** _____

LANDLORD / AGENT SIGNATURE _____ **DATE** _____

Docusign Envelope ID: C5A3501C-FC2A-83F4-8248-5FECAB911E13

Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

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. (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 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.

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.
- The refund must be made within 15 days of one of the following:

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- The tenant moved into the unit, or
- The landlord or the applicant gives written notice that the applicant will not rent the unit.

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.

Pet policy:

- 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:

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- Assistance animals are not pets and are always 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, Sections 8-210, 8-213, and 8-218, 42 U.S.C. 3604)

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:

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- 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.
    - 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.)

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.

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- 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)

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. You cannot be charged a late fee on partial rent payments paid on time.
- 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.
  - 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.

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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 8-208, 8-211, 8-212)

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 your rental application would be denied based on credit or rental history.
- Your security deposit may be up to two months' rent If:
    - You signed your lease before October 1, 2024 or
    - If you qualify for utility assistance from the Department of Human Services and 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.

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- 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 damage.
- 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.
- They must return the rest of your deposit with interest within 45 days.

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.

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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 test for a mold 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:

- 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.

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- 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.

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:

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- 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)

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 construction 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:

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- 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.

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)

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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
- Military Status.

Some local jurisdictions may provide additional anti-discrimination protections.

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.

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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.

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, 8-204, 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
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

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- 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.

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:

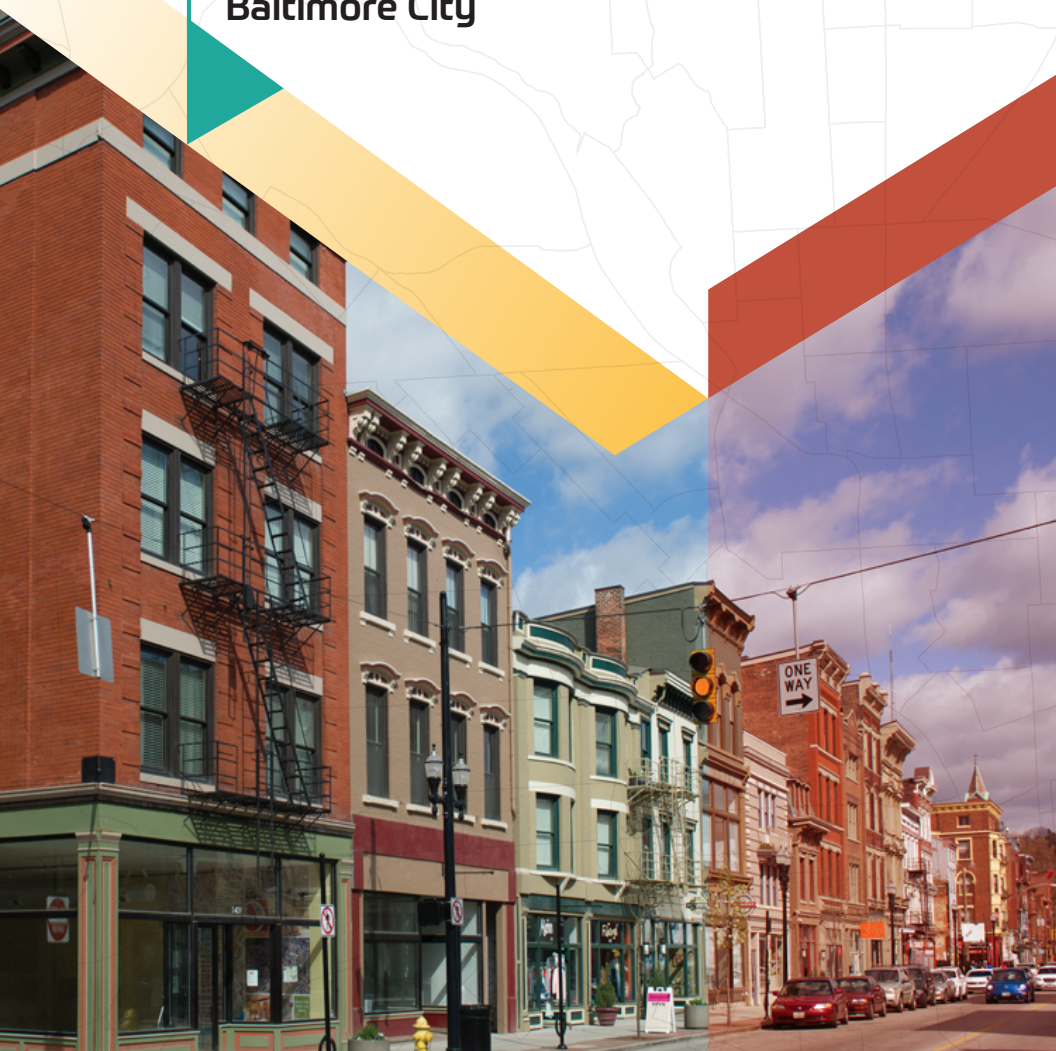
- The website provides general information about the law to people representing themselves in court.
- They offer a directory of legal service organizations who may be able to assist you in resolving your civil legal problems.

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BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

TENANT'S RIGHTS GUIDEBOOK

A Handbook for Rental Residents in Baltimore City



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Introduction

As a renter in Baltimore City, this handbook will help you understand your rights under the Tenant Opportunity to Purchase Act as well as inform you about certain available resources and protections.

This handbook will also help guide you if you are facing an eviction as well as share information on how to initiate a court escrow action if a landlord has specific code violations.

Contents

Tenant Opportunity to Purchase ____ 3

Home Buying Resources ____ 4

Homeownership Counseling Agencies ____ 5

Legal Assistance Organizations ____ 8

Housing Code Requirements ____ 9

Rent Escrow ____ 15

Contacting Code Enforcement ____ 18

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Tenant's Opportunity to Purchase

Is your landlord selling your home?

As a renter in Baltimore City, you have the legal right to purchase your rental home before an outside party does.

Before any single-family residential rental property is voluntarily sold, the current tenant of that property shall have the opportunity to purchase it first.

Your landlord is legally required to offer you a contract for the sale of the rental dwelling unit before they place the home on the market. You have 14 days to express your interest by sending a letter of intent to the landlord.

If you enter a contract to purchase, you have a minimum of 30 days to settle, and a minimum of 60 days to settle if a government agency or other lender indicates that it will take that long to make their financing decision.

A landlord may not refuse the sale of the property solely because you intend to use funding from a federal, state, or local program.

If the tenant does not purchase the property at this time, the landlord can put it on the market. If the contract price is 10% or less of the original price, the landlord must offer the home back to the tenant for the lower price.

Please visit https://dhcd.baltimorecity.gov/ or email totp.dhcd@baltimorecity.gov for more information.



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Home Buying Resources

When you are ready to buy a Home in Baltimore City, there are resources available for qualified applicants to assist with down payment and closing costs!

All incentives require homeownership counseling from a City-approved homeownership counseling agency within one year before writing an offer on a home, and a minimum $1,000 investment from the homebuyer's own funds towards the purchase of the property.

Baltimore City Employee Homeownership Program $5,000 for employees of City and quasi-City agencies

Buying Into Baltimore
$5,000 awarded by lottery to people who attend a Live Baltimore Trolley Tour and meet other conditions.

Live Near Your Work
This partnership with participating employers encourages homeownership near places of employment. The City matches employers' contributions between $1,000 and $2,500, for total incentives of $2,000-$5,000+, depending on the employer.

First-Time Homebuyers Incentive Program
The base incentive amount is $10,000 for first-time homebuyers with a household income at or below 80% of the area median income.
An additional $5,000 bonus is available to homebuyers who (a) purchase the house they have rented and occupied for at least six months, or (b) have a disability (as defined by Federal law) or have a household member with a disability.

Good news for Baltimore City residents and homebuyers - An additional $10,000 bonus is available to homebuyers purchasing properties within one of Baltimore City's Impact Investment Areas! To find out more visit:
https://dhcd.baltimorecity.gov/hho/homeownership-incentives

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Homeownership Counseling Agencies

Belair-Edison Neighborhoods, Inc.
3545 Belair Road, 21213
(410) 485-8422
belair-edison.org

Comprehensive Housing Assistance, Inc. (CHAI)
5809 Park Heights Avenue, 21215
(410) 500-5310
www.chaibaltimore.org

Druid Heights Community Development Corporation
2140 McCulloh Street, 21217
(410) 523-1350
www.druidheights.com

Southeast Community Development Corporation
3323 Eastern Avenue,
Suite 200, 21224
(410) 342-3234
www.southeastcdc.org

HARBEL Housing Partnership
5807 Harford Road, 21214
(410) 444-9152
www.harbel.org

Garwyn Oaks Northwest Housing Resource Center (GO Northwest)
2300 Garrison Boulevard,
Ste. 270, 21216
(410) 947-0084
www.go-northwesthrc.org

Latino Economic Development Center
Karen Torrico
ktorrico@ledcmetro.org
(202) 540-7400
3500 Boston Street,
Suite #227, 21224
www.ledcmetro.org

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Neighborhood Housing Service of Baltimore (NHS)
25 E. 20th Street, Suite 170, 21218
(410) 327-1200
www.nhsbaltimore.org

Operation HOPE Inside Powered
by Fulton Bank Kimberly Thornes
820 N. Wolfe Street, 21205
(443) 885-0845
kimberly.thornes@operationhope.org
www.operationhope.org

Reservoir Hill Improvement Council, Inc.
10 East North Avenue, Suite 5, 21202
(410) 225-7547
ReservoirHill.net

St. Ambrose Housing Aid Center
321 E. 25th Street, 21218
(410) 235-5770
www.stambros.org

H.O.P.E.
Housing Options & Planning Enterprises, Inc.
Bilingual Housing Counselor
(301) 567-3330 [207] (Office)
(301) 710-0607 (Fax)
5121 Eastern Avenue, 21224
www.hopefinancial.org

HomeFree-USA
Dave Smith
Homeownership and Financial Development
1052 W. Fayette Street, 21223
(301) 891-8414
edaves@homefreeusa.org
www.homefreeusa.org

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Renter's Tax Credit

You can apply for this every year.

If you are a renter, the Maryland Renter's Tax Credit can provide you a credit for a portion of your rent that goes towards your landlord's property taxes.

The credit can be as high as $1,000.

You must apply every year between early February and October 1.

Your rental property can be an individual home or building, co-op, condominium, mobile home or trailer. You must live there at least 6 months each year. If you are under 60, there must be at least one dependent under the age of 18 living with you.

Rent paid to a public housing authority or tax-exempt organization is not eligible.

For complete details and an application, please visit:
https://dat.maryland.gov/realproperty/Pages/Renters'-Tax-Credits.aspx
Or call: 410-767-1184



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Need Legal Assistance?

Are you facing eviction? • Is your landlord unlicensed? • Is your landlord threatening you with fees or refusing to fix major problems? • Are you in subsidized housing (any form of housing choice voucher, public housing, or other government-subsidized housing) and need a rent reduction due to loss of income? • Is your landlord discriminating against you because of your disability?

The following organizations provide free legal advice and, in some cases, representation to renters facing eviction and other landlord-tenant issues. They all take different types of cases and have capacity limitations, so please review the types of services they provide below before calling.

- **Maryland Legal Aid** (advice and representation—subsidized h ousing cases; same-day representation for failure to pay rent p ossible) 410-951-7777 or www.mdlab.org

- **Public Justice Center** (advice and representation—non-subsidized housing cases) 410-625-9409 or www.publicjustice.org

- **Homeless Persons Representation Project** (advice and representation—subsidized housing cases) 443-402-5395 or chatfield@hprplaw.org or www.hprplaw.org

- **Pro Bono Resource Center of Maryland /Tenant Volunteer L awyer of the Day Program** (advice and same-day representation in rent court—will meet tenant at court) 4 43-703-3053 or www.probonomd.org

- **Disability Rights Maryland** (housing cases involving a tenant or family member with a disability) 410-727-6352 or https://disabilityrightsmd.org/

- **Maryland Courts Self-Help Center** (advice and referrals on housing and other civil cases) 410-260-1392 or mdcourts.gov/selfhelp

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Housing Code Requirements

Minimum Standards for Dwelling Units

A dwelling unit is defined as a single unit that provides or that is designed to provide complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Space and Occupancy Standards

Only by meeting all the minimum space and occupancy requirements, does a unit become defined as a "habitable space." These requirements govern: light, ventilation, minimum room size and minimum ceiling heights.

Every dwelling unit must contain:

- A kitchen with space and connections for a stove and refrigerator. There must be a sink and space for storage and preparation of food.
- A private bathroom with a toilet, lavatory basin, a tub or shower and ventilation (Ventilation must be a window or a mechanical vent that is vented to outside air).
- Access to a habitable room: The only access to a habitable room cannot be through a bathroom.
- Hot water facilities capable of heating water to 120 degrees Fahrenheit.
- Adequate light and ventilation in all habitable spaces and bathrooms.
- Adequate trash cans and a place to store the cans. (Section §305.6 o f the BFRC states: "trash cans should be metal or some durable material approved by the Code Official, water tight with a tightly fitting cover.")
- A smoke detector located near the sleeping area and on every story of the building, including the basement and cellar.

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Requirements for Heating of Rental Units **(During the months of October 1st to April 30th)**

- 70 degrees Fahrenheit in all habitable rooms, bath-rooms and toilet rooms with no room to be less than 65 degrees Fahrenheit during the hours of 5 a.m. to midnight and

- 65 degrees Fahrenheit in all habitable rooms, bath-rooms and toilet rooms with no room to be less than 60 degrees Fahrenheit during the hours of midnight to 5 a.m.

Owner and Occupant Responsibilities

Structural Maintenance

Owners are responsible for maintaining the structure in a structurally sound and sanitary condition and must make any repairs accordingly. **Owners** are responsible for ensuring the following (this list is representative but not all-inclusive):

- Windows and doors fit and function properly and are not broken
- Stairways are structurally sound
- Chimneys and towers are structurally sound
- Decks are structurally sound
- Roof drains and gutters are attached to the structure and free of debris
- Downspouts discharge water away from the foundation and do not create a public nuisance
- Interior walls and woodwork are in good repair
- Plumbing is in good repair

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The Occupant must give the owner or operator access to the premises at all reasonable times in order to make necessary repairs or alterations. In addition, the occupant must keep his or her unit, as well as any other areas he or she occupies or controls, in a clean and sanitary condition.

Maintaining Exterior Premises

Owners are responsible for ensuring that all lots and exterior premises including abutting sidewalks, gutters, and alleys, are maintained in a clean, safe and sanitary condition - unless the areas are exclusively controlled by a tenant, such as in a single-family dwelling.

Occupants are responsible for keeping their unit and any other part of the premises that they occupy or control in a clean and sanitary condition. If one occupant has exclusive control of the rear yard, that **occupant** is responsible for maintaining the yard. However, in most situations with more than one dwelling unit, the owner is responsible for the exterior sanitary maintenance, as no one tenant has exclusive control of the exterior premises.

Examples of common exterior maintenance:

- **Grass and Weeds**

  Keep grass, weeds, or plant growth below eight inches and remove all noxious weeds.

- **Trees and Shrubbery**

  Prune or remove all trees and shrubbery if they are dangerous to life and property, create a fire or traffic hazard, or encroach on an adjacent property.

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- **Motor Vehicles**

  No motor vehicle may be parked, kept, or stored on any premises if: 1) It is inoperative, unregistered, or fails to display current registration tags; or 2) It is in a state of disassembly or disrepair. Motor vehicles must be parked on a dustless surface. The vehicle may not be parked on grass, dirt, or crushed stone.

- **Trash, Garbage, and Debris**

  All premises including abutting sidewalks, gutters, and alleys as well as the interior of every structure must be kept free of any accumulation of trash, garbage, and debris, including animal waste, construction material, equipment, furniture, appliances, and similar objects and materials.

- **Storage Receptacles**

  Trash, garbage, and debris may not be placed out for collection unless contained in proper storage receptacles, and not earlier than the day of collection. Storage receptacles must be promptly returned to premises after collection. Trashcan should be metal or some durable material approved by the Code Official, water tight with a tightly fitting cover.

- **Bulk Trash**

  If too large for the storage receptacle, bulk trash must be conveyed to an appropriate landfill or other approved site or put out the day before a bulk trash pick-up (appointment needed). To schedule a pickup appointment, call 311 or (443) 263-2220.

- **Boats, Trailers and Recreational Vehicles**

  A permit and Zoning Board Approval is required to store a boat and/or trailer on a property.

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Interior Maintenance

The owner must maintain shared, common, or public areas within each multi-unit building in a clean and sanitary condition. The owner must repair or replace defective and damaged items in all units. Note that the owner may hold an occupant accountable for damaging interior property due to negligence, per the terms of a signed lease. Occupants must keep their unit and any other areas that they occupy or control in a clean and sanitary condition.

Common examples of interior maintenance:

- Floors, furniture, counter tops, and surfaces must be clean and free of trash, garbage, and debris; including human and animal waste and any other unsanitary matter.
- Walls, ceilings, windows, and doorways must be clean and free of dirt, grease, soot, and any other unsani-tary matter.
- Plumbing fixtures must be clean and free from any foreign objects or materials that could obstruct a fix-ture or a line connected to a fixture.
- Rat-proofing and pest extermination follow specific rules, as follows:

The owner is responsible for rat-proofing the building and maintaining rat-proof condition. Rat-proofing methods include:

- Preventing entrance by blocking passages with rat- resistant material; and
- Paving basements and any other areas that are in contact with the soil.

An **occupant** of a multiple-family dwelling is responsible for extermination if the occupant's unit is the only unit infested. The **occupant** of a single-unit building is responsible for extermination of insects, rodents, and all other pests, other than wood destroying insects.

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Licensing and Registration Responsibilities for Property Owners

All non-owner-occupied properties in Baltimore City are required to be registered by the owner each year. The registration period is January through December and property registration fees must be paid every year for the property to be considered registered. Registration is required whether or not the property is a rental, whether or not it is occupied, unoccupied, vacant, and whether or not it is generating income.

All non-owner-occupied properties in Baltimore City that are rental properties must be licensed to operate as a rental, in addition to being registered.

To determine if a property in Baltimore City is currently registered and licensed as a rental property, search by address here:
https://cels.baltimorehousing.org/reg/Reg_MFD_Search.aspx



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Rent Escrow

Filing a Rent Escrow Case

Rent escrow allows tenants to withhold rent when a landlord fails to make essential repairs to a rental property.

To use the rent escrow process, a dangerous condition must exist on the leased premises or in the common areas and must create, or if not promptly corrected will create, a fire hazard or a serious threat to the life, health or safety of the tenants.

Examples of such conditions are:

- Lack of heat, light, electricity, or adequate sewage disposal facilities
- Lack of hot or cold running water (except where tenant pays for water and the lack of water is a result of his failure to pay the water charge)
- Presence of lead paint on interior surfaces, where it would be a violation of the Baltimore City Code and the landlord has notice of the lead painted surfaces

Before Using Rent Escrow

Before bringing a rent escrow action or using the dangerous condition as a defense for nonpayment of rent, the landlord or landlord's agent must also have refused or failed to remedy the condition within a reasonable time after receiving notice of the defective condition in one of the following ways:

- A letter sent by certified mail return receipt (tenant should keep a copy of the letter and the return receipt);
- A violation or condemnation notice from the Department of Housing and Community Development or other appropriate agency; or
- Actual notice (the landlord has first-hand knowledge of the condition).

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A reasonable time to remedy the dangerous condition is left to the discretion of the court but there is a rebuttable presumption that more than 30 days after receiving notice is unreasonable.

The tenant must pay into the court the amount of rent due under the lease, unless or until that amount is modified by court order. The tenant must also not have had more than 5 judgments for unpaid rent in the year immediately prior to initiating the suit or using the dangerous condition as a defense (or not more than 2 judgments if the tenant has lived on the premises 6 months or less).

Once you have contacted the District Court and initiated a Rent Escrow action, the Rent Escrow Clerk will give the Tenant either an Expedited or Non- Expedited Rent Escrow and Housing Inspections document.

- Both the Tenant and Landlord will be given a court date to appear in District Court.
  - A summons will be mailed to the landlord's address that is provided by the tenant.
- The Tenant is advised to contact DHCD Inspections within 3 business days after filing their complaint between the hours of 8:30 am - 4:30 pm to schedule a housing inspection for a Non-Expedited Rent Escrow housing inspection. Call 410-396-4161 or 410-396-4163
- For Expedited Rent Escrow Cases, the Tenant is advised to contact 311 within 24 hours of filing a complaint to schedule an emergency housing inspection. Also, the Tenant is advised to contact the Rent Escrow line to provide the address and 311 confirmation number.
- An Inspection is conducted and notice will be issued for violations observed during the inspection.
  - **FYI:** All violations do not pose a threat to Health & Safety but DHCD does address all the Tenant's concerns.

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- The Owner will have either 3, 5, 10 or 30 days to address the violations.
  - 3 or 5 Days for emergency violation (No Heat, No Hot Water, Sewage or Defective Fire device).
- Once a notice is approved by the Supervisor, the Owner receives 1 certified copy and 1 mailed copy of the notice.
- Rent Escrow Inspectors are required to print 4 copies of each notice and photos for the 1st inspection and 2 copies for re-inspection to take to Court.
- Rent Escrow Inspectors circle all threats in red on the notice.
- During the hearing, the Judge will hear from both sides to determine if escrow is needed.
  - A new inspection and court date will be scheduled if the escrow is needed. Re-inspection dates are given by the Inspector.
- After all threats are completed during the next inspection, if the Court finds that a rent escrow is established, a rent escrow account is set up and the judge can take several actions.
  - The Court can order that money be returned to Tenant or Landlord, or both, from the account as compensation.
  - The Judge can order other actions.
- A new inspection can be ordered if violations are outstanding or out of an abundance of caution.

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Contacting Code Enforcement

How can I contact Housing Code Enforcement?

For all property maintenance complaints, please call 311.

To view citation photos and/or active violation notices, please visit us at https://dhcd.baltimorecity.gov/.

Under code enforcement:

- ☐ CLICK Housing/Building Code
- ☐ CLICK View CITATION PHOTOS
- ☐ ENTER Citation # CLICK Search or
- ☐ CLICK Housing/Building Code
- ☐ CLICK View ACTIVE VIOLATIONS
- ☐ ENTER Address CLICK Search

INSPECTION OFFICES

Headquarters/Central
417 E. Fayette St, 2nd floor, Room 202, 410-396-4170

Northeast
5225 York Rd, Lower-Level Rear, 410-545-7550

Southwest
417 E. Fayette St, 2nd floor, Room 202, 410-545-1851

Southeast
417 E. Fayette St, 2nd floor, Room 202, 410-545-6521

Northwest
3939 Reisterstown Rd, 410-396-7736

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BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

417 E. Fayette Street, 14th floor
Baltimore, Maryland 21202
dhcd.baltimorecity.gov

Updated 4/2024

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Special Stipulations

ADDENDUM 1 — Crime-Free Housing
Tenant Initials: _____
Criminal activity or suspected criminal activity by Tenant, occupants, or guests is a non-curable breach. Off-premises criminal activity also qualifies. Landlord may share information with law enforcement.
ADDENDUM 2 — Pest & Bed Bugs
Tenant Initials: _____
Tenant must report pests within 24 hours. Tenant pays for remediation unless contractor determines building-wide source. Tenant must purchase and use mattress encasements.
ADDENDUM 3 — Mold & Ventilation
Tenant Initials: _____
Tenant must maintain humidity below 50%, use exhaust fans, and operate dehumidifiers. Tenant is responsible for mold caused by improper ventilation.
ADDENDUM 4 — Historic Property Protection
Tenant Initials: _____
No drilling, painting, taping, or altering historic surfaces. No window AC units without approval. Tenant pays for restoration of damage.
ADDENDUM 5 — Lead-Safe
Tenant Initials: _____
Tenant must report peeling paint immediately. Tenant pays for damage to encapsulated surfaces.
ADDENDUM 6 — Utility Billing (RUBS)
Tenant Initials: _____
Landlord may implement RUBS at any time. Tenant pays all billed amounts and fees.
ADDENDUM 7 — Guest & Occupancy
Tenant Initials: _____
Guests staying more than 4 consecutive days or 10 days per quarter must be registered. Unauthorized occupants may incur $50/day fees.
ADDENDUM 8 — Noise & Nuisance
Tenant Initials: _____
No excessive noise, vibration, or gatherings over 6 people without approval. Violations may incur $100 fines.
ADDENDUM 9 — Renter's Insurance
Tenant Initials: _____
Tenant must maintain $300,000 liability and $20,000 personal-property coverage. No automatic enrollment.
ADDENDUM 10 — Packages
Tenant Initials: _____
Landlord is not liable for lost or stolen packages. Oversized or hazardous deliveries may be refused.
ADDENDUM 11 — Renovation & Access
Tenant Initials: _____
Landlord may enter for improvements. Tenant waives claims for noise or disruption.
ADDENDUM 12 — Winter Weather
Tenant Initials: _____
Tenant must maintain heat above 60°F. Tenant is liable for frozen pipes caused by negligence.
ADDENDUM 13 — Waste, Smoking, Deck Use & Bulk Disposal
Tenant Initials: _____
Tenant must remove trash promptly. Improper cigarette-waste disposal is prohibited. Decks and exterior surfaces must remain clean. Bulk items and holiday trees must be disposed of properly. Fees may apply.
Trash Bin Placement and Collection: Tenant shall place all trash bins, recycling bins, and waste containers in the rear alley on all designated City collection days. Bins shall not be stored or left on sidewalks, front steps, porches, decks, or any public-facing area at any time. Tenant shall return bins to their proper storage location no later than 12 hours after collection. Failure to comply may result in fees for removal, relocation, or City citations

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issued to the property.

ADDENDUM 14 — City Citation Liability

Tenant Initials: _____

Tenant shall be fully responsible for any fines, penalties, or citations issued by the City of Baltimore resulting from Tenant's conduct or the conduct of Tenant's guests. This includes violations related to trash disposal, failure to place bins in the alley on designated collection days, failure to retrieve bins within 12 hours after collection, littering, noise violations, improper storage of items, smoking waste, or any condition caused by Tenant that results in a City inspection or enforcement action. Tenant shall reimburse Landlord for any citation paid by Landlord within 5 days of notice, plus a $50 administrative fee. Failure to reimburse Landlord constitutes a material breach of the Lease.

Initial

EW

Erika Wangia

Initial

Live ACR as authorized agent for Landlord

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Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can post health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet in lead poisoning prevention.

Landlord's Disclosure (*initial*)

Initial: LL

(a) Presence of lead-based point or lead-based paint hazards (*check one below*)

☐ Known lead-based paint and/or lead-paint hazards are present in the housing (*explain*)

_____

Initial: LL ☑ Landlord has no knowledge of lead-based paint and/or lead based paint hazards in the housing.

(b) Records and reports available to the landlord (*check one below*)

☐ Landlord has provided Resident with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (*List documents below*)

_____

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

Resident's Acknowledgement (*initial*)

Initial: EW

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

Initial: EW

(d) Resident has received the pamphlet *Protect Your Family from Lead in Your Home*

Agent's Acknowledgement (*initial if applicable*)

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

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Signed by: Erika Wangia
7908E28BD406410...

7/9/2026

Erika Wangia — **Date**

Signed by: Live ACR
684AC79D0CD540F...

10/31/2026

Live ACR — **Date**

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BED BUG ADDENDUM

This Bedbug Addendum (this "Addendum ") is made and entered into as of this 22nd day of August 2026 by and between Live ACR (the Landlord/Property Management Company) and Erika Wangia (the Resident(s)). This Addendum will acknowledge that all parties are aware of bedbug issues and will cooperate throughout the tenancy to deal with potential issues.

Residents acknowledge that Landlord/Property Management Company has inspected the unit and is aware of no bedbug infestation.

Resident(s) claim that all furnishings and personal properties to be moved into the premises are free of bed bugs

Initial EW

_____ Erika Wangia

1. **Inspection.** Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and personal belongings for signs of bedbugs before re-entering your apartment. Check backpacks, shoes, hats, and clothing after using public transportation or visiting theaters. After guests visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation.

2. **Duty to Report.** Resident shall report any problems immediately to Owner/ Agent. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units. Manager will then be given access to rental unit for inspection within 24 hours of Resident being given notice.

3. **Mandatory Cooperation.** Resident shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional will be called in to inspect and eradicate the problem. The pest management professional may provide you with a check list and instructional pamphlet before treatment begins.

4. **Bedbug Treatment.** In the event of a bedbug issue, Resident agrees to execute the "Bedbug Treatment Agreement". In addition, Resident must comply with recommendations and requests from the pest control specialist prior to professional treatment including but not limited to:

    a. Place all bedding, drapes, curtains and small rugs in plastic bags for transport to laundry or dry cleaners.

    b. Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly. Call Management for removal and disposal. Empty dressers, night stands and closets completely. Remove all items from floors and bag all clothing shoes, boxes, toys, etc. Bag and tightly seal washables separately from non-washable items. Used plastic bags must be disposed of properly.

    c. Wash all machine-washable bedding, drapes, and clothing, on the hottest water temperature and dry on the highest heat setting. Items that cannot be washed must be taken to a dry cleaner who MUST be informed of the issue. You must safely discard ALL items that cannot be decontaminated.

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d. Vacuum all floors, including the inside of closets. Vacuum all furniture including inside drawers and nightstands, mattresses and box springs. Carefully remove vacuum bags, sealing them tightly in plastic and discarding of properly. Use a brush attachment to dislodge eggs.

e. Move furniture to the center of the room so that technicians can easily treat carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Items must be removed from the closets to allow for treatment.

5. **Indemnification.** Resident agrees to indemnify and hold the Landlord/Property Management Company/Agent harmless from any actions, claims, losses, damages and expenses including but not limited to attorneys' fees that Landlord may incur as a result of the negligence of the Resident(s) or any guest occupying or using the premises.

6. **Property Insurance.** It is acknowledged that the Landlord/Property Management Company/ Agent shall not be liable for any loss of personal property to the Resident, as a result of an infestation of bedbugs. Resident agrees to obtain personal property insurance to cover such losses.

By signing below, the undersigned Resident(s) agree and acknowledge having read and understood this addendum.

Signed by:
Erika Wangia
7908E28BD406410...

Erika Wangia

7/9/2026

Date

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Multi-Unit Addendum

The following additional provisions, to the extent applicable to the Premises, are made a part of that certain Lease dated by and between Landlord and Resident for the Premises and Community. Residents must comply with the policies contained in this addendum as well as all others policies posted at the Community or hereinafter promulgated or posted by Landlord (or Landlord's manager or agent). These policies may be modified from time to time. Please remember that Residents are responsible for the actions of Resident's occupants and guests at all times while present in the Community. Violations of these policies will constitute a breach of Resident's Lease.

1. **GARAGES, STORAGE AND CARPORTS**
    a. Garages and carports are intended for passenger vehicle storage only. No garage or carport shall be used for storage of personal belongings. Resident agrees to assume all responsibility for costs and expenses due to damage or theft of personal belongings stored in any garage, carport or storage space.
    b. Pets are not permitted to be housed or otherwise kept or secured in the garage, carport or storage space.
    c. Resident shall not keep or store any flammable materials or other combustible material in the garage, carport or storage space. Resident shall not keep any flammable materials or other combustible material in any garage, carport or storage space as smoke detectors and/or fire extinguishers are not provided for such spaces. Further, Resident agrees not to store anything in the garage or carport that is in violation of any building codes or city ordinances, or which poses a risk to the safety or health of other residents or occupants of the Community.

2. **COMMON AREAS**.
    a. The stairways, halls, laundry areas, amenity areas and other common areas are to be used only for their intended purposes.
    b. The sidewalks, entryways, vestibules, halls and stairways of the Community must not be obstructed or used for any purpose other than ingress and egress to and from an apartment, including, but not limited to, temporary or long-term storage of personal items.
    c. No smoking is allowed in the pool or other amenity or common areas, unless a designated smoking area has been designated.
    d. Additional Community policies restricting use of the common areas may apply, whether posted, contained in the Lease Agreement or these addendum provisions Policies, which Landlord may modify from time to time.

3. **AMENITIES.** Resident must adhere to the operating hours, time restrictions, policies, rules and regulations of the common areas and amenity areas, whether posted, contained in the Lease or these addendum provisions, which Landlord may modify from time to time. All minors must be accompanied by an adult, unless a different age restriction is posted in an amenity area for safety reasons or to comply with local ordinance, such as (but not limited to) a fitness center, tanning bed, hot tub or grilling area. Guests must be accompanied by a Resident or an authorized occupant of a Resident, subject to age restrictions. Aides of disabled persons are not considered in the guest count. While present in the amenity areas, Residents, authorized occupants and their guests must be actively using the amenity for its intended purpose. Landlord reserves the right to deny the privilege of use to anyone, in Landlord's sole discretion that violates the any rules or policies, or engages in conduct that is disturbing or a nuisances to others. Landlord reserves the right to temporarily close any amenities for maintenance or safety reasons.

4. **BALCONIES, PATIOS, BREEZEWAYS, ENTRIES, STAIRWAYS, WINDOWS, DECKS, etc.** Resident must sweep and maintain balconies, patios and entrances and keep them free of all items, such

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as interior furniture, mops, rugs, towels and other items. Residents are responsible for all items placed on their patios and balconies, including the removal of such items during inclement weather and any damage or injury that may result from the items being located on the patios and balconies. Landlord may reasonably regulate Resident's use of these areas to the extent they cause unsafe or result in a nuisance to the Community. Landlord reserves the right to remove any items that do not comply with these provisions and place them in Resident's apartment. Resident must not permit anything to be kept on the windows or balcony rails of the Premises and shall not permit anything to be thrown out of the windows of the Premises or from any apartment or common area balcony or deck (including a rooftop deck). Resident's Premises may have drapes, mini-blinds and/or vertical blinds the day Resident move in, which Resident may not remove without Landlord's prior written consent. Resident must obtain our written approval before installing any of Resident's own window coverings of any kind. Tin foil, sheets, blankets or any other types of window covering are not permitted.

5. **ELEVATORS**. If the Premises or Community has an elevator or elevators, it may be necessary to schedule use for moving personal items with Landlord or Landlord's manager or agent. Residents should contact Landlord (or Landlord's manager or agent) for instructions on proper use/scheduling of elevators for moving in/out furniture and similar items. Resident will be responsible for damage or injury associated with any elevator that is damaged or taken out of service as a result of the actions of Resident or Resident's guests, agents or invitees.

6. **GRILLING**. Charcoal and gas grilling on the balconies or patios is not allowed where prohibited by local ordinance. Grilling may be allowed in designated areas only. Resident must check with the Landlord or management office for approval before grilling anywhere in the Community.

7. **HVAC**. Do not obstruct or place any personal property in front of any air conditioning or heating equipment or vents. This could impair circulation, cause higher electric bills and cause permanent damage to the unit. Flammable materials may not be stored anywhere within heating/air-conditioning closets. Landlord reserve the right to inspect these areas. Non-compliance of this requirement may result in the removal of personal items from the closet.

8. **NOISE**. Resident are required to keep the volume of stereos, radios, television or other musical devices within the Premises and the Community low at all times. Disturbance of others due to noisy or disorderly conduct will not be permitted. Please remember that Resident are responsible for the conduct of Resident's occupants and guests at all times. Large parties are strictly prohibited.

9. **PACKAGES**. Unless otherwise indicated in writing to Landlord, Resident authorizes the management office to accept packages from the post office and other carriers on Resident's behalf. Resident agrees that Landlord has no obligation to provide package acceptance services on Resident's behalf and may discontinue or modify such service at any time. Resident also understand that it is the responsibility of the carrier/delivery service to notify Resident that a package has been delivered. Resident must present a valid photo ID to claim a package. Landlord may release a package to the Resident to whom the package is addressed. Landlord may refuse any package that is not in the name of a Resident or authorized occupant. If a package has not been claimed by Resident after 7 days, Landlord reserve the right, at our discretion, to return the package to the sender, at Resident's expense, or place the package in Resident's Premises. If a package is marked "Perishable" and has not been claimed within 24 hours, Landlord reserve the right but are not obligated to place the package in Resident's Premises. Resident agrees that Manager is not liable for any loss or damage Resident may incur because Landlord accept, fail to accept or handle Resident's package.

10. **PARKING/VEHICLES. O**nly operable passenger vehicles may be parked at the Community. Motorcycles, commercial vehicles, recreational vehicles, trailers, boats, jet skis or any other item (such as a storage pod) are not allowed to be parked anywhere in the Community without Landlord's prior written

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consent. Inoperable, unlicensed, abandoned, unauthorized or unsightly vehicles are not permitted in or around the Community and may be booted and/or towed at the vehicle owner's expense. All vehicles must be currently registered and licensed. No vehicle may be parked in any "no-parking" zones, fire lane or other restricted parking zone (unless validly authorized) or other area not specifically designated for vehicles. Vehicles improperly parked in one of these areas are subject to booting or towing at the vehicle owner's expense. Use by any Resident of an electric vehicle ("EV") charging station at the Community is at the sole risk of the vehicle owner or operator. Manager will not be responsible for damage to or loss of any vehicle that results from the use of an EV charging station at the Community.

11. **SOLICITATIONS/NOTICES/FLYERS**. Solicitation and/or the distribution of notices or flyers, door-to-door, on cars or anywhere else at the Community is strictly prohibited, without Landlord's prior written consent.

12. **SWIMMING POOL POLICIES.**

    a. Resident must adhere to the operating hours, policies, rules and regulations of the pool area, whether posted, contained in the Lease or this addendum, which Landlord may modify from time to time at our discretion. Authorized users of the pool area must be accompanied by an adult, unless otherwise posted to comply with local ordinance. All guests must be accompanied by a Resident or an authorized occupant of a Resident, subject to age restrictions. Aids of disabled persons are not considered in the guest count. Visitors may be required to register with the Community prior to entering the pool area. Landlord reserves the right to limit the number of visitors to the pool area at high use times, such as on holidays and weekends. Resident, Resident's occupants and guests, must comply with pool policies and hours that are posted by each pool, which Landlord may modify from time to time at our discretion.

    b. Conduct that is disturbing to others is not permitted. Personal conduct within the pool area must be such that the safety of self and others is not jeopardized. Behavior deemed improper, inappropriate or unsafe may result in the loss of pool privileges.

    c. Only unbreakable containers are allowed in the pool area. All glass containers are prohibited.

    d. Individuals with conditions that may lead to health concerns for others, such as infectious diseases, sore or inflamed areas, ear discharges, open sores or bandages covering sores of any kind, are not allowed to use the swimming pool.

    e. All trash, including, but not limited to, cigarette butts, beverage cans, paper and food wrappings of any kind, must be deposited in a trash receptacle in the pool area.

    f. No pets are allowed in the pool area, with the understanding that service animals are not "pets." Guide and service animals may be subject to animal regulations promulgated for health reasons.

    g. Appropriate pool attire is required.

    h. Gates must remain closed and latched at all times.

    i. Please take care to prevent pool soiling. Any person who is not toilet-trained or is incontinent must wear waterproof undergarments while in the pool.

    j. Alcohol is not permitted in the pool area. Any person under the influence of alcohol or drugs or exhibiting erratic behavior shall not be permitted in the pool area.

    k. No diving is allowed.

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l. Use the facilities at Resident's own risk.

m. Landlord are not responsible for lost or stolen articles.

n. Opening and closing of the pool is subject to prevailing weather conditions, including cold weather, electrical storms, and heavy rains.

13. **TRASH DISPOSAL.** Trash must be deposited only in the trash chute, if one is available, and/or containers (dumpsters or compactors) which are located throughout the Community. Use of these containers for anything other than normal household waste is prohibited. Combustible items present a fire hazard and should be disposed of according to safe handling instructions located on product packaging. Resident agree to abide by all local and state regulations regarding the collection, sorting, separation, and recycling of waste products, garbage, refuse and trash. Resident must not place large items, such as furniture, appliances, and mattresses, in or near the trash receptacles. Please contact the management office for instructions on the proper disposal of these large items, which may be arranged at Resident's expense. Do not store any trash on Resident's porch, balcony or hallway. At communities where curbside trash service is offered, all trash must be disposed of in tied plastic garbage bags and left by the curb nearest to Resident's parking area.

14. **EXERCISE ROOM AND RECREATIONAL FACILITIES**. In the event that the Community includes an exercise room and exercise equipment, then Resident agrees that the use of such equipment is at Resident and Resident's occupants, guests, and invitees own risk. Guests must be accompanied by a Resident at all times. Minors must have adult supervision. Landlord reserves the right to deny use to those who do not meet the manufacturer's minimum age requirement for particular equipment. Only persons using the equipment are allowed in the workout and exercise area. Landlord may provide tennis courts, basketball courts, and other recreational facilities in the Community for use by Resident. Resident agrees to use such facilities at Resident's own risk. Please exercise care and be courteous when using the facilities.

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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

March 2021

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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 must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, 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).



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Simple 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 inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- 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 healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

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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 lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

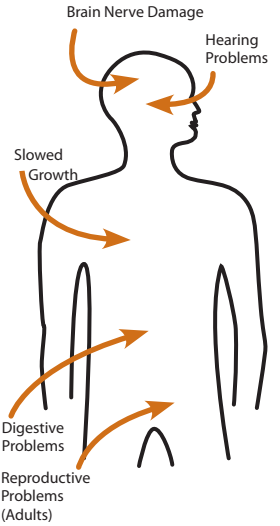
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Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely 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.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

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Check Your Family for Lead

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

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

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

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

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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, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 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, and
- 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.

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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 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 the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 100 $\mu g/ft^2$ and higher for interior window sills

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 dust—which you may not be able to see—both can 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.

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Checking Your Home for Lead

You can 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. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples



- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a 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 and if your home 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.

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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:

- 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. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **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 the Federal Relay Service at 1-800-877-8339.

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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 bed time.
- 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- 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 nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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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- 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 permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

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.
- To correct lead hazards permanently, hire a certified lead abatement contractor. 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 as set by their state or by the federal government.

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Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 100 µg/ft^2 for interior windows sills
- 400 µg/ft^2 for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean 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 or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

Docusign Envelope ID: C5A3501C-FC2A-83F4-8248-5FECAB911E13

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 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. They 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.
- **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*.

Docusign Envelope ID: C5A3501C-FC2A-83F4-8248-5FECAB911E13

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

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.

Remember 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. Remember, 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, don't forget to 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 contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

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.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. 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, or refinishing furniture. 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. 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.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[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 in excess of 100 ppm by weight in most children's products.

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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 **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

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 **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, 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 or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD.**

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

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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.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

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

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

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

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

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

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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. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

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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 in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care 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).